



HOUSING SURVEY

THE DIVISION RECEIVED **3,670** COMPLETED SURVEYS



HOUSING SURVEY METHODOLOGY



In order to gather input, experiences, and data from our community, CDD crafted a survey of 23 questions covering a variety of topics aimed at gathering reactions and information regarding residents' recent experiences searching for housing. The Division shared information about the availability of the online and paper survey through multiple outreach outlets with conservative estimates that 83,000 residents viewed Facebook postings; email newsletter distributions reached 8,500 individuals; and printed surveys were available to over 4,000 individuals utilizing partner agencies. Additionally, media coverage discussing the Housing Plan and availability of the survey was aired within two public radio broadcasts; a KOAA television report; and six published news articles to include the Southeast Express, the Gazette, and the Colorado Springs Independent.

The breadth of advertisement of the survey geographically spanned the entirety of the City and included specific, pointed outreach to seniors, young professionals, residents experiencing homelessness, and neighborhoods with racial and ethnic concentrations of poverty. In total, CDD received 3,670 completed surveys with representation from every zip code within the City limit that has residential development.

PRINT SURVEY LOCATIONS

PIKES PEAK LIBRARY DISTRICT

1. Sand Creek Library
2. Penrose Library

CATHOLIC CHARITIES

1. Family Services Advocates
2. Marion House Advocates

PARTNERS IN HOUSING

1. Case Managers

SPRINGS RESCUE MISSION

1. Case Managers

URBAN PEAK

1. Case Managers

HOMEWARD PIKES PEAK

1. Case Managers

SALVATION ARMY

1. Case Managers

WESTSIDE CARES

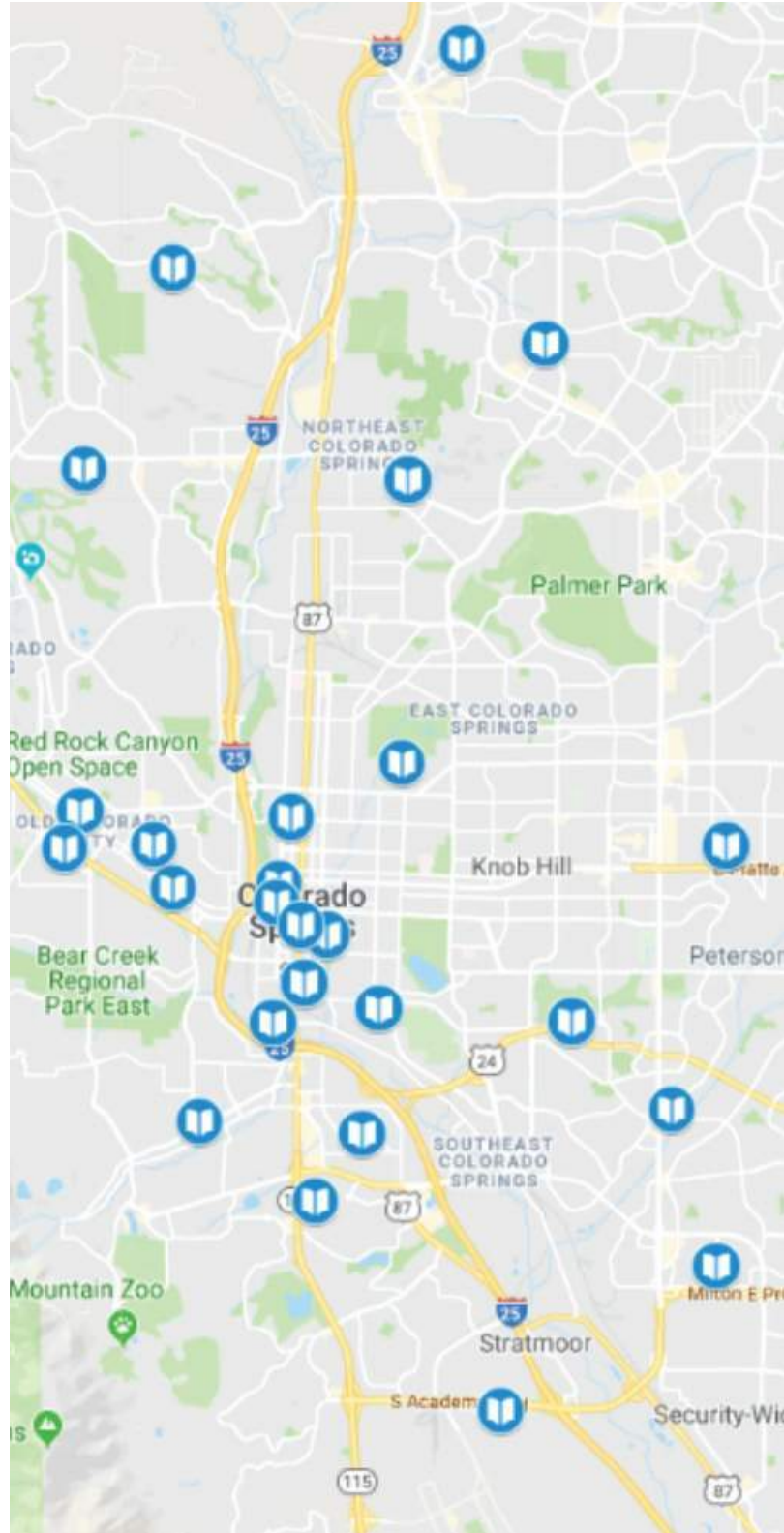
1. Case Managers

ROCKY MOUNTAIN COMMUNITY LAND TRUST

1. Training Staff

CITY OF COLORADO SPRINGS

1. Development Review Enterprise
2. Land Use Review Front Desk
3. Hillside Community Center
4. Deerfield Hills Community Center
5. Westside Community Center
6. Meadows Park Community Center
7. Senior Center



MARKETING EFFORTS

WEBSITES - CITY WIDE

1. City of Colorado Springs homepage
2. City of Colorado Springs Community Development Division landing page

BROADCASTS - CITY WIDE

1. KRCC Public Radio 05/08/2019 and 05/09/2019
2. KOAA 05/09/19

PRINT & ONLINE ARTICLES - CITY WIDE*

1. KRDO 05/06/2019
2. The Gazette 06/01/2019
3. KOAA 05/07/2019
4. Colorado Springs Independent 05/08/2019
5. Colorado Springs Business Journal 05/07/2019
6. Southeast Express* 05/30/2019 Delivered to residents in 80910, 80916; and available at/from: Market at Spring Creek, District 2 Schools, Ruth Holley Library, Sand Creek Library, Silver Key, Peak Vista, Matthews Vu, Churches, Coffee Shops, Acute Property-managed apartments, supportive community advocates and leaders.

SOCIAL MEDIA

1. City of Colorado Springs Facebook (26,588)
2. City of Colorado Springs Nextdoor post (54,750)
3. Council of Neighbors and Organizations Facebook Post (1,522)
4. Solid Rock Community Development Corporation shared CONO's Facebook post (272)
5. Rocky Mountain Community Land Trust Facebook Post (558)

SOCIAL MEDIA TOTAL: 83,690

EMAIL DISTRIBUTION

1. Council of Neighbors and Organizations (CONO) Newsletter (1,300)
2. PlanCOS Newsletter (1,568)
3. City of Colorado Springs Community Development Division contact list English & Spanish (234)
4. Mill Street Neighborhood Association (120)
5. City of Colorado Springs Friday Morning Coffee (2,500)
6. The Coalition of Homelessness Advocates & Providers (CHAP) (440)
7. Colorado Springs Young Professionals (CSRP) Board (21)
8. YMCA Employees (1,200)
9. ENT Young Professionals (100)
10. Colorado Technical University (1,100)
11. Colorado Springs Fire Department (included in COS Friday Morning Coffee number)
12. Link to Housing Survey available in Community Development staff email signatures

EMAIL DISTRIBUTION TOTAL: 8,583

QUANTIFIABLE AUDIENCE: 92,273

PRINT SURVEY DISTRIBUTION & RESPONSES

A total of 2,100 printed housing surveys were distributed between 18 different physical locations. 900 of the 2,100 were paper surveys translated to Spanish. The division received 249 completed paper surveys from the physical locations where they were distributed.

ONLINE RESPONSES

A total of 3,421 responses were received via the online survey platform. The survey was hosted on the City's website and able to be translated into 90+ different languages for wide resident availability.

TOTAL RESPONSES

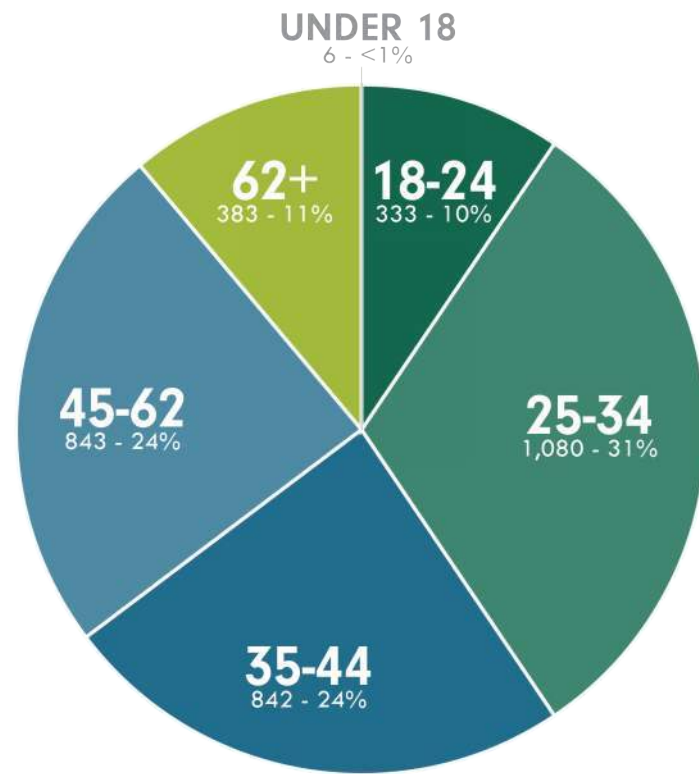
Combined, the Community Development Division received 3,670 responses from the community on the affordable housing survey. For analysis, the responses were divided into two categories regardless of the platform the survey was completed. The division was based on the response to question number 6 on the housing survey: "What best describes your current housing status?" as well as voluntary filled-in responses. Those who responded that they were homeowners, renters, or "other" were grouped into one category and those who identified as experiencing homelessness were grouped in another.



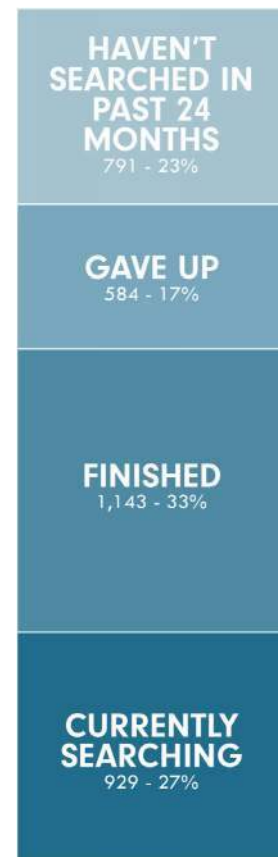
SURVEY RESPONDENTS WHO ARE:
HOMEOWNERS, RENTERS, OR OTHER
 3,520 RESPONDENTS

COLORADO SPRINGS RESIDENTIAL

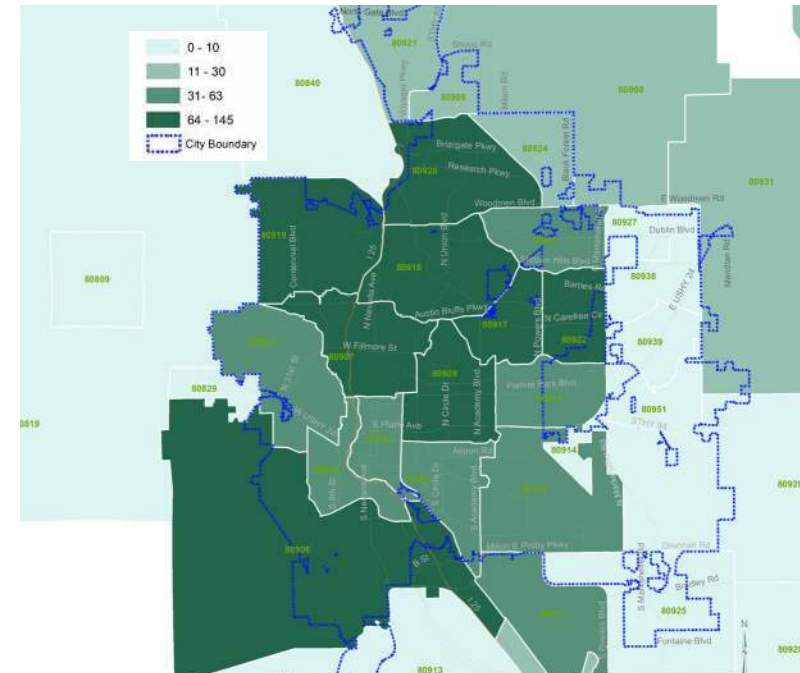
1 WHAT IS YOUR AGE GROUP?
 3,487 COMPLETED RESPONSES



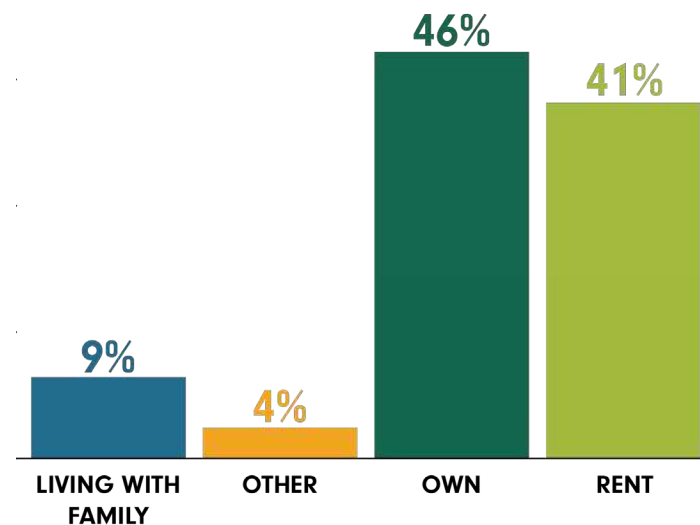
3 WHERE ARE YOU IN THE SEARCH PROCESS?
 3,447 COMPLETED RESPONSES



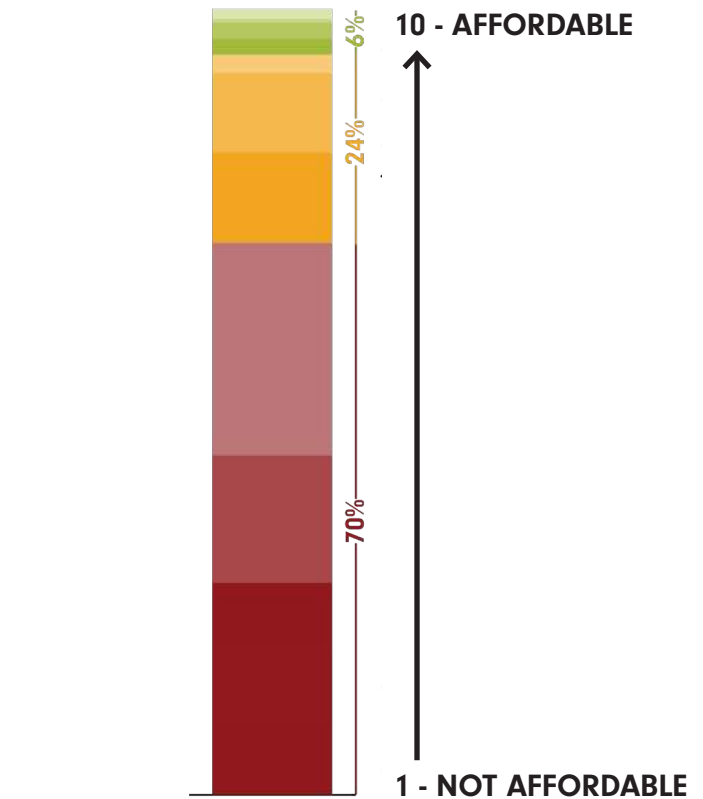
4 IF YOU ARE CURRENTLY SEARCHING FOR HOUSING, WHAT AREA, NEIGHBORHOOD, OR ZIP CODE ARE YOU LOOKING TO OR WOULD LIKE TO LIVE IN COLORADO SPRINGS?
 1,745 COMPLETED RESPONSES (NUMBER INCLUDES RESPONSES WITH ZIP CODES OUTSIDE OF COS)



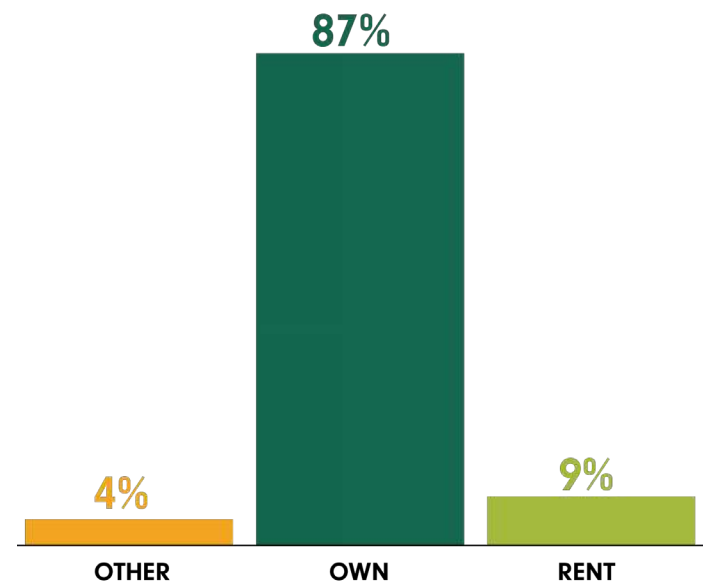
6 WHAT BEST DESCRIBES YOUR CURRENT HOUSING STATUS?
 3,460 COMPLETED RESPONSES



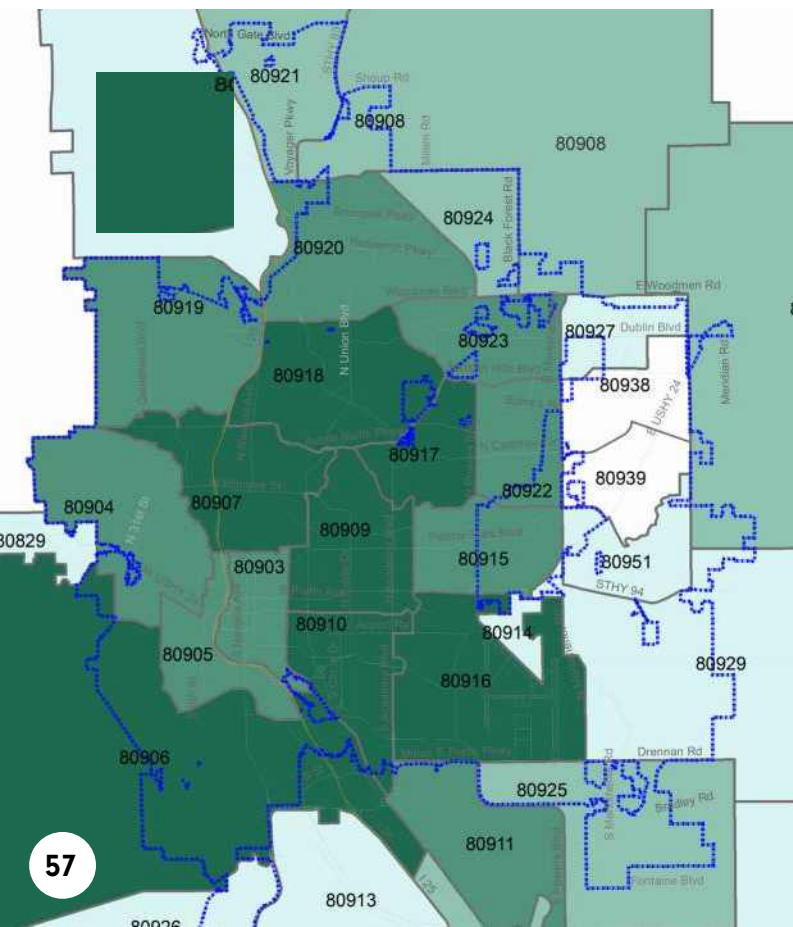
5 BASED ON YOUR EXPERIENCE, RATE THE AFFORDABILITY OF HOUSING IN COS
 3,433 COMPLETED RESPONSES



7 WHAT IS YOUR LONG-TERM HOUSING GOAL?
 3,343 COMPLETED RESPONSES

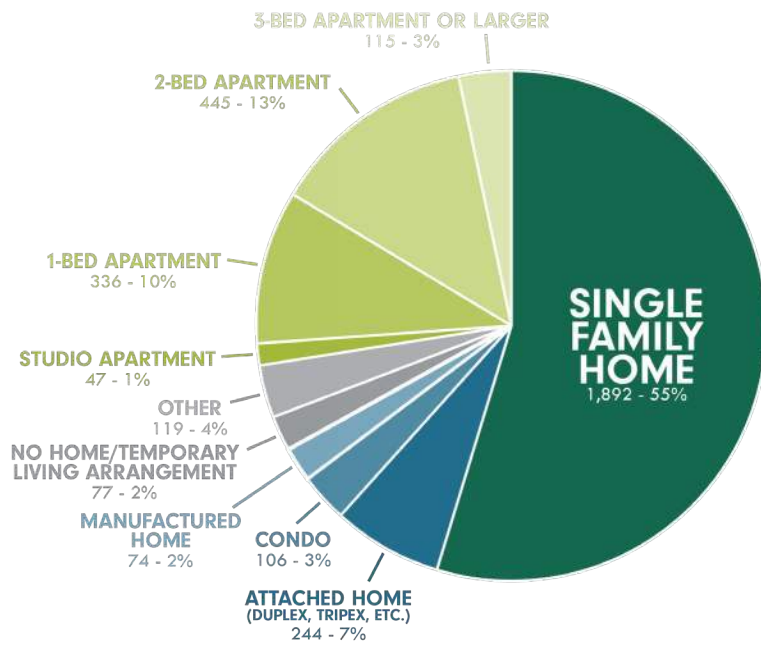


2 IN WHAT ZIP CODE DO YOU CURRENTLY LIVE?
 3,478 COMPLETED RESPONSES (NUMBER INCLUDES RESPONSES WITH ZIP CODES OUTSIDE OF COS)



8 IN WHICH TYPE OF HOUSING DO YOU CURRENTLY LIVE?

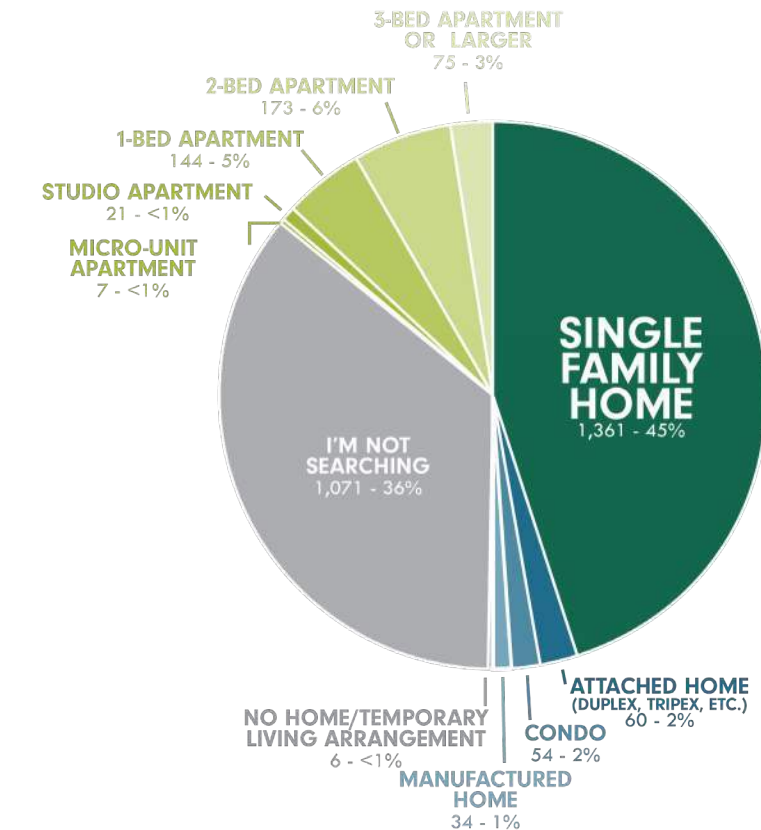
3,455 COMPLETED RESPONSES



*Those who are responding "no home" to this question did not report themselves as "experiencing homelessness" for their current housing status; nor was there a voluntary filled-in answer indicating homelessness.

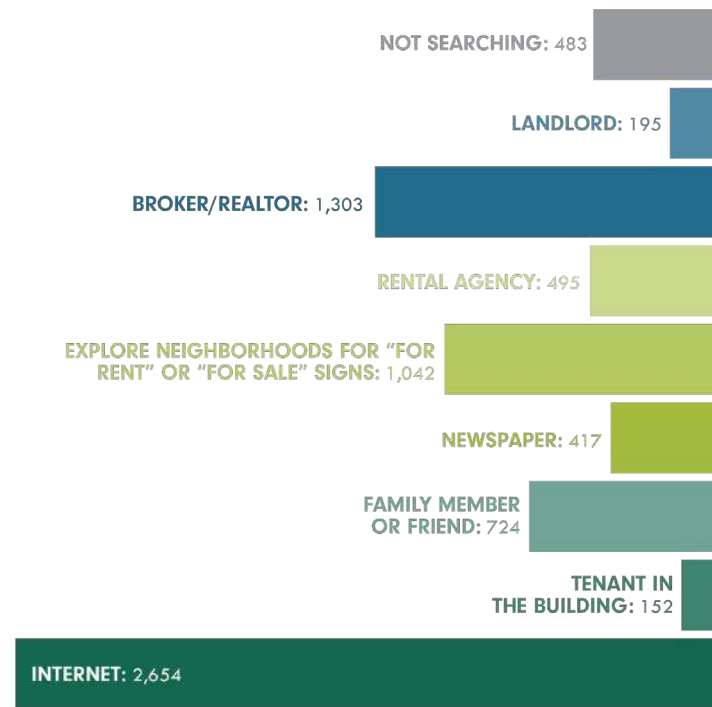
10 IN WHICH TYPE OF HOUSING DO YOU WANT TO LIVE?

3,006 COMPLETED RESPONSES



9 HOW DO YOU SEARCH FOR HOUSING? (CHECK ALL THAT APPLY)

7,465 COMPLETED RESPONSES



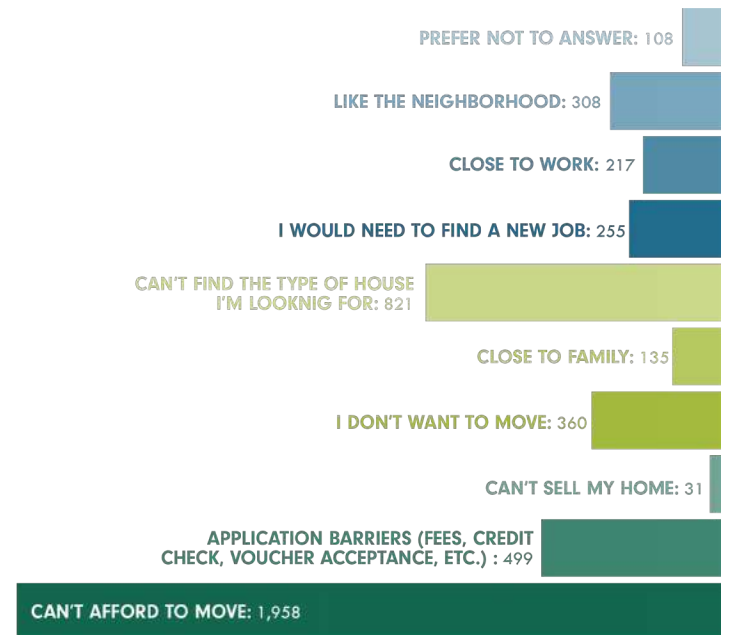
12 IF YOU'RE UNSATISFIED WITH YOUR CURRENT HOUSING, WHAT ARE THE REASONS? (CHECK ALL THAT APPLY)

5,214 COMPLETED RESPONSES



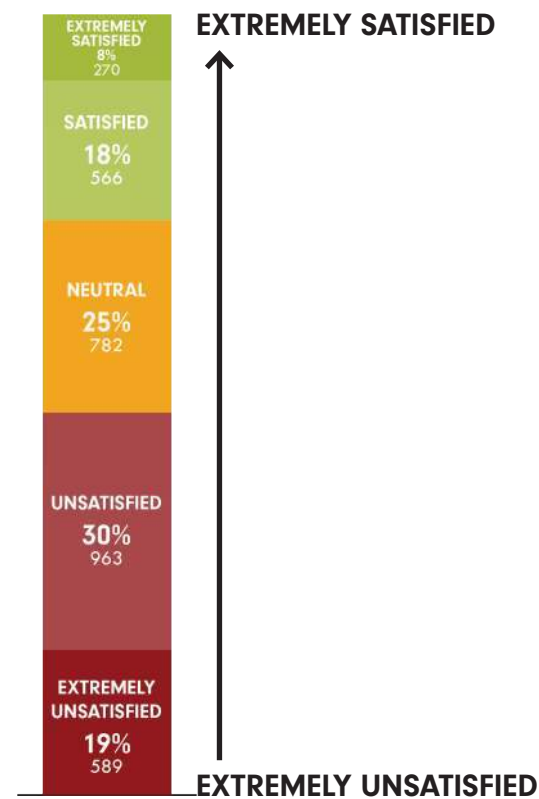
13 IF YOU WANT TO MOVE, BUT HAVEN'T, WHAT IS KEEPING YOU IN YOUR CURRENT LIVING SITUATION? (CHECK ALL THAT APPLY)

4,692 COMPLETED RESPONSES



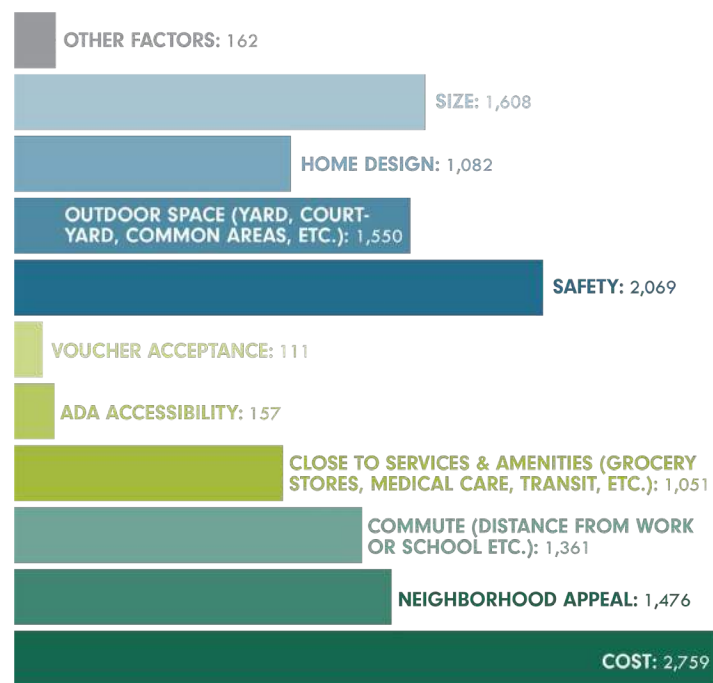
11 WHAT WOULD BEST DESCRIBE YOUR FEELINGS ABOUT YOUR HOUSING STATUS?

3,170 COMPLETED RESPONSES



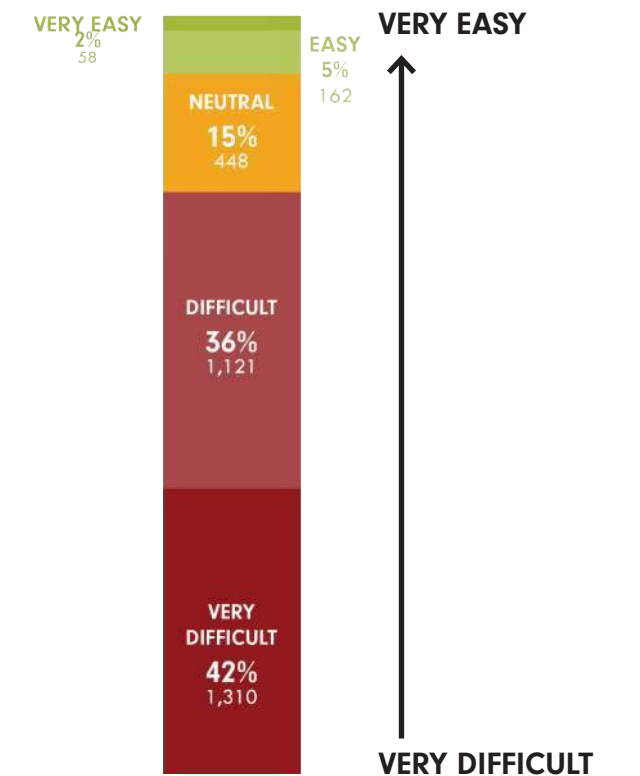
14 WHAT FACTORS ARE MOST IMPORTANT TO YOU WHEN CHOOSING A HOME TO RENT OR BUY? (CHECK ALL THAT APPLY)

13,386 COMPLETED RESPONSES



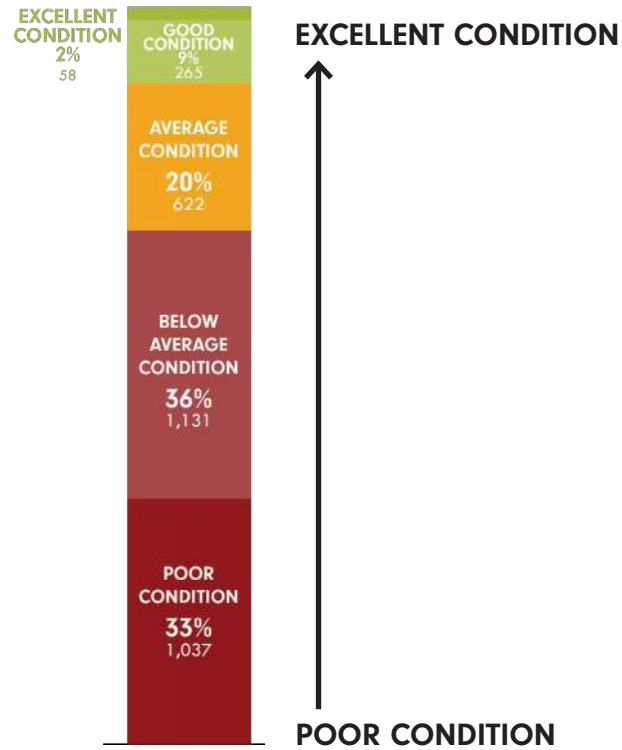
15 WHAT BEST DESCRIBES THE PROCESS OF LOOKING FOR HOUSING IN YOUR PRICE RANGE?

3,099 COMPLETED RESPONSES



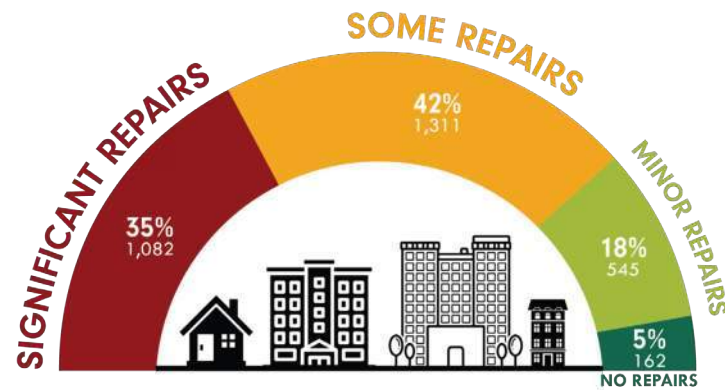
16 ON AVERAGE, HOW WOULD YOU DESCRIBE THE QUALITY OF THE AVAILABLE HOUSING STOCK IN YOUR PRICE RANGE?

3,113 COMPLETED RESPONSES



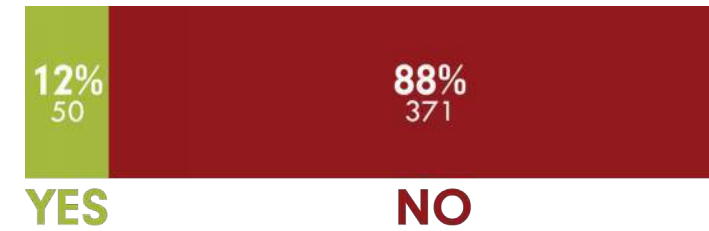
17 ON AVERAGE, HOW WOULD YOU DESCRIBE THE AMOUNT OF WORK THAT THE AVAILABLE HOUSING STOCK IN YOUR PRICE RANGE REQUIRES?

3,100 COMPLETED RESPONSES



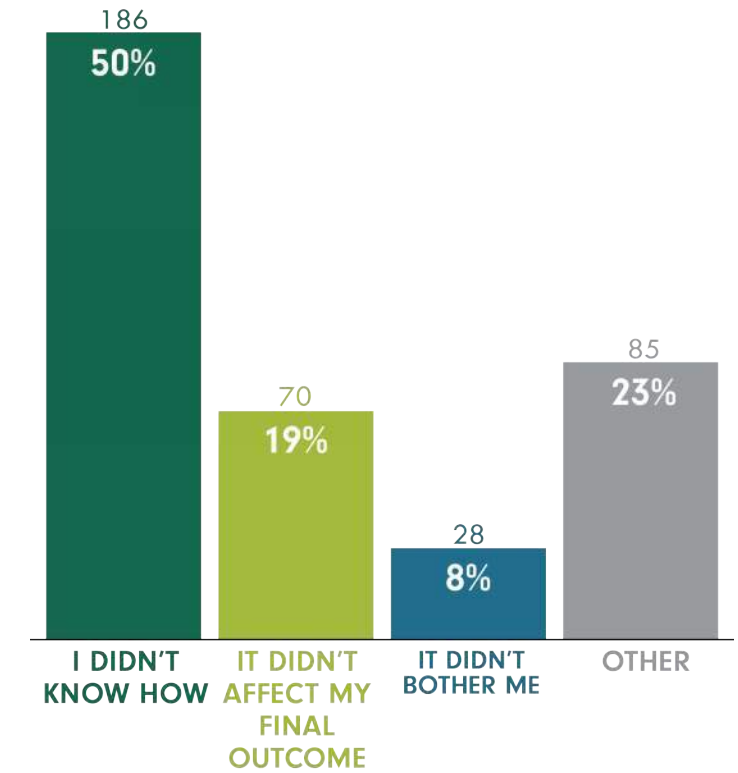
20 IF "YES" TO QUESTION 18, DID YOU REPORT THIS INCIDENT?

421 COMPLETED RESPONSES



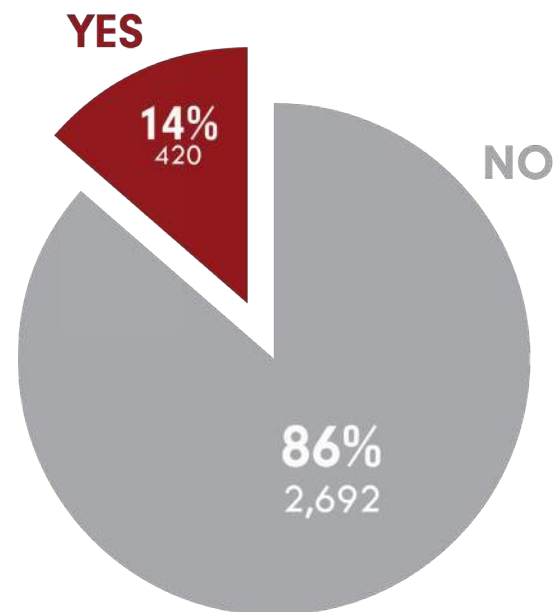
21 IF "NO" TO QUESTION 20, WHY DIDN'T YOU REPORT THE DISCRIMINATION INCIDENT?

369 COMPLETED RESPONSES



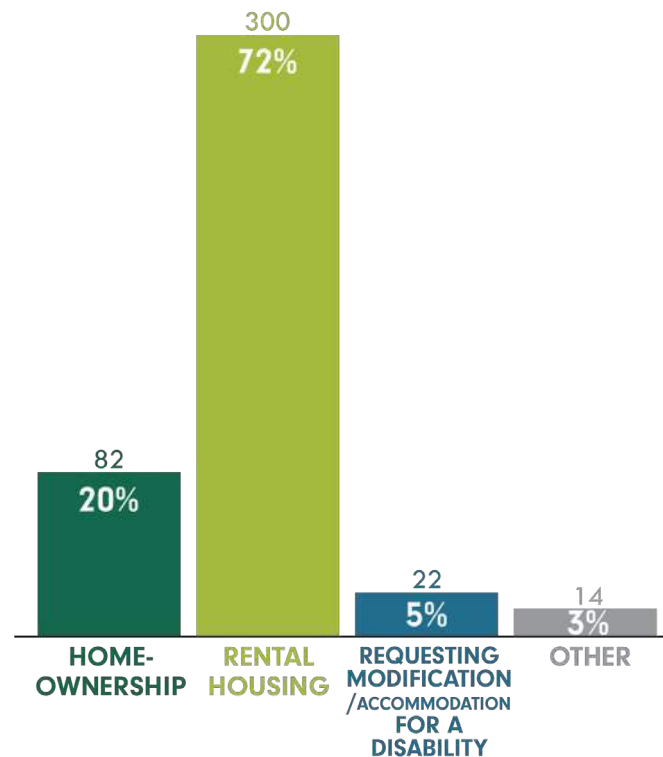
18 HAVE YOU EXPERIENCED DISCRIMINATION WHILE LOOKING FOR HOUSING BASED ON YOUR RACE, COLOR, GENDER, RELIGION, DISABILITY, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS OR FAMILY STATUS?

3,112 COMPLETED RESPONSES



19 IF "YES" TO QUESTION 18, WHAT TYPE OF HOUSING WERE YOU SEEKING WHEN YOU ENCOUNTERED DISCRIMINATION?

418 COMPLETED RESPONSES



22 ANYTHING ELSE YOU'D LIKE TO TELL US ABOUT EXPERIENCING DISCRIMINATION WHILE LOOKING FOR HOUSING?

180 RESPONSES

COMMENTS ARE INCLUDED AS THEY WERE ENTERED IN THE SURVEY. "NO", "NOPE", "NO THANK YOU" OR SIMILAR RESPONSES HAVE BEEN EXCLUDED. IDENTIFYING INFORMATION HAS BEEN REMOVED.

- No i just kept moving forward
- a starting family has great difficulty finding housing in Colorado Springs that will accommodate the diminishing real value of today's dollar and the limited total fiscal vitality of income and savings possible for today's working class considering the current real value of the dollar, the cost of living in the region, and the disparaging level of wages or other sources of income, comparatively.
- Too many houses being built. STOP
- Extremely hard to find housing that takes the section 8 voucher. Was on the list for section 8 for 5 years... my # came up and I couldn't find anything so didn't get to move. Last year on the list got to #58 then had to reapply again. Now I have been #159 on the list since December and In one more month if my number doesn't come up then I have to reapply again.
- Single parent housing--too many hoops and rules and regs
- El Paso county has a good start by allowing ADU (accessory dwelling units) but they still make is have too

- many hurdles to approval even when it is for adding to unincorporated land
- My work as the ED of the **** and now with the **** has me meeting and supporting many people looking for housing. They struggle with finding available housing, affording deposits, access to transportation, increasing rent.
- Housing and other types of discrimination occur so frequently in this city because that is the culture of the city. Colorado Springs isn't going to to change away from being an elitist, sexist, racist, anti-Semitic, etc. city so I'm desperately trying to save up to move away. Maybe the city should start a relocation program where people who clearly aren't desirable for those who have political weight in town can get vouchers to move to Boulder or Denver.
- It was financial, they didn't think we would be able to qualify and that we didn't have the income just by looking at us.
- Taking application fee and then they will tell you they have already rented the property. So many people trying to get the same property with no refund on application. It is a racket. Over 3yr. fleeced very dishonest I can name every agency who did this to us.
- Ethnic neighbors don't want a single woman. They spray beer on my car and burgle.
- discrimination against Military / armed forces employees
- CoSprings realtors are really greedy and will discriminate ANY WAY THEY WANT TO!!! Rent control is sorely needed--there is no such think as rent raises every 12 months--THIS IS MADE UP GREED and must

- not be tolerated!
14. It's normal now days, being a single mom of 2 they automatically assume you won't pay or take care of the property. It's untrue and its unfair.
 15. some people take 1 look at you and judge you based on that look not anything else, if I have money to pay u why worry about what I or my family look like?
 16. I think its crazy that housing that is not private has such strict pet policies.
 17. Frustrating
 18. Par for the course here in Colorado Springs
 19. I think people think you are not responsible or can afford something based on your age.
 20. It was AGE discrimination
 21. I am a teacher. For the price of rent was on the market versus what I get paid, there are no options even homes far from school. I need to find rentals that will rent to public servants, Or any member who excepts para to have a set rate, affordable to family
 22. I have a degree, work 2 jobs, and still can't afford to live here anymore. The cost of rentals here have skyrocketed since I moved to Colorado Springs 20 years ago. I have a college degree, widowed with 2 kids, it's insane the requirements to get approved as well as the cost of a place to live.
 23. The lack of property owners that accept Section 8 is awful. The ones that don't accept it are very prejudiced. The application fees & process are wrong on so many levels. The fees cost too much, they're per person so a married couple pays double the fee, the owner or property management co. aren't required to provide you proof that they used the application fee to run a background & credit check and they accept a lot of applications for a unit but only pick one application; they make alot of money off the fees.
 24. It's extremely difficult to find rental units that have a private washer/dryer and furnace not in a shared area; this is a dire need due to my lung disease and allergies.
 25. Multiple references required. Only shown homes in low income neighborhood.
 26. There is a presumption based upon one's outward appearance regarding one's ability to purchase in certain neighborhoods.
 27. In this city you are put into categories without knowing the family or individual therefore being directed to a certain venue, home or area of town (especially) when you come in as a military US Army. People are still very ignorant concerning military work.
 28. We were homeless and could not provide a current address and several rental property managers were not receptive to accepting the mailing address of my mother since we did not have our own.
 29. I am a case manager; my "eclectic" answers were for the people I serve. This city must step up and do better. I beg you to look into Housing First. Improving lives by providing stable housing will benefit the entire community.
 30. Also don't know where to report or to who.
 31. Single mom with three kids
 32. Was discriminated based on familial status. Ended up not renting from them, and miraculously found something better with a way better landlord. Not a typical outcome, but actually a blessing in disguise.
 33. It's just tough to be a single older woman trying to get a straight answer and actually be listened to and respected and acknowledged as intelligent as a man. I am getting sick and tired of being condescended.
 34. Pit bulls should be accepted
 35. No it was a private owner that agreed to show me the property and when I arrived said it was rented
 36. Just because I am Black I too deserve a nice place to live
 37. The nicer neighborhoods prices are just too much
 38. if your black, mixed of any race ,your are look at and ask question to let you know you cant afford this your wasting my time.
 39. My dogs are discriminated against, as well as my husband and i having tattoos. I even had a lease terminated because the landlord didn't like us asking to have repairs made. He straight up said living in his ***** hole cabin was a privilege. We always pay on time if not early and we do our best to take care of the places we live in. El Paso County Landlords and rental properties should be looked at a little deeper because there are a lot of slumlords treating people this way and charging for damages that were from previous tenants and they never repaired.
 40. I felt I was offered a different price than others living in the building.
 41. I am a 36 year old single female with a college education. I make just about \$40,000 a year. I was born and raised here in Colorado Springs.. born at the old Penrose on Pikes Peak ..Because of the price of housing I have had to start looking at other places to live. It breaks my heart that a place I was born and that my family has lived for over a hundred years I may not be able to live because of the price of housing... it's taking history and family away from Colorado !!! Such a sad loss to the community.
 42. "Washington State Congress passed a historic tiny house bill, 95-0. It creates practical provisions for placement of tiny houses on wheels within community settings. Senate Bill 5383, sponsored by Senator Hans Zeiger, is far-reaching and multifaceted. Most importantly it legitimizes THOWs as permanent dwellings..." Link: <https://tinyhouseblog.com/announcement/washington-state-congress-passes-tiny-house-bill/>
 43. Single mothers have the worst time finding decent housing.
 44. People assume my husband is stupid because he has an accent. They also think he's Mexican because he speaks Spanish. Then they ask if he's illegal. He's not. Lots of ignorance.
 45. It shouldn't matter how many kids or what kind of pet I have to rent a property. Or require 3x— the amount of rent in salary to get a place.
 46. My age & marital status shouldn't matter
 47. I have an Emotional Support Animal. Extremely well behaved and has significant training. I keep up on all paperwork and documentation, landlords will purposefully not call me back or will find out about him (dog) and will then state they found someone else. Happens every time I try and find somewhere to live. This month I am moving into my wife's RV and into an RV park. I would rather drive 45 min one way to work than to deal with the housing in Colorado springs. We are considering moving out of state as well, cost of living here is ridiculous compared to 4 years ago. People want 1400 dollars for a dump. It is a joke.
 48. Colorado Springs is a racist city and treat people that are disabled very poorly.
 49. The discrimination was based on the fact that we are a military family.
 50. Being a military family also affects pricing of available housing, which is unfortunate.
 51. In Colorado period it's all in the color of your skin, how deep your pockets are and who you know. The discrimination will ALMOST have you saying, "who do I have to sleep with to get a decent place to live!" It's really sad, especially if your a tax payer!
 52. The city needs to adopt a policy requiring acceptance of housing vouchers; it's called source of income-- managers may not base decisions on source of income. Other states and cities have such policies.
 53. Communication was difficult to process to buy a home
 54. The largest discrimination is that of financial discrimination. I just got SSDI, \$1000/mo. That is the average rent price in Colorado Springs, and trying to get financing to buy a home on that limited income is impossible, and I don't know that there is a home I could afford at that price with FHA loans that would pass inspection. So that points me towards affordable housing assistance, section 8 and such, which I have been told has such a long wait list that there is a wait list to get on the wait list. So between the general price gouging on rent, the insane pricing of housing to purchase, and the limited options available to folks on fixed incomes who are disabled, it makes Colorado Springs a very unwelcoming and inhospitable environment to live in.
 55. Environmental disability is highly unaddressed in the community and housing market.
 56. Landlords here charge the same amount for a deposit that could get our family into an ACTUAL home. They also charge a hefty rent, the same amount I could apply to a mortgage. Several Landlords here have an upper hand. Ours in particular, attempted to evict us (Family of 4) for Bogus lease violations after our asking for accommodations. (Disabled Veteran & turns out they were selling the building and revamping it, never told any tenants until we were in litigation) have spent the last year and a half, fighting these charges and fees in court. Although the court deemed that our former landlords acted in bad faith, we have zero funds and there legitimately is no such thing in the Springs anymore as, finding an affordable home. Several landlords here count on their tenants not being able to hire an attorney or fight a legal battle, so they keep their tenants walking on eggshells, even if there is no reason for it. On a whim, our deposit was kept from us in "bad faith". The court has deemed this to be so, twice (county and district court) yet we wait to be made whole. The saddest part is, even if we are made whole where are we supposed to live and actually afford a decent House on a Disabled Veterans income? We have children and family here and do not believe we should just have to go elsewhere.
 57. I experienced discrimination on my disability, my families immigration status and my gender. I was refused rent because they did not want to adhere to ADA accommodations. I was asked probing questions about my disability, marriage status and families immigration status based on race. I was charged money for application and then told they never intended to rent to me.
 58. I'm a heavily tattooed female , but also a business owner, which people forget. I was treated poorly by banks when I would show face...on top of that, Getting in the ***** was hard because they don't want young tattooed kids here... I was literally stopped by the hoa president because she told an owner not to sell to me.... but now I'm the HOA president of *****.. so , in your face ***** , you fascist!
 59. I applied for a rental housing, they refused to run my credit check for 30 days because of my age and stated it was because I didn't have a co-signer and was too young. They never spoke to me. When I contacted them they ran my credit check. After I asked where my money was since they never responded to me. I have lived at another location for 2 years never missed rent or any bills regardless of financial situation. I had a co-signer. They just refused because they saw how young I was and took my money.
 60. I am a single mother. I have my own disabilities that I live with, while raising a child by myself with severe mental disabilities. When I have been served fake eviction notices in retaliation for reporting discriminatory practices, when my landlord forces me to sign paperwork that is clearly labeled "Not for Section 8 Recipients," and demands yearly bank statements to see how I spend my money, AND I HAVE NO WAY TO PROTECT MY FAMILY, what am I supposed to do? I cannot afford a lawyer. My housing case manager will not respond to my emails or voicemails. I just live in constant fear until I can move to a better school district so my son can have access to a quality education without also facing discrimination from older adults, as a child with mental health disabilities. Thank you for allowing me a chance to voice my opinions anonymously. I would love to express more of my experiences.
 61. You don't have other choice, the market it's like it is. That's what the answer we received when we tried to apply to a lot of rentals.
 62. Simple accept the process and continue looking for a place. And expect a better experiences.
 63. Because my husband is a veteran not active duty we were denied
 64. No one helped system is broke
 65. We are a blended family, Asian/white. we were told not to be "cooking any funky stinky fish dishes"
 66. On disability or senior income you don't hav 2 or 2 1/2 or times the rent in income.
 67. Landlord looks the other way when I am being sexual herast by Male tenants in the complex. I live in fear everyday
 68. Costs are way too high for the average person. 200 K to 250 K housing is in crime ridden areas and/or need major repairs.
 69. my rent has gone up \$100, each year for the last 3 years for an apartment. I cannot find a house in a safe neighborhood to rent, plus the cost is too much.
 70. I work for the ***** and just because I am African American and have a low credit score due to not having credit cards or car loans in last 5 years does not mean I do not pay my rent ontime or should be gouged on deposits and high rents. I am in my 50's and pay my rent on time.
 71. Credit
 72. Not being Giving a fair chance to apply for a place

- just based on our age and looks. It's very hard to find a place that doesn't treat people in their 20s like crap or give us time of day. Rent is too expensive for even apartments and younger couples who haven't gotten married can't even rent a house based on the fact we aren't married
73. Even though I've paid my dues back to the community they still discriminate against felons
 74. A lot of properties don't accept Section 8 vouchers and if they do, they have a roach and bedbug problem
 75. I reported the discrimination to HUD but nothing was ever done. We were denied rental based on the breed of service dog my husband has. I was unable to locate a lawyer to take my case of discrimination as well. I guess when you're poor no one gives a rip about what discriminations happen to you.
 76. I live in Old Co. City now..with a wonderful landlord. My terrible experience was in Divide. The landlord kept 2mo. rent, security deposit, and a dog fee. I was only there for 3 days. And I am a senior.
 77. We need more parking options and prices to be lowered!
 78. Not only is rent high, my family and I had over 3k in a security deposit unjustly kept. When we used them the courts in Colorado Springs were unwilling to even listen to our complaint we were in court and done inside 10 mins and did not get heard at all. We will never live in your city again and will never recommend it to anyone.
 79. fgdhdgh
 80. ESA animal discrimination
 81. The city has razed low income properties for developers and neighborhood gentrification in 80905. You only care about the money...and the homeless situation gets worse and worse.
 82. Ideally looking for a live/work/loft-like situation.
 83. ***** Ruined my credit and living on his property severely devastated my life. It's been 7 years and I am still not able to rent.
 84. Single mom
 85. Renters are really not fans of children.
 86. It's not right. I am just a single mom trying to live and do not receive any government benefits.
 87. People with allowed ADA pets and service animals are discriminated against
 88. I couldn't afford the legal fees to continue to fight in court.
 89. Housing affordability needs to drastically come down or else the sub standard living wages need to wildly increase in a hurry.
 90. Charged deposit for service animal and will not give it back
 91. It's impossible to buy a house and renting is a joke. We pay 515 to live in a camper for a family of 5, and live check to check. Struggling to keep food and clothes in the house despite 19.72 an hour working full time. Why would I move to something more expensive when I can barely hold it together now? We have decent neighbors and can move in emergency.
 92. Where does one report?
 93. Landlords charging \$40 per person in family application fee, which is non-refundable. Difficult for a family of 5. Also, some landlords are asking up to 3 months rent up front.
 94. Renting is extremely competitive which means property owners can discriminate as they choose with little accountability or protection. Big companies are easier to keep in check and have consistent standards than the numerous small private rental property owners.
 95. I'm African American and a female. I'm used to discrimination in the US. I'm searching for a larger home that will allow my mom to move in with me and my family. For the situation I'm facing I'm finding there is little to know help. And! Being discriminated against isn't my biggest issue. I realize I will get crappy interest rates where others that aren't Black won't have problems.
 96. Affordable housing is non-existent. People on Social Security disability cannot afford housing that is safe and clean.
 97. Need more affordable housing for people making a little above minimum wage...everything does NOT need to be for the wealthy
 98. I'm a disabled lesbian mother of three, no income, fighting for disability, and having to live with the children's father since there is no other option.
 99. There is only assistance for fringe populations. If an agency specifically aided my population it would be considered racism.
 100. Everyone keeps saying they are going to build "affordable housing". Affordable for whom? Clearly not low income people. We need low income housing in places that are accessible to grocery stores and medical facilities. Public transportation here does not meet the needs of low income people who need to access jobs and services.
 101. The cost of an apartment in Colorado Springs is way too high.
 102. Reception about ability to buy/finance because of being a single mother
 103. I live in an apartment that has had no heat for 2 years. Landlady discriminates & refuses to do repairs. We have lived here 12 years apartment has flooded, heat doesn't work leaks in plumbing. Refuses to sign lease because we don't have Section 8.
 104. Native to Colo. Springs for 65 years. Also worked in property management (*****). I couldn't give housing away in 1980's, always found affordable housing in my lifetime, and now that demand is up NO ONE wants to invest in AFFORDABLE housing as there is no return (\$) on their invest. I chose my native city to invest in for a lifetime: and now I'm old and disabled with NO prospects if I need to move. [I know because of my life and work in C/Springs] ***** scary as I don't do homelessness (or Bust) >>> 2nd Gen. NATIVE of Colorado Springs, CO. (no longer grandpa's "Little Village")
 105. I think Colorado Springs has a corner to turn. Enforcing smoking bans becomes the non-smoker's burden. All of the affordable housing efforts need fresh faces and a deeper level of training. Go where efforts have been successful and bring best practices back to our city. Sprawl is scary and unsustainable.
 106. It is easy to see when a person renting out their house is not interested in diversity. I have looked for many places near downtown and it's always the same. White only.
 107. Rent needs to be lowered or pay needs to be higher. How can a single parent survive off minimum wage?
 108. People are not likely to rent to you with 5 kids, even with a good job, stay at home mom. They tell us we're too many people for a 4 bedroom?
 109. All was well when I spoke to the landlord over the phone and made a viewing appt but once my friend and I showed up it was no longer available.
 110. Too expensive being a single mother and not qualifying for aid. I work 40 hours a week, get no city, state, government assistance or spouse assistance. I make 16.00 an hour and only have 1 child 10 years old.
 111. It happens.
 112. Had to reach out to a rental company in Denver because no rental company would lease to a gay married couple.
 113. No one help any human being. I am Black.
 114. Property owners think they can do whatever they want cause there will always be someone else to come along so they do not mind discriminating.
 115. I was on the waiting list for affordable housing 2 years ago and they told me just to wait and they would contact me to renew and they never did. I contacted the wait list number and I'm not on there.
 116. The size of my family was too large and made some places uncomfortable renting to us.
 117. People look down on you, you are treated poorly when you have to ask certain questions. (Example: what are the minimum credit requirements) immediately you are treated poorly after. Whether you have good credit or not. It took me and my husband a long time. We are still paying more than we can afford, but with two children we didn't have a choice.
 118. I was there first to look into the house information and another couple came in and I got an apology (excuse) and a card from the realtor and he left me to talk to them.
 119. As a single female, my opinion should be taken to heart when looking for a place I want to call home. I should not be placed to the side when trying to do business and buy a house. Unacceptable.
 120. Being gay. Refused to acknowledge us
 121. The landlords in this town are out of control. There needs to be limits to fees they are allowed to charge and it should be way more difficult to keep deposits when people move. I am in a broke down complex I can't even let my kid play outside and when my lease is up they've told me they will raise my rent 250 bucks. Rent controls need to happen! I don't know anyone that can afford a decent place to live here without multiple jobs!
 122. I often find I'm discriminated for being a single parent
 123. I have a felony from 1991 (it was not violent or drug related) but I have been kicked out due to the management not wanting felons in the building.
 124. Concerned about the crime rate, vehicle deaths, large homeless issue as well as the traffic
 125. As a senior, it is very difficult to find safe affordable housing due to low income and closed waiting lists.
 126. Finding lenders that provide services to same-sex couples has been hard. Even harder is finding lenders with reasonable mortgage rates.
 127. Mental and physical disabilities are unappealing to neighbors and landlord. I am good tenant pay on time 11 years, landlord holds all cards strictly to my disadvantage according to law of holdovers decreasing amount of time to look, which I have been less successful over the last 3 years, and is near homeless hopelessness.
 128. It's more of a discrimination in the neighborhood. At first it seems nice moving into a new community but once people have a moment to settle in (mostly military), that's when the issues come out with the neighbors & authority. I was spit on by my neighbor's mother for asking her over & over to stay away from my son's bedroom windows & fence & it got to the point where I had to install security cameras to help my family prove she was over-whelming our family. She called the cops on me & my family for what she did & the sheriff excused it because she was Asian & said to us that it was a culture thing..... :(It's annoying buying a home that's overpriced & trying to make due & dealing with neighbors that cause nothing but emotional harm to others. This is still an on-going issue with her, but we're trying our best to avoid her. It's really embarrassing. Our neighbor down the street is always out side instigating the entire thing & we've never even met this person. Owning a home shouldn't feel like this. We're so close together here, really close. There's more conflict because of it. I wish owning a home was more easier & calming. Especially for people that have children with autism.
 129. The landlords did not want to rent to anyone with children. This was years ago.
 130. It was based off of religion.
 131. Single women are highly discriminated against.
 132. We have a service dog and once people found out they would refuse to rent to us
 133. Judged based on age, marital status, family size, and work
 134. Voucher acceptance low and tree section 8 like crap
 135. I was basically told that I should live in Manitou, with "my kind".
 136. Yes Colorado Springs is very discriminating towards people with disabilities like me I have a big family but I am unable to work. I would still like to live in a good safe neighborhood with an affordable place for me & my family to live without being discriminated against because of my disability. Thank you, *****
 137. Need to stay within VA DISABILITY and SS income
 138. Service dog discrimination is very bad when looking at rentals
 139. We went through many builders, we chose one and at the last minute he upped our price by a third, we had to find another builder again. Six weeks prior to ground breaking the builder said we would need to use another builder. The banker she told us to use said that we would not have to pay PMI, we found out later that he rolled PMI costs into the loan and lied to us saying that there was no PMI charge, I feel we experienced discrimination due to our age and situation dealing with a terminal illness and needing a handicapped house.
 140. If you're young or don't have children you're extremely unlikely to be considered over other applicants with kids or of older age.
 141. I am just furious and discouraged!!! Why don't you try living on 1k a month with a disability and totally disenfranchised??? The ***** is a joke; ***** doesn't allow smoke... so much for LEGAL MMJ. I would need 7k more a year to maybe qualify for *****... even ***** doesn't help winterize RV's. It totally sucks to be

- a single older disenfranchised disabled woman in this housing market. I have been bullied by landlords and former landlords. Even the outlying housing authorities in undesirable areas like ***** and ***** have waiting lists over 2 years long to the point they're not taking new applicants!!! People assume you have help: your church, your friends, the government, programs family, children, siblings, spouse... NOT TRUE!!!
142. I was discriminated against on the grounds of my emotional support dog. I have all the prerequisite medical papers but have been told multiple times no because "I'm not qualified" only after disclosing I have an ESA. Arguing with the landlord over ESA vs Pet never works if you can't afford an attorney to fight them. My current place now allows it but grudgingly because I didn't tell them until after I rented so they couldn't "find another reason" not to rent to me. I almost had to take them to court but luckily I think their attorney advised them I have all my requirements in line and it's illegal. Now he constantly retaliates in small ways to make us uncomfortable. For example he issued a parking policy which only affected our unit and no other unit in the park, he tries to say the dog goes to the bathroom on the ground but to avoid any possibility of that we walk him off grounds only by literally putting him in our car on our lot and driving off property. Something should be done to prevent retaliatory harassment by landlords against tenants who enforce their rights.
143. Service dogs with private home owners and income limits or credit scores
144. I was boarder line on rent acceptance for price ranges. I had good credit, not great, and some school loan debt. It took us 2 years to find a place. I have the same income, same credit. I even had co-signers. And was denied. Due to my income requirements being OUTRAGEOUS. i made 1500 a month, before taxes. 1300, after. And yet i was not accepted for places that were only \$995.
145. Lack of employment. I work full time and cannot afford a house. I'm a disabled and decorated Veteran who works full time and cannot afford to live. It's truly embarrassing.
146. I've notice that all rentals are first months, plus deposit it's almost 5 thousand dollars to get a place
147. Rental Apartments are too expensive! Our grown college grads should not have to move home because apartments are so expensive everywhere
148. 1,700+ a month for a decent safe clean apartment is more that a house mortgage. Ridiculous
149. It was very disheartening especially in this day and age.
150. judged me on my age and appearance and told me to look in a lower price range even though I have a bigger budget and make good money
151. Once issue brought up, it was waived away as nonsense.
152. The words used on paper does not really apply.
153. I was a single unmarried woman. Not the demographic a real estate person wants. Even with a stable co-signer I was left in the wind and received rude treatment, mostly in the form of not being helped for months before the newest real estate agent reached out to make contact. Women are paid the least and you can bet real estate agencies know it.
154. Yeah I've got 5 kids and and my dad lives with us and helps with kids and they still discriminate against us because we have kids. My husband is a veteran and we lost our home and nobody cares or wants to help. Its ***** how hes allowed to be treated and were discriminated against and nobody cares because they want proof
155. Comments made are if I rent to disabled person, I will not be able to get rid of the disabled tenant
156. Corporations and developer trusts are lawyer heavy and empathy lacking. They are breaking the laws but no enforcement.
157. Young people need housing too and should be discriminated against because of the fact that we are young.
158. Cost of living is higher than minimum wage
159. My husband has a 25 year old felony, which happens to be a sex offense. He hasn't been in ANY trouble since then, but every apartment we applied to rejected us because of that. And they didn't refund any of our money for application fees or background checks. By the time we gave up on our search, we had dropped ovwr \$1000 on fees and had to borrow a down payment from my parents to buy a home. Thank goodness we found *****, they worked with our credit and got us into our new home in Dec 2016. The HOA dues are insanely expensive here though. \$365 on top of our \$950 mortgage.
160. I strongly urge all military families to stay away from ***** and their associated owners.
161. Taxes, utilities & insurance too high.
162. I'm a single mother and I am forced to live with my parents because I cannot afford for the price of rent in this city. I make 55000 a year which is above the income limit to collect any kind of assistance yet if I were to rent a home I would have no money to feed my children. It's absolutely ridiculous. And the rental process is cut throat. Landlords host open houses where 15 ppl show up at properties and they charge them all application fees, then pick one person that looks the best. I spent over \$500 in app fees only to never be selected. Ridiculous. I'm a native and I'm going to have to leave my home town if I want to have any kind life for my family.
163. Young buyers are less likely to get approved for houses. Im self employed and they needed years of tax documents i dont have because my business was just created last year
164. Nothing happened when I reported it, they chalked it up to a "misunderstanding".
165. Its humiliating filling out application after application and fees when you KNOW everything is in order and you don't even get a call back
166. I'm a 6th generation native of Colorado Springs. I've lived here all my life with the exception of 2 years. For three years I've been trying to find a house in my price range and I have never been able to find anything that was safe in my price range. I've been discriminated against, threatened, and priced out of my own town. All I want to do is find a small home for myself, in the city my family lives in.
167. They are now our neighbors
168. makes it difficult to find housing
169. As a senior I was treated poorly by some of the maintenance peopleat my previous apartment rental
170. Jude dismissed on appearance

171. Yes it happens
172. Income status
173. Not enough low income senior housing
174. racism brown woman
175. Long wait list not enough properties
176. Age
177. name-many people don't believe I am american born
178. credit discrimination: on recovering addicts
179. People take advantage of people of a young age

23

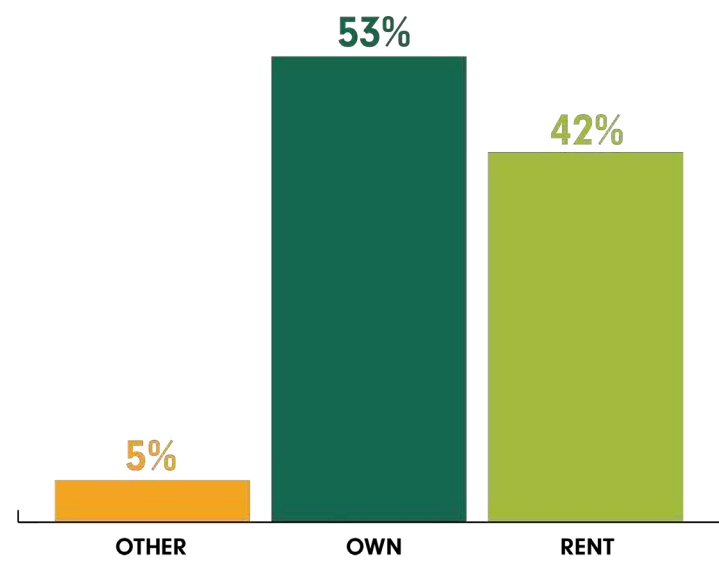
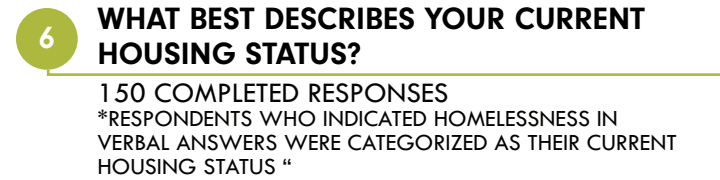
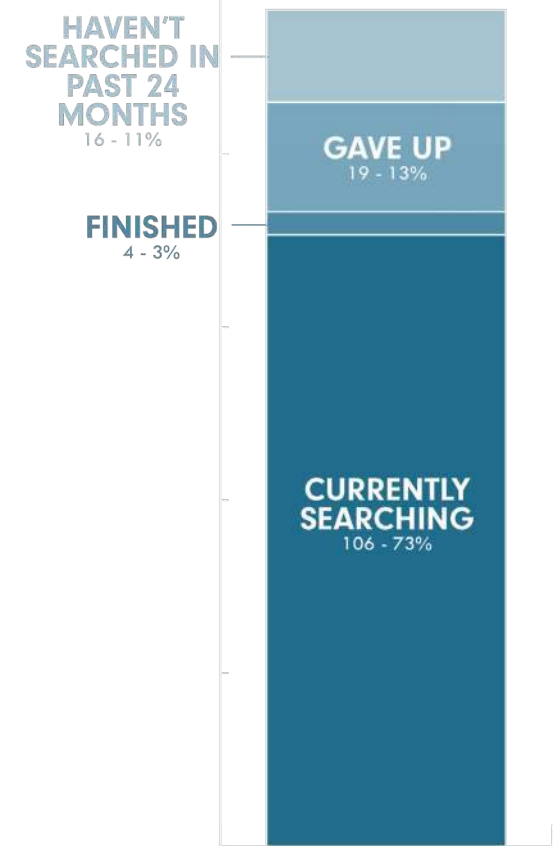
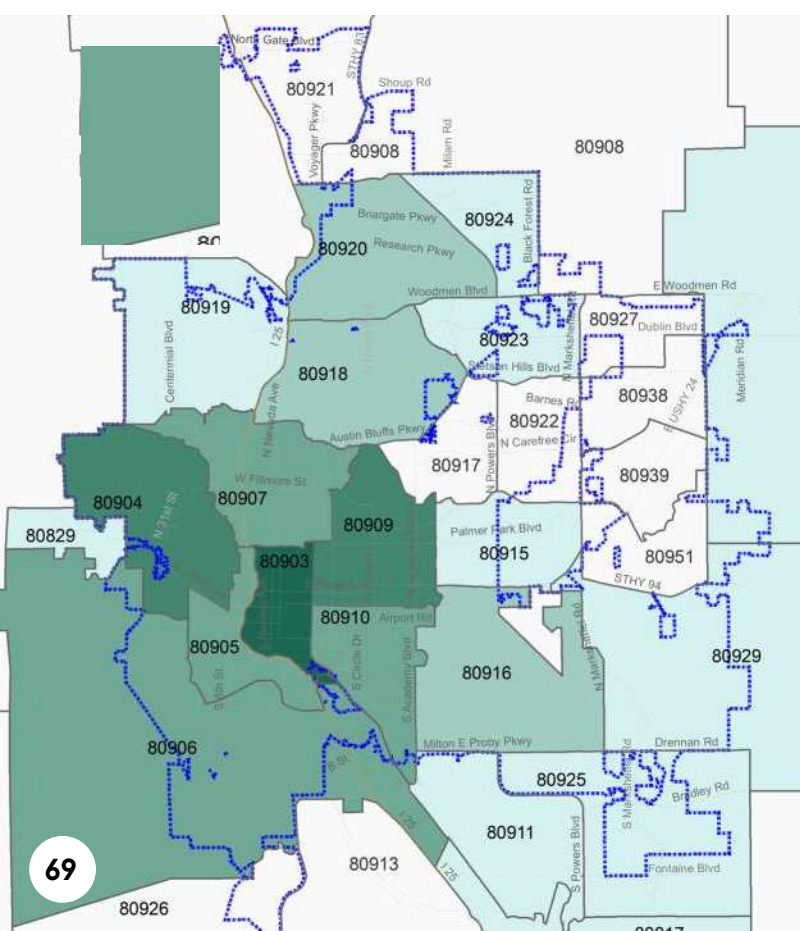
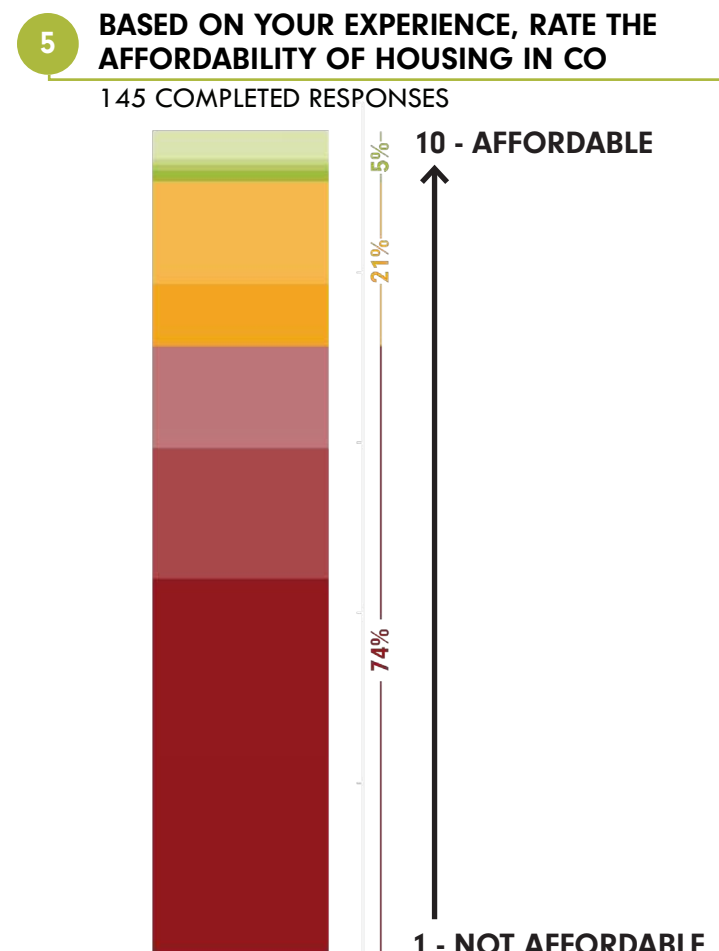
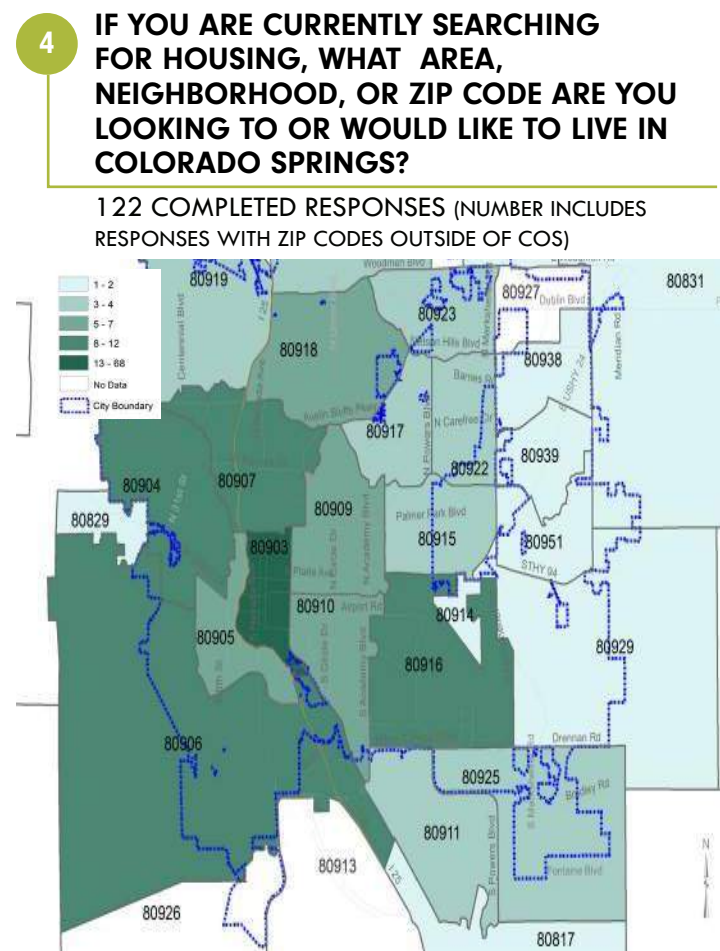
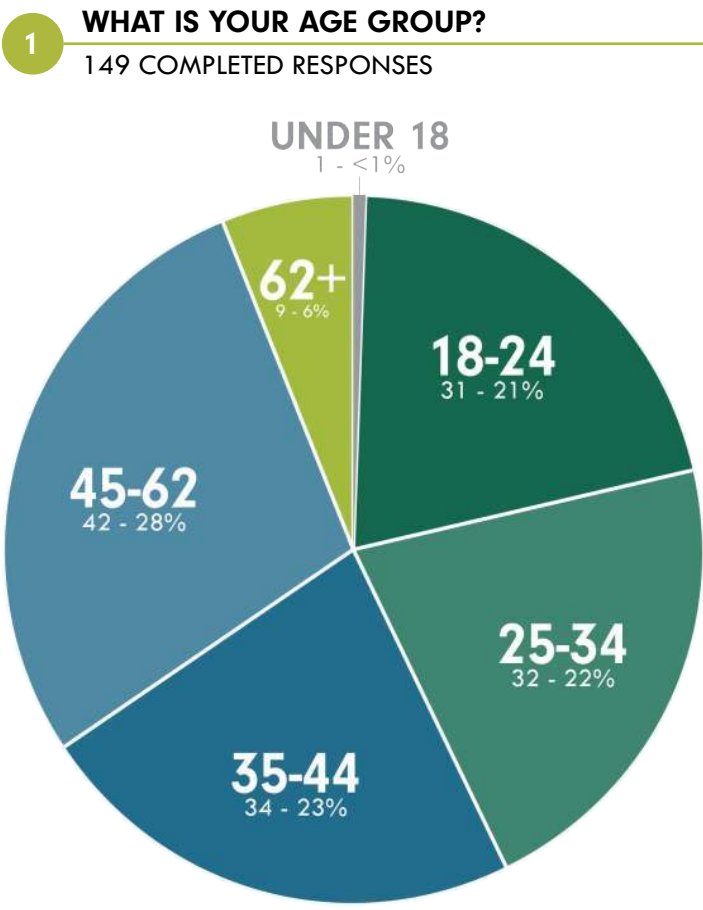
DO YOU HAVE ANYTHING ELSE YOU WOULD LIKE TO SHARE ABOUT YOUR HOUSING SEARCH EXPERIENCES?

*COMMENTS FROM THOSE EXPERIENCING HOMELESSNESS AND THOSE WHO ARE HOMEOWNERS, RENTERS OR "OTEHR" HAVE BEEN COMBINED AND SORTED BASED ON SEARCH STATUS (ANSWER TO QUESTION 3), AND INCLUDED AT THE END OF THIS DOCUMENT. COMMENTS ARE INCLUDED AS THEY WERE ENTERED IN THE SURVEY. IDENTIFYING INFORMATION HAS BEEN REMOVED.



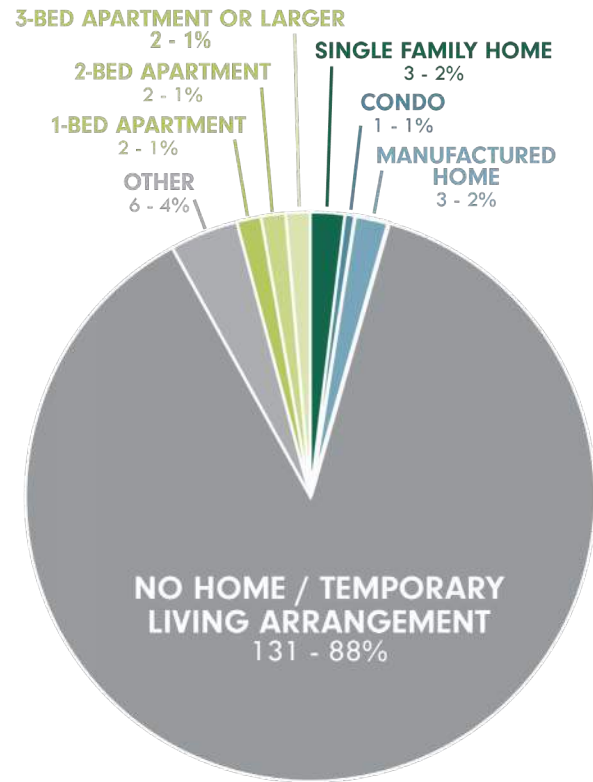
SURVEY RESPONDENTS WHO ARE:
EXPERIENCING HOMELESSNESS
150 RESPONDENTS

HOMELESSNESS IN COS



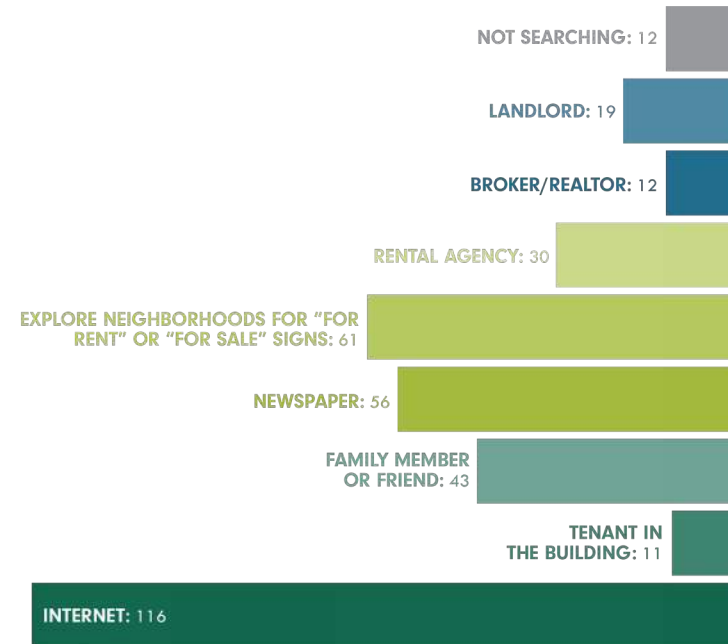
8 IN WHICH TYPE OF HOUSING DO YOU CURRENTLY LIVE?

150 COMPLETED RESPONSES



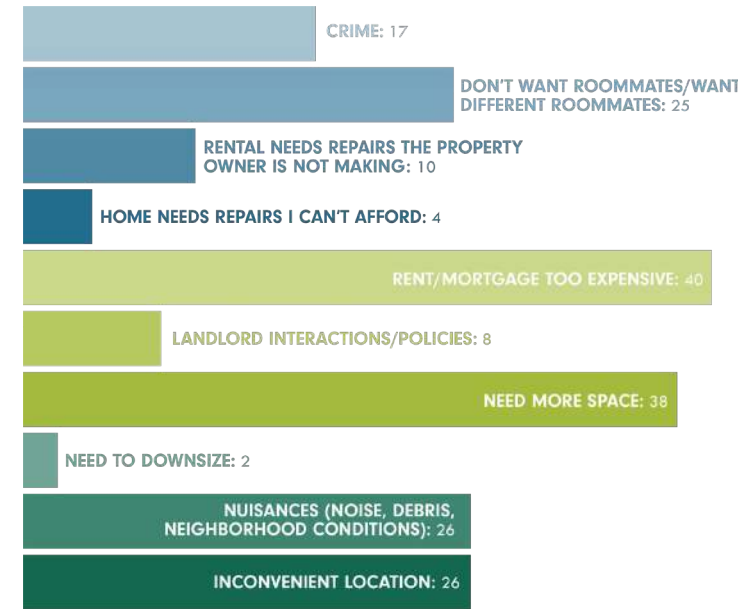
9 HOW DO YOU SEARCH FOR HOUSING? (CHECK ALL THAT APPLY)

360 COMPLETED RESPONSES



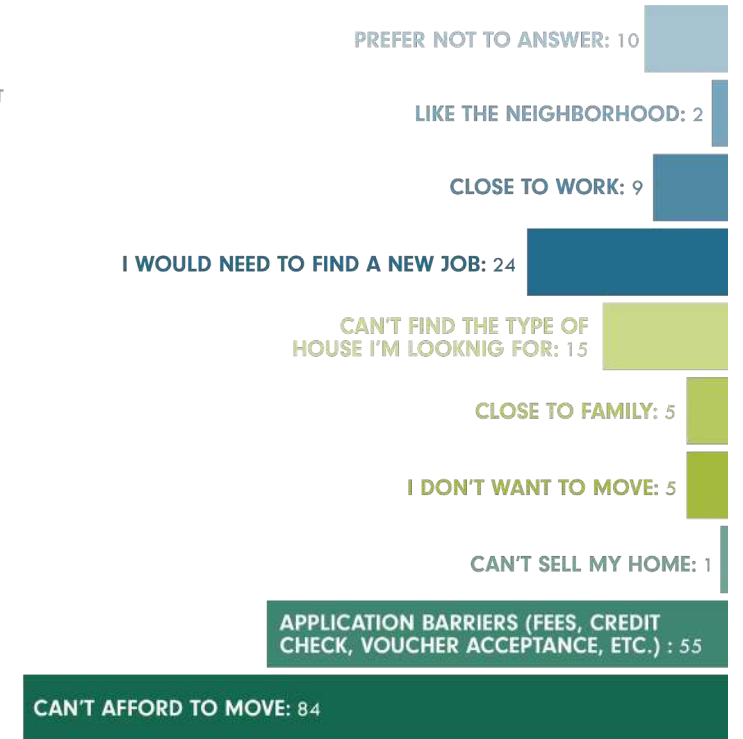
12 IF YOU'RE UNSATISFIED WITH YOUR CURRENT HOUSING, WHAT ARE THE REASONS? (CHECK ALL THAT APPLY)

196 COMPLETED RESPONSES



13 IF YOU WANT TO MOVE, BUT HAVEN'T, WHAT IS KEEPING YOU IN YOUR CURRENT LIVING SITUATION? (CHECK ALL THAT APPLY)

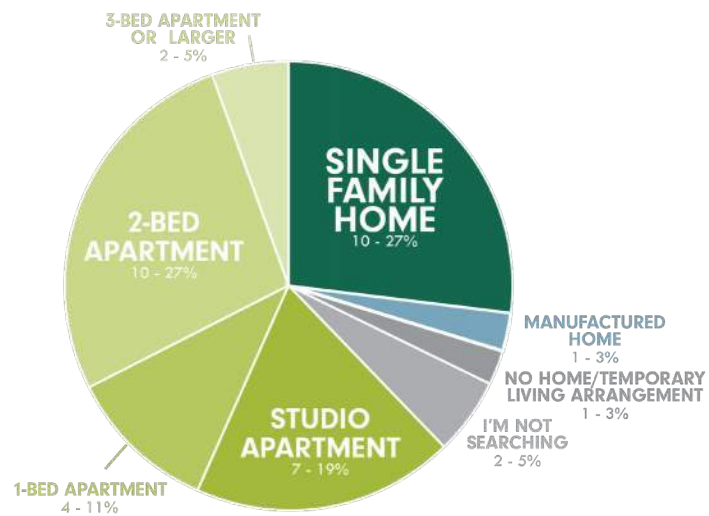
210 COMPLETED RESPONSES



10 IN WHICH TYPE OF HOUSING DO YOU WANT TO LIVE?

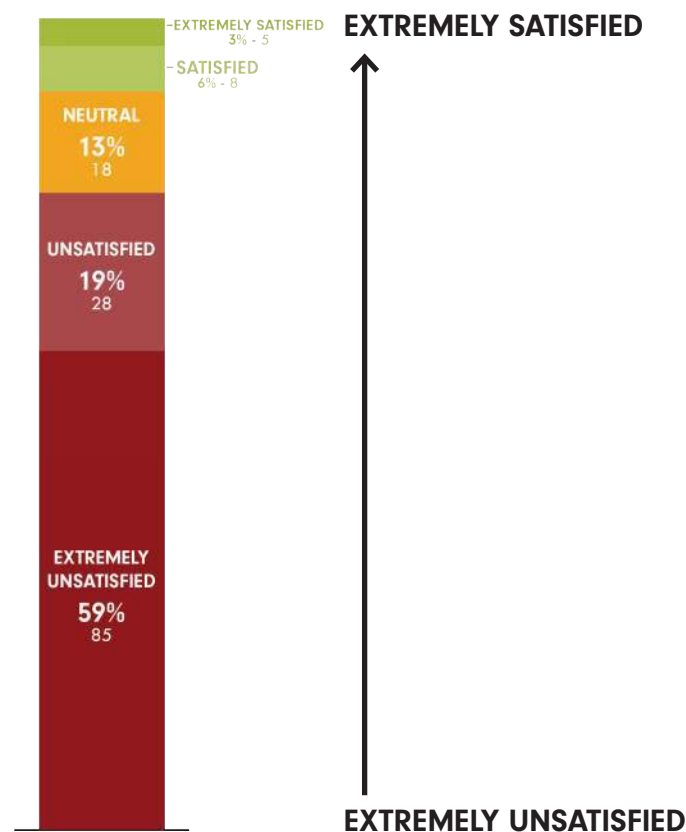
37 COMPLETED RESPONSES

*THERE WAS AN ERROR ON THE PAPER COPY OF THE SURVEYS. QUESTION 10 READ "IN WHICH TYPE OF HOUSING TO YOU CURRENTLY LIVE" REPEATING QUESTION 8, THEREFORE RESULTS REFLECT ONLINE RESPONSES ONLY.



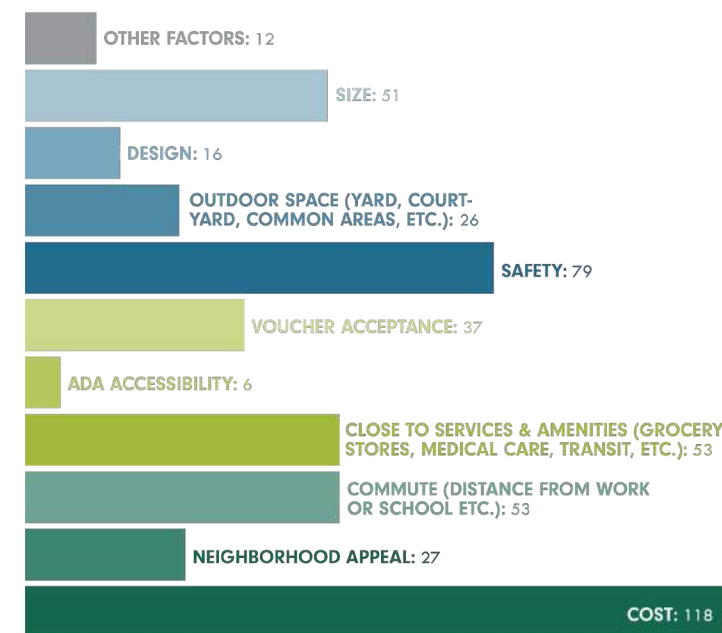
11 WHAT WOULD BEST DESCRIBE YOUR FEELINGS ABOUT YOUR HOUSING STATUS?

144 COMPLETED RESPONSES



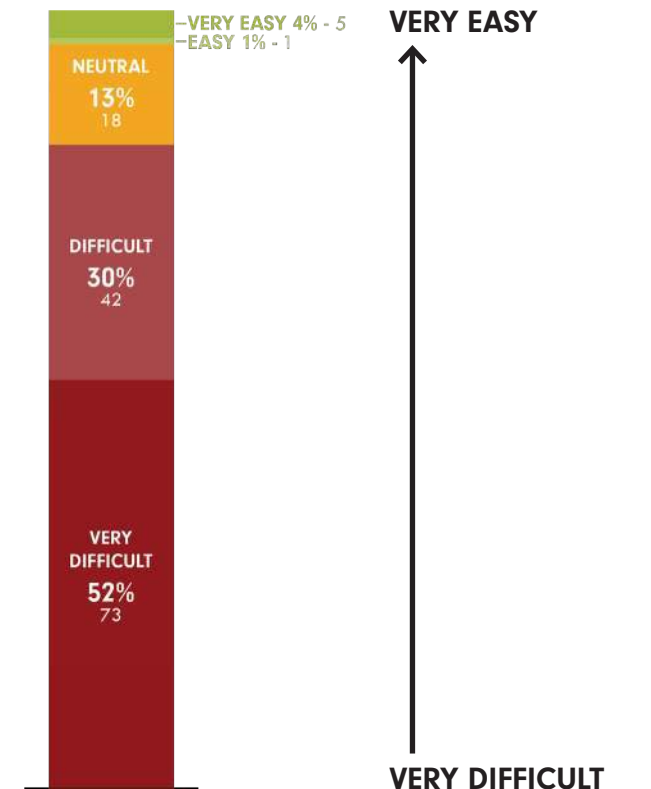
14 WHAT FACTORS ARE MOST IMPORTANT TO YOU WHEN CHOOSING A HOME TO RENT OR BUY? (CHECK ALL THAT APPLY)

478 COMPLETED RESPONSES



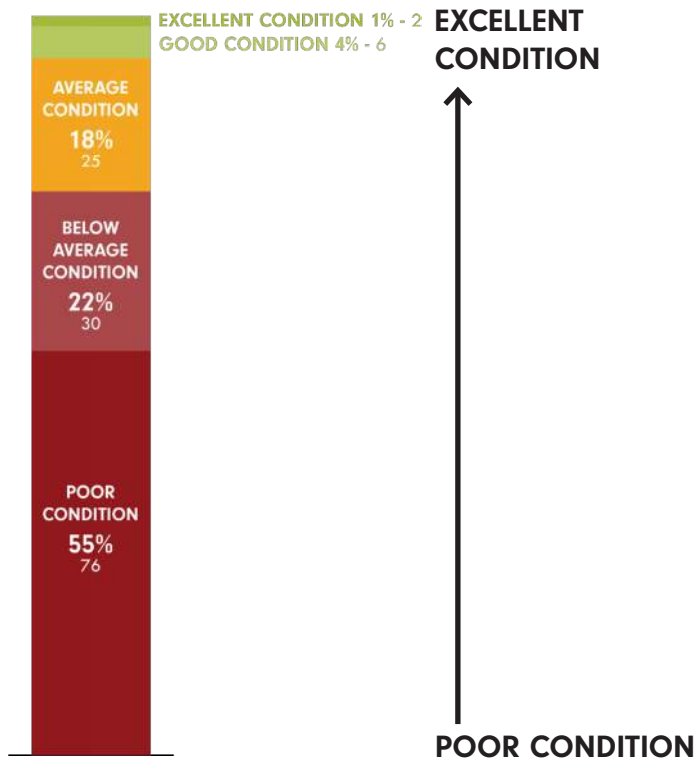
15 WHAT BEST DESCRIBES THE PROCESS OF LOOKING FOR HOUSING IN YOUR PRICE RANGE?

139 COMPLETED RESPONSES



16 ON AVERAGE, HOW WOULD YOU DESCRIBE THE QUALITY OF THE AVAILABLE HOUSING STOCK IN YOUR PRICE RANGE?

139 COMPLETED RESPONSES



17 ON AVERAGE, HOW WOULD YOU DESCRIBE THE AMOUNT OF WORK THAT THE AVAILABLE HOUSING STOCK IN YOUR PRICE RANGE REQUIRES?

124 COMPLETED RESPONSES



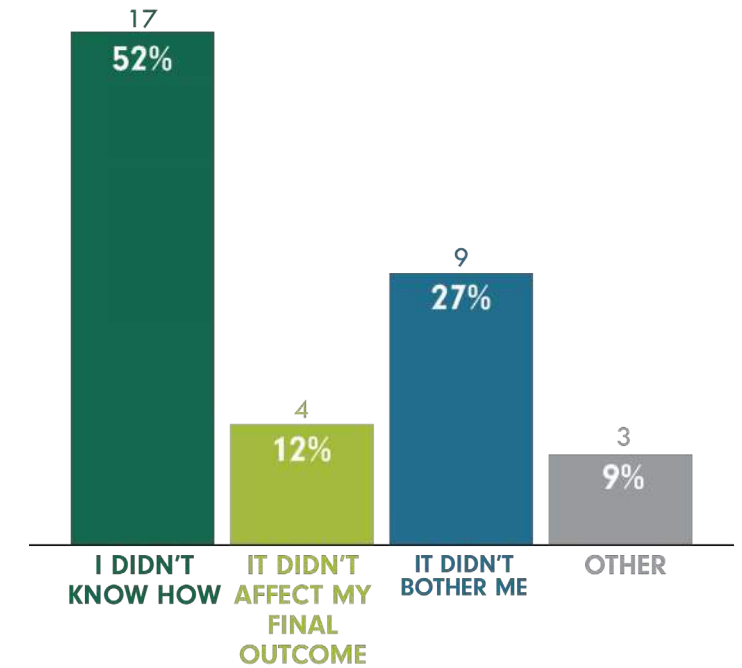
20 IF "YES" TO QUESTION 18, DID YOU REPORT THIS INCIDENT?

46 COMPLETED RESPONSES



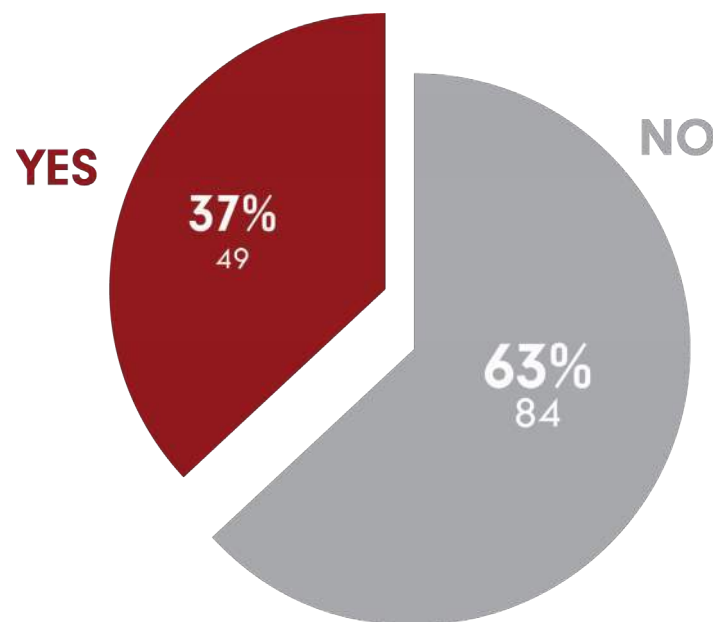
21 IF "NO" TO QUESTION 20, WHY DIDN'T YOU REPORT THE DISCRIMINATION INCIDENT?

33 COMPLETED RESPONSES



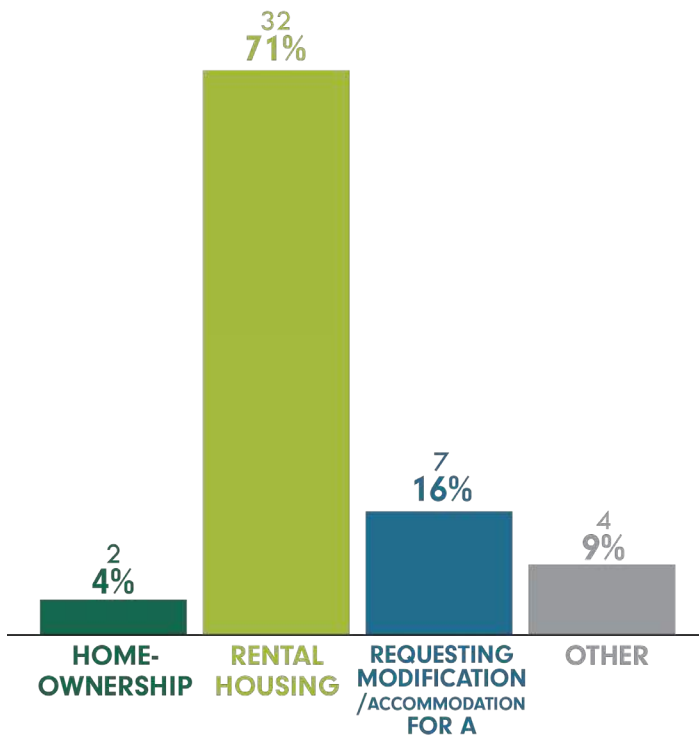
18 HAVE YOU EXPERIENCED DISCRIMINATION WHILE LOOKING FOR HOUSING BASED ON YOUR RACE, COLOR, GENDER, RELIGION, DISABILITY, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS OR FAMILY STATUS?

133 COMPLETED RESPONSES



19 IF "YES" TO QUESTION 18, WHAT TYPE OF HOUSING WERE YOU SEEKING WHEN YOU ENCOUNTERED DISCRIMINATION?

45 COMPLETED RESPONSES



22 ANYTHING ELSE YOU'D LIKE TO TELL US ABOUT EXPERIENCING DISCRIMINATION WHILE LOOKING FOR HOUSING?

25 RESPONSES

COMMENTS ARE INCLUDED AS THEY WERE ENTERED IN THE SURVEY. "NO", "NOPE", "NO THANK YOU" OR SIMILAR RESPONSES HAVE BEEN EXCLUDED. IDENTIFYING INFORMATION HAS BEEN REMOVED.

1. ADA & disability
2. I'm a felon
3. Kolorado
4. No discrimination
5. Staff only embrace diversity instead of "authority"
6. Having been a homeless person
7. Need more housing for sex offenders
8. Landlords don't like to accept felons even though my last felony conviction was in 2012
9. partially why I am in my current situation
10. Never had incident
11. I say felon and they say no!
12. Landlords are usually not from America and are very disrespectful
13. homeless bias
14. Need deposit assistance
15. ***** housing first
16. There is not enough housing available for persons with disabilities. I am trying to apply for disability assistance due to medical issues, and I cannot find anywhere but homeless shelters to stay in and for a female that is very scary. I cannot work, I have no income. My food

assistance was placed on hold while I was admitted to ***** trying to get help so now I am on the street, no monsy, no help for food and no where to sleep where I feel safe. It is a living ***** for me and the first time in my life I have needed help and cannot find help. I am VERY frustrated.

17. I am currently in federal court because of discrimination involving disabilities and reasonable accommodations.
18. Ever since the decrimination experience at ***** , me and my husband have been homeless for almost 2 yrs.
19. Colorado need to help single mothers with kids eat a place list are to long nobody can wait four 4 on a list
20. As a black low income single mother with an esa almost all of the places I have applied to the past year have outright questioned my parenting, and my ability to take care of a home it's been incredibly stressful and frustrating
21. Lived in an apartment for almost a year with no heat and no a.c.. was given a space heater. wow
22. Hispanics have a harder time finding places, especially with 4 kids.
23. I make \$60,000 and nobody will rent to my family of 6 and 2 dogs.
24. Yes. About 2 yrs ago(in Co Spgs), there was a VERY burnt out, older, RACIST acting(it appeared she disliked Caucasians) African American woman that was the front desk clerk . She was the 1st person you encounter as you enter ***** She seemed MAD at the world, unfriendly, resentful of having to serve applicants, superior acting and VERY, controlling!!!! Even though I got a pleasant technician and was eventually approved, the actions of this EXTREMELY hostile/ rude front desk bully has never faded from my mind. You might consider

some kind of “secret shopper” program to ensure that “bad apples” like HER are removed from their secure position. She not only acted like she could care less about an applicant, she behaved as if she was IMMUNE to being fired!!!!

25. Being a single mother people put me down because of incom3



WRITTEN RESPONSES TO QUESTION TWENTY THREE

23 DO YOU HAVE ANYTHING ELSE YOU WOULD LIKE TO SHARE ABOUT YOUR HOUSING SEARCH EXPERIENCES?

1,498 TOTAL RESPONSES

*COMMENTS FROM THOSE EXPERIENCING HOMELESSNESS AND THOSE WHO ARE HOMEOWNERS, RENTERS OR “OTHER” HAVE BEEN COMBINED AND SORTED BASED ON SEARCH STATUS (ANSWER TO QUESTION 3). COMMENTS ARE INCLUDED AS THEY WERE ENTERED IN THE SURVEY. “NO”, “NOPE”, “NO THANK YOU”, OR SIMILAR RESPONSES HAVE BEEN EXCLUDED. IDENTIFYING INFORMATION HAS BEEN REMOVED.

CURRENTLY SEARCHING FOR HOUSING

447 RESPONSES

1. More Universal Design. Fewer HOA restrictions. More trash cans in neighborhood area. Single level homes (no basements) suitable for seniors
2. I would love to stay in my current house, but the neighborhood is run down and the neighbors can care less about taking care of their properties. We live in *****, homelessness is a major issue, trashy and not ideal for children to live in.
3. We should not be paying 20% above the national average to live in a home. What we are having to pay to be in DECENT areas is robbing us. I work hard and have a decent job and I cannot afford a house that doesn't need a ton of work and renovation. What costs a person to live in a 3 bedroom house built in 1980s house a few years ago was reasonable, now I am having to pay in the 350,000 price range for that same house that is truly worth only about 210,000. In most places in the U.S you can build a new 3-4 bedroom house for that amount of money and you are in a decent neighborhood with good schools. The homes here have no yard, and you can high-five your neighbor in the morning out your window. We are not

San Francisco or New York City, but people are greedy and the new talks of ‘regulations’ would only keep what is an “acceptable” housing situation more unattainable. It's a keep the rich, rich and the poor, poor situation. I would consider myself middle class and for me to live in something other than a small town home is becoming as attainable as the odds of me becoming a millionaire in my lifetime. You have to be making hundreds of thousands of dollars to be able to afford a small yard, a safe house and good school. I should not have to move because we are being driven out by money grubbing Texans, Californians, and New Yorkers. They made their mistakes in their own states and now they are bringing their problems here and we will be in the same situation in the next few years.

4. The rental agencies in this town are taking too many applications for homes. If someone has a 720 credit score and yours is 710 with a 300\$ amount different in income they choose them over me. And they turned in their app hours/days after mine. Or they make you pay app fee with application and never pull your credit. Why? We do not get our money back. Scam
5. We bought our house 12yrs ago but have been unable to afford the needed repairs. I want to sell but am concerned about the condition of our home and the affordability of livable houses on the market.
6. Colorado already has many people moving here, I don't understand why we have to raise the prices are going to win that is not the issue Finding availability is the issue. Start raising the prices on rent so people can get their own places. We are already limited
7. Difficult
8. I am 76 and the problem that I am going to have in the future is being able to afford the yearly rent increases. I am in a moderate 55 and over housing. Each year the rent is more. I do not qualify for low rent or subsidized housing. Yet my income is not enough for other communities. I am squeezed in the middle. I am afraid I will be under a bridge or living with my older children which I do not. If my yearly rent increase would not surpass my yearly income increase I might be able to keep my head above water. But it seems, companies

need to have increases similar to wage earners who generally get larger increases than those of us who are on a fixed income. It seems like a never ending treadmill.

9. Why has housing skyrocketed so much? Not only for purchase, but rentals are also skyrocketing. My new lease was raised by 20%! over last year.
10. My income does not meet the rental cost. Even with two jobs.
11. I think that Colorado has become greedy where affordable housing is concerned. There needs to be a solution now not later. Maybe to have some of the apartments accept income based housing and section 8, to help deter future homelessness. Also, I think landlords should be more accountable then they are now: such as repairs and utility expenditures. I would love to see Colorado Springs get back to being Colorado Springs!
12. The situation has risen to a crisis level. I may have to leave Colorado Springs because I cannot afford to live here.
13. Landlords are not truthful about their properties and want to pull in highest rents possible.
14. The City has not zoned enough areas for developers to build AFFORDABLE housing for working-class people. Most all of the zoning has been for humongous houses and over the top apartment/condominium that are ludicrously expensive. Shame on the City for only thinking of white-collar families.
15. I am a senior citizen looking for either an affordable apartment or the ability for a low cost house to buy. I love Colorado Springs I consider it my home but cannot find a way to live here. The one place (*****) I have applied will only accept cats (I have 2) if they are declawed, which is a cruel practice that I would never allow.
16. Well on waiting list and would like to know update it new housing programs!
17. I've lived in Colorado most of my life and I've never had such a hard time from a 1 bedroom under \$1000 that isn't in a horrible part of town. Please help!
18. I live on my SSDI only 1437/month. In order to pay rent usually they want you to earn 3xs your rental price.

- That's not affordable at 700/ month. I do without after paying for other bills, i.e. food, medicine and copays for medical.
19. I am a single mom with a son who has multiple disabilities. He also has a service dog. I get no child support. I work for \$18/hr, but after taxes and money is taken out for health insurance (a must with my son's disabilities and Obamacare was worthless as far as a coverage goes - I had to drive to ***** for knee surgery because no one would accept the insurance locally - so I have to purchase my employer's health insurance to provide for his needs) I take home less than \$1000 per paycheck. You can't rent a 2 BR apartment for that amount, so buying would work better for me but there isn't much out there that is livable. So now we have to live with a family member so we're not in the streets and I hate it. Please do something about affordable housing (especially on the west/central area of town - I can't afford the daily commute to work from south/southeast or east - plus I need to stay close to my son's school). Fix this!!! I have always been able to find rentals I could afford, even when I was worse off than I am now. I have lived here for 30 years - airs ridiculous!!!!
 20. Yes Help!!
 21. I am black 68 yr. Old female from the south and I thought it would be different but NO its the same.
 22. Can't afford three time the rent
 23. I think ***** needs to oversee the Section 8 payments to landlords. Some landlords refuse to take Section 8 due to non-payment or extremely late payments. The city should consider "rent control". On person's affordable is not necessarily another person's affordable. Seniors on a fixed income with no family support need to have the opportunity to live a decent safe life just like any other individual or family. That is not the case in Colorado Springs. Another thing is here needs to be some consistency in what is considered senior. Most social service organizations consider senior at 60. HUD considers it at 62 so someone in the grey area from 60 to 62 has a more difficult time finding housing because if there is a wait list, one cannot apply until they are 62.
 24. Housing in the Colorado Springs area, both rental and owned, is much too expensive. Someone who lives on the salary of a typical federal employee or retiree is priced out of the market and cannot afford to live here. Because of the high cost of living here in general, this is the first time in my entire long life that I have felt somewhat financially squeezed.
 25. Small homes and town homes are far too expensive. It's also frustrating that companies own manufactured home parks so the home owners don't own the land and are at the mercy of the companies that do. There is really no affordable options that are good for families that work but still don't have a high income.
 26. We are 65 and 68 years old and concerned about the shortage of income-based housing in Colorado Springs.
 27. This is a military town and the prices for housing for someone just starting out as a private is way out of reach, not to mention for someone on a fixed income.
 28. We just need better, cheaper, safer options in our city. My boyfriend and I have both lived here for many years and we have decided we want to buy our first home together. We both work full-time jobs. He makes good money and I make decent money (above minimum wage) and there is still nothing in our price range that

- is in a safe area or that accommodates our needs. This has made our search for a rental house or townhome extremely difficult, almost impossible, because we cannot qualify for a high enough mortgage just yet to buy a home. I am saddened by the system.
29. It is hard to know what website or database etc will be a good source of housing info. Even hard for vets and although I am not a vet I believe we should make it easier for vets to find housing.
 30. Rents are far too high for the quality and space of the apartments and other rentals. Being charged a nonrefundable fee just to apply for a rental is expensive. We're being priced out because of the housing issues in Denver, and all the people who move from California and Texas.
 31. It's too expensive to live here if something isn't done.
 32. We are 64 and we NEED to find Senior apt we can actually afford. My wife is still currently working till Dec. when she turns 65 and will go on her earned Social Security Retirement. I'm already getting my "lower sum" Social Security Retirement, started at 62. We can't really afford any of the Senior Housing when we both are on Social Security, no we don't have any other retirement funds. :(
 33. App fees are ridiculous, I've had PM's want to charge for myself and my 2 older teens, and others who are willing to take an app fee on a property already rented. Ever since Min wage went up, so have rents, the only people who benefited is landlords and Property managers who prey on the poor and middle class. Not enough affordable housing to sustain growth in our city!
 34. It's very frustrating how expensive the market has gotten in such a short amount of time. There appears to be an insane amount of competition for homes in my price range and it can be discouraging.
 35. This city has become too expensive to function. Mortgages are cheaper than rent, but you can't get approved for much of anything. So you get stuck with expensive rent that doesn't seem to be relenting. The people who comfortably afford these 4-500k homes don't seem to think there is an issue, but there is. I love this city, but it's basically forcing low income people out. Even the terrible crime and bed bug infested apartment complexes are charging an arm and a leg for rent. But what do you do? How do you fix this situation? Even city government employees can scarcely afford to live in this city unless there are two household incomes of 50-60k+. But they get told they get to look on America's peak. Last time I checked America's peak didn't pay my rent or make buying a house any more affordable.
 36. It's so hard for me because I made some Bad choices growing up, and I am a felon because of my bad choices. I don't pass the background check.
 37. an application fee being added to every place takes out a great deal of savings when most places just take your money and decline you. It then makes it hard to make sure your savings for the deposit and 1st month are all there. 50\$ per person for and application to be told your family is not good enough to stay in that home.
 38. Significant challenges in locating a home and being able to compete within a very tight consumer market. If unable to immediately make an application, etc, the home is often off the market quickly. Requires excessive time to conduct searches.

39. The prevalence of so many absurdly restrictive HOA's and neighborhood covenants has limited us from finding our "dream home".
40. The rent is so high, it makes it nearly impossible to save to buy a house that isn't even a good value to begin with.
41. I would like to have a better understanding of terms when looking for a house.
42. we are looking for a walkable 2 bed loft style apartment with historic character
43. I moved to COS for an employment opportunity and have found the house stock limited in quality at the \$300 - \$350K for a family close to Downtown. Available homes need work I can't perform or the neighborhood are "at risk".
44. I have run into the issue of a lot of places won't do showings on weekends, and that's the only time when I can go "house shopping"
45. Need more affordable housing with adequate amount decently portioned sized spaces and rooms.
46. I feel that if there were more condos built to purchase our city would benefit.
47. Housing is so expensive, I would have to find a better paying job, or work multiple jobs just to find a comfortable, clean and safe place to live.
48. The landlords especially apartment complexes, take a lot of advantage on people charging for ridiculous things such as for parking, 25 dollars per car. They rise the rent prices regardless of the condition of the apartment just because the market. They ask the applicant to make 3 times the rent price in order to qualify you for renting, and they take a bid deal of advantage of the immigrants, the elderly, and the people who are released from jail trying to get back on their feet. Colorado Springs is booming thanks to the cannabis business, no all of us are involved in that kind of buss, most of us have to work very hard to be able to pay for an apartment which rent is higher than mortgage. I have been trying to buy a small house or a town home, I have submitted offers in two occasions, been beaten in both cases by investors who offered 10,000 over the asking price and got the properties. I know there is nothing to do about it, but my point is that we all have the right to fair decent housing, it is a necessity, just like eating and drinking water. Enough for the landlords taking advantage of the people!!
49. Would like more "luxury" living options in downtown - building that as amenities such as pool, underground parking, modern design...Like the new ***** apartments but condos for purchase.
50. \$1000+ for a micor/studio apartment or even 1 bedroom is ridiculous. The new apartments built downtown are only for the wealthy. Not for someone working a retail job and going to school who doesn't want to live with family or with multiple roommates.
51. CO Needs Tenant Rights!
52. I am a disabled single mom and financially cannot afford rent.
53. The cost of rent for any housing here in Colorado Springs is expensive for the amount of minimum wage jobs there are & the high rate of lower economically individuals. I have been in a homeless situaion since moving here in 10/2017. A single mother, currently only income in household at under \$40k with 3 dependents, I am thankfully working towards my own home with the

- ***** organization, or i have no idea where my family would have afforded to live in this town.
54. Prices are outrageous for rentals
 55. Extremely expensive to rent a decent house in a decent neighborhood for a single parent.
 56. New construction focuses on families. Builders need to talk to young seniors who want something for the next 20-25 years. Baby boomers can't find what they want...
 57. I am going to have to move to a different state or take a second job just to afford to pay rent
 58. The sales prices are higher in the north end of town despite the homes having less square footage and a smaller backyard and no mountain view.
 59. If we work together to bring up the quality of neighborhoods we will have affordable housing and be much better light overall. Concerning the homeless population, make standing at all corners illegal. No housing first for people who will not work towards the goal self sufficiency. We have the ability to help homeless people when they agree to work toward that goal.
 60. Our community is overpriced for what we get.
 61. Colorado Springs needs more affordable housing stock. The public sector will need to step up and partner with the private sector. The private sector (free market) will never solve the affordable housing crisis.
 62. Yes and no but I do not know your character limit for this open ended question. Bottom line, is that I am a fan of freedom which lends to some form of discrimination and most people I am learning are having a hard time letting go of that card, "the you hate me" card, in their deck. I am a Christian.
 63. I know there is discrimination, however, my major barrier is cost compared to wages.
 64. Do you know the average monthly income for someone on SSDI is \$750? Did you know they receive \$15 SNAP benefits? Did you know most rent is over \$1,000 a month? Go hang out at a homeless shelter or soup kitchen for a few days. Get to know the people receiving and providing services. Please.
 65. Unbelievable the cost of apartments and more unbelievable are the costs associated with these rental (bandit) agencies. I wanna know where do they get off credit score shaming me. The new social stigma (as China is working on). If my earnings aren't sufficient enough with first month and deposit. The new normal is a rental agency that tacks on an application fee, a one time office fee, pet deposits and other pet fees, all non-refundable. Who thought was acceptable to treat renters as scum and an endless cashflow.
 66. Rent is extremely high here in Colorado Springs. I have left an abusive marriage have two kids just have not been able to remotely find a place that I felt was safe for me and my kids and especially able to afford housing prices are outrageous
 67. Colorado is a beautiful state. Colorado Springs has some really trashy and jaded properties and areas that don't do this state justice.
 68. Very few rentals will allow two dogs and one cat. I don't want to live in Colorado Springs long enough to buy a house because I want better schools for my kids. Income requirements on rentals are also absurd. If I were making \$3000 a month, I wouldn't be applying for a crummy tiny studio that costs \$1000 after utilities.
 69. COS is amazing!

70. I am an "aspiring" first time home buyer seeking a single family home in the \$200k-\$250k range with proximity to Downtown. I am single and earn about \$60k/year. I have found that the market is challenging for folks in my situation. Competing with cash offers from investors or offers from higher earners is difficult. Local first time home buyers assistance programs are also not as accessible as I had hoped.
71. Colorado Springs is a weird place to look for rentals. Most landlords require 30-60 days notice of vacation, but most rentals aren't posted until two weeks from being available. Where I'm from, rentals are usually posted far in advance of the availability date which gives people a chance to plan out their move. But here, you're frequently putting in your notice without a secured new home to move into, and hoping that something will pop up that won't have a lot of competition that you'll also qualify for. Or you're paying two rents for two months because you secured a home but your landlord requires 60 days notice. The 30-60 days notice is typical, but the postings going up a month or 2 weeks before becoming available is not. I'm even a pretty savvy renter, and struggle in this town to make the timing work. I really don't like risking the possibility of being homeless if for some reason my application is denied or isn't picked several times in a row.
72. Single on 13\$ an hour job, I can't afford a tiny studio, a car and its insurance and still have money for food. I work in a restaurant late in the evening and there are no public transportation any more, so I have to rely on Lyft or Uber which really add to my cost of living. There is absolutely no affordable housing close to my work. I have a disability, but I want to work and be independant.
73. The major issue has been if you're fortunate enough to find a house in your price range that meets your needs it's gone before you can even make an offer and typically for more than asking price which in this market is usually overpriced. Very frustrating.
74. Just me and my dog, we don't need much space, I do need a job...
75. I'm in the process of relocating for work. I have three career lined up I'm just waiting to get a contract on my house in MO. In general there are more career opportunities in the Springs but I strongly feel my children will be priced out of the market. Most of my extended family is native to the Springs and several younger members struggle to get by as is. I'm established in my career so it's not as big of a deal for me.
76. Never had such a hard time searching for a home. There's usually 5 applicants or bidders on every homes that become available within the first day of it hitting the market.
77. Please legalize ADUs and alternative housing. Consider multi-use housing neighborhoods with neighborhood villages with amenities all together including walkable/bikeable areas to grocery stores, shopping, etc. We need less cookie cutter single family homes/suburban sprawl and more affordable multi-use housing.
78. Part of the reason we are moving is the increase in homeless people/vagrants/beggars that have invaded our beloved west side. These are not people looking for a hand up- they are addicts, criminals, and awful people who are destroying our environment. They don't

- want help. They want and take and laugh at people who try to help them. We are moving somewhere with a bit of land, where human poop is not a worry. We have lived on the west side or in Manitou for over 25 years. You cannot solve this crisis with affordable housing, that is not the problem. Drug addiction, laziness, and no mental health permanent housing is your problem. Soon, lowering housing values will be your problem, too. Do NOT skew housing prices, which are just where they should be, over 'homelessness'. No one wants to own low income housing because the people don't take care of their properties, there is criminal activity, and it's more trouble than it's worth. The city will have to build it and run it, if you want to ignore the issues I just described. You can hide away the real issues for maybe 10 years before it blows up in a different way. Or you can address the real issues and stop losing good residents like us as 100s more drugged out criminals stagger your way with their hands out, looking suspiciously like zombies. Just remember, zombies take. They don't vote. Too much effort, you know...
79. Rent is too expensive and gentrification of neighborhoods isnt helping
80. Too many apartments don't allow pets of any kind. Also medical marijuana patients have difficulty finding housing that allows use in the residence.
81. It's horrible. I hate where I live and I feel like my boyfriend and I are stuck. I have to finish school in the springs then I plan to leave because I can't afford to live here anymore. It's a shame because I've lived here my ENTIRE life.
82. I have lived in many states and Colorado is by far the hardest to find and keep an apartment or house to rent
83. Owners feel they have a captive market so they don't need to keep their places in good repair - neglected upkeep/maintenance of yard, flooring, appliances, etc. Found 1. place built in 1962 that still had original appliances (dirty and not functioning properly and covered in dog hair) 2. Place with original carpet covered in animal hair/stains - owner refused to upgrade.
84. We sold our house and were able to walk away with a ton of money, which we put away for a down payment when we moved back. But, there's no way we can afford to move back yet. We are waiting until the housing market falls or completely collapses before we will consider moving back to our chosen home state (again, we are a military family who chose to change all of our tax information and other important information so we could be residents of Colorado, but right now we are kind of regretting that)
85. Real problem with the property mgt. companies in the Springs; they take your money for applications--but they are far from truthful, especially about taking applications for rentals--there needs to be much more oversight or something here--app fees range from \$25 to \$55 and they'll take your app, process the fee, then tell you the next day the rental is already taken...essentially, they lie. This is very frustrating and basically just immoral.
86. Credit score needed is too high..fees for applications when they are taking 4 or 5 a day and having to make 3x the rent
87. Housing downtown seems to range from run down

- to completely unaffordable with few options in between even for two working professionals. But if downtown amenities are growing there needs to be housing and infrastructure to support that.
88. PLEASE HELP
89. Colorado Spring is a beautiful place to live; however, I believe it's appeal has pushed me out of its market. Supply and demand...
90. I am a federal public servant making \$30K a year and completely unable to find a home to buy in COS. I refuse to rent because, in this market, comparing monthly rental rates to mortgage, the amount I could pay for a decent house would put me in a disgusting apartment. I have a bit of means to actually buy a home and yet I can't. Every time something *REMARKABLY* in my price range pops up (which is SELDOM) cash investors get the property under contract instead of me for the obvious reasons. Furthermore, many properties in my price range do not accept FHA loans, which is the best loan product for me. All governmental jurisdictions have a responsibility to address the nation's affordable housing crisis. The City is not doing its part to ensure affordable housing is available (neither is any government jurisdiction, really - but this is a City survey, so. ...) ... I wonder would it be possible for a government jurisdiction, probably the federal government, to create a non-profit holding company which purchases homes, holds them in a portfolio for a limited period to give low to middle income borrowers a chance to purchase before cash investors; further stipulating that cash investors may purchase only one property at a time? I have my doubts this idea would fly in this politically conservative area. Yet, I think it important and interesting. I also think COS officials would truly represent constituents if they stood up and supported the END of the statewide ban on rent-control ordinances in Colorado before the Legislature. I won't hold my breath on that one. ... I am trying not to lose hope as a young (32 yrs) first-time home buyer seriously looking since March 2019. It is truly disturbing to experience firsthand how the conditions in COS are essentially ensuring people of low to middle income are completely pushed out of this community because there is literally no place we can afford. I really hope this survey isn't more lip service or hallow action on behalf of the City. Please help those of us struggling with affordable housing.
91. Searching for housing with low income and a disability is very difficult and stressful and creates tons of anxiety and depression, Frustration sadness and at the point of crying... I have no family to help me with monetary or even to stay at their place...I don't understand why the Colorado voucher system is so behind due to funding? I guess but it makes people with disabilities And elderly crusted and sad..I am unable to find suitable housing I'm 53 and still searching I only make around 1250 a month and can't even find a place to rent that is decent and safe, nor can I find a house to try and buy that's 100,000 or less in Colorado Springs . As stated I can't find Housing due to the lack of vouchers, and the extreme cost of a two bedroom apartment in Colorado Springs or even a small home 900 ft. or even less can't even find to rent or buy one .It would be nice if each facility as in apartments condos or rental facilities were obligated or state required to

- have you know anywhere from 2 to 10 units depending on how many units they have..it would make a lot more vouchers available if each facility must offer so many vouchers for their apartment, condos, town home rentals or residences within their property..it would be nice if each facility as in apartments condos or rental facilities were obligated or the state requires each to have you know anywhere from 2 to 10 units for vouchers when applying for those with disabilities or seniors .. Also The income requirement keeps me from getting any Type of rental residence, This should be waived Because the 3 times or 2 times rental income requirements on rental units ie Apartments, condos or town homes makes me Ineligible to even rent!!!. The vouchers system should require each facility to have reduced rent or required to give vouchers out , while working with an agency ... depending on how many units they have, vouchers for their apartment or residence within their property... this creates a lot of stress anxiety depression frustration which ruins my quality-of-life . I would like to have a normal stress free facility rental or possibility to buy a small residence but I only make 1250 a month due to being on Ssdi and Air Force retirement disability pay ... and no the VA hasn't been any help
92. Just cost too much to rent a home
93. Housing is way too expensive!
94. Houses are moving so fast that a buyer cannot take time to think about the home, neighborhood or do any research. New home builders are charging premiums just because they can get it. Very frustrating.
95. I am an Administrative Professional with more than 20 years of experience. Salaries in Colorado Springs for such positions are outdated, and have not kept up with the drastic increase of our local cost of living. What Colorado Springs employers are offering for salaries are in line with the market 15-20 years ago. It is not sustainable. Starting salaries in Denver/Metro are 20-30k more a year. However, the cost of living in the metro, while high, is more manageable with the pay scale than in Colorado Springs. We'll continue to see people living here and commuting to Denver, as long as we can't provide sustainable salaries here. It hurts our city to not have people investing in our community and has drastically change the dynamics of our Colorado Springs culture and community we've all been proud of for years.
96. Very unfriendly housing pricing for fixed income Seniors.
97. I've got bad credit and student loan debt from ***** that ripped me off. So I'm hopeless.
98. Note enough housing
99. In the past 7 years the living cost has went up to the point where adult are having to stay living with parents or having multiple roommates because with even working a full time job people can not afford housing prices
100. This is a sellers market, and the increase in housing prices is not sustainable. House craftsmanship quality is not acceptable for the home prices- the average home is not built well in This city. The salaries in this city do not support the outrageous house prices. We've looked at houses that are one more bedroom than what we have now, in the same area, and a \$650,000 house needs \$100,000 of updates or repairs, on average. This is in a neighborhood where the same houses sold

- for \$450,000 two years ago. This is outrageous when the homes are old and worn! Young people starting out can't even afford decent apartments, because of unaffordable apartments. And, please stop developing every square inch of open space. People used to be attracted to Colorado because of nature and wildlife. You are pushing out wildlife and destroying nature and habitats. You can't keep up with infrastructure and repairs. Stop building until you fix all the roads. Make developers pay for and build more parks/playgrounds. And, if you promise a neighborhood to have parks on a master plan, honor it. This town is being run by developers and it's unscrupulous.
101. I wish they had a place for seniors to have walking paths in a patio home area that was in \$350,000, \$375,000 range that's around 2,000sq ft.
102. We just want a house with yard and garage, in a safe part of town.
103. Pet breed restrictions are ridiculous; there are no naturally aggressive breeds, only poor owners!
104. Credit scores are demanded for renting locations
105. Just overall way to expensive when wages aren't rising. The cost of living is making people poor.
106. It would be nice if you could include more than one response for what kind of housing you might be currently looking for; I'm interested in a better/different rental unit, but also potentially in buying. Those would be different responses. Home on the West Side (my strongly preferred area) are VERY expensive and typically need a lot of work, if closer to an affordable range. Pretty frustrating. I would not want to live in any other area of the Springs.
107. Locals who resided in the area for years can not afford to upsize as their families grow. We love our neighborhood but have outgrown our space due to the birth of children.
108. There needs to be more income based housing, not just appointments and in good neighborhoods too, not just keep putting them in already poor and impoverished areas of town.
109. I find it unsettling that the payscale in Colorado Springs is low and the cost of living so high.
110. The rental market is insane and far over priced. Did Colorado turn in to CA in my sleep
111. No one will rent to someone with a cat, let alone someone with two cats. And I don't mean generally no pets. I mean they write no CATS. --
112. Something must be done for affordable housing
113. Even in the high crime neighborhoods, housing is outrageously expensive. Because there's high demand, prices have skyrocketed. Rental application process is ridiculously expensive. Rental prices are way too high. Purchase prices are way too high for the average home.
114. I have been renting for the last 10 years in Colorado Springs. I love living here however my apartment is shy of 480 square feet and I pay 665 a month and the rent continues to go up every year yet nothing about the apartment changes. At this point I am capable of paying for a home that is bigger than this apartment. The only problem is that I can't save enough money due to my rent increasing and I make minimum wage at a job that I've worked for for almost 10 years. The only time I get a raise is when the state forces an increase in state wages but yet the price of buying a home seems to rise at the same time. So it seems that I am only getting further away from buying a home and stuck in this tiny apartment. Every time I go to look at the listing price for a home the price only gets bigger and my dream of buying a home seems to be further. All I want is a little 2 bedroom home, bathroom and other such things that come with a home. I'm trying to get there but it's hard. I really don't want to be a renter of a tiny apartment for all of my life.
115. Stop the greed
116. There needs to be a place for parents that are disabled but still have a big family that can live in a affordable home without being discriminated.
117. New housing real estate tax is getting crazy
118. It feels very defeating. In a newly single mom trying to make ends meet for my two kids and I. I feel like I'll be stuck living in a friend's basement forever.
119. Prices need to lower or pay needs to be increased
120. Colorado Springs, housing market is horrible.
121. We need more units close to downtown for young professionals like myself and my girlfriend.
122. It is so expensive for a single woman to buy a home in this town. I make much more than minimum wage but still cannot afford to own my own home without compromising (ie. bad neighborhood or a very run-down house). If I had a second income, then maybe I could afford a nice home, but on my own, the chances are slim to none. This town is too expensive to live in.
123. Having evictions on my record makes it very difficult to find apartment, so decided to do private owner for home or duplex type of arrangement
124. Where I live rent is \$950 very poor living conditions
125. I think I have addressed some of the issues pretty well already.
126. Low cost housing is typically in a bad neighborhood, or something affordable needs lots of repairs. Which some people still can't afford to do on top of purchasing a place to live.
127. The most discouraging part of looking/putting offers on houses in C/S has been the fact that almost every single house has a bidding war which drives the prices up much higher. Our budget is 300K and we have been looking at houses between 270K and 300K all of which have sold for 20K or more than what was originally listed. So even though we are looking within our budget, the final price of the houses ends up being quite a bit more.
128. I love Colorado Springs, and I plan on working and living here for a long time. However, I think it's very hard to find anything affordable within the city right now
129. The land rental is unavailable in my price range. There are no available rental spaces at a cost of 25% of my income.
130. I am now paying more for a 2 bd apartment rental than I did for a 2 bd house in southern California. When my lease is up in July we're moving out of state, probably outside of Austin, Texas. I pay 2/3 of my income in rent. I will pay 20%
131. Housing in Colorado Springs is expensive for the quality. The rental and purchase markets are extremely competitive, and wages do not compensate for the high home costs, especially since gas, groceries and other necessities are also higher priced.
132. Prices just keep going up. I get it, more people are moving here but as a lifetime resident, it's ridiculous how much it has gone up.
133. My housing search experiences have been very frustrating. They are no affordable housing available in the area I would like to live and with no rent control in the city of Colorado Springs Apartments are out of the question. I am currently moving out of the ***** gave them 60 days notice of move out and paid the invoice for the last 18 days of May on the 1st and somehow still got a notice yesterday dated for May 6/19 stating that I still owe \$208 when I paid the full amount of \$638.03 per the invoice and the online portal to pay rent. Now they are trying to evict me and I have all of the paperwork proofing I paid the correct amount due. This is a nightmare I had to take off work today to deal with them and still have to wait until 10 am to talk to someone cause that is when they open! I will definitely file a complaint again ***** for the way they have handled my move out situation. And all of this is because of the low affordable housing availability in this city. I have a full time job that pays pretty good and I still can't find affordable housing. Unbelievable!
134. I am unable to find an environmentally safe area with housing within my budget.
135. I feel as though I don't have any options. I have to remain where I am.
136. Searching for housing on a fixed income is impossible. Rent for a studio to 1 bedroom exceeds 800 dollars. They require 3x to 4x the rent as income even if you have good rental history. Medical needs may impact a credit score and they require a 620 min to apply. Currently, we are seeking an apartment and cannot find one that does not require income to be 2500 or more.
137. I work as a RN and still can't get a house
138. First time home buyers can't afford Colorado Springs.
139. Only that shortly we will be moving to Colorado and the price range we're looking in would be a mansion back home in Texas but there is a tiny outdated 1,300 square foot home which is a little bit ridiculous.
140. I wish there was more AFFORDABLE housing in 80911 area. I am not picky by any means. I've lived here my whole life and am raising my family here but to be honest the last 2 years I've really considered moving to another state because housing here has gotten absolutely ridiculous. I hope some new ideas can help this issue that seems to be getting bigger and bigger. If I didn't have family here me and my kids would have been homeless by now. I always work full time and live within my means but I've had to apply for food stamps because it's either rent or food.
141. I'm a Colorado native and this has become insane how expensive homes even apartments are! Don't just create sec 8 housing those become unsightly we need affordable homes for sale for family's who try hard!
142. It is almost impossible to find a nice 3 bedroom house for my family in the 1300\$ price range because the Army's BAH is only 1450\$ and it's supposed to pay for housing and utilities but houses are priced way too high!
143. The disabled are being pushed out onto the streets because of rising housing costs. There needs to be more housing for the disabled or laws to protect the disabled from rent increases if the Cost of Living Raise doesn't take place. My landlord raises the rent every year by \$100. I cannot afford it next year
144. It is daunting and exhausting.
145. Make Colorado Springs less ghetto.
146. Rent control definitely needed! Lot rent costs more than mortgage if buying. There is nothing affordable based on our income. Aged small single dwelling homes are more than we can afford & put in repairs. PLEASE HELP US ASAP!!!
147. The competition is intense. We have visited and applied for rental properties unsuccessfully on more than one occasion.
148. It's ridiculous that rent is an entire paycheck!!!! I understand that people want to make money and be profitable but it makes it very difficult for this generation to move out of their parents' house. We cannot afford to live here, but we can't afford to move either
149. The cost of homes/apartments are too expensive for the living wages Colorado pays. Too many homeless people that can't afford a 1 bedroom and the middle class can't even afford a 2 bedroom home with moderate renovations. Apartments cost more than homes on a mortgage with less amount of space. More and more people will become homeless with the rise in home prices or risk having to move out of Colorado Springs.
150. Yes strongly disagree on the 3x times the rent rule
151. I have been looking at houses for sale in the area and it is ridiculously overpriced for what it is. Being a military family, we have lived in different places and by far Colorado Springs houses are very expensive for what we get.
152. It's very difficult because one apartment complex is illegally charging us for renovations. They put it on our credit and next to price, trying to get that off our credit for landlords is very difficult
153. My husband and I make decent money, we work hard for what we do have yet cannot afford to move to a home that is not run down.
154. I am in finance and my wife is a property manager and we both make more than \$50,000 a year. Cost of housing has gone up what seems to be double in the last 5 to 10 years, but income has not. There are people moving here that have money, or they're selling their homes elsewhere and buying here and it is raising the price and making it difficult for my wife and myself. We have everything from student loans to medical bills from the birth of our child that we pay for monthly, and for the size of the house that we need in the location we need we will be paying \$16-\$1800 a month in mortgage, but also have to make a down payment including closing costs of nearly \$10,000. The gap of cost and income seems to be increasing year-by-year here in the Springs. I just want to be able to afford to give my son the American dream
155. Affordable housing for retired people is difficult to find and is often in high crime areas. Needing single level living is tough to find in our budget.
156. The rent/property rates sky rocketing does not align with wage increase therefore causing disparity. People value property over humans having shelter (proper shelter). Colorado Springs is the perfect example of this value.
157. I love Colorado Springs, however the cost of living and cost to rest has increased drastically that it is hard

- for a single father of 2 to afford a decent school district for both my children. Since I have a boy and girl with drastic age difference I am required to have more than one room, 1 for each child atleast while I sleep on the couch when I have them for visitation.
158. Working wages here in the Springs are barely above minimum wage. How is a family supposed to find a home with 2 working adults, plus the cost of childcare, when they make too much for assistance, but nowhere near enough for housing? IT DOESN'T WORK!
159. As a military family and many other military families. We have pets and many of the rentals I've come across deny pets. So that along with other factors such as the lack of renovations for the price point we can afford which is under \$1700 it's not worth it. The homes available in my price point are worth more like \$1200-1500 but are renting for \$1600-1800. A few are available but the schools zoned aren't rated well. Overall a very difficult process especially with on base housing having a 3-6 month waiting period. I think the city should work hand in hand and allow incentives for landlord and tenants to make the renting process a lot easier.
160. A person making 40k a year should be able to find a decent house in a decent neighborhood to live.
161. Yes. I am afraid to move. What if Section 8 gets cancelled? How could I ever afford the rent then, no matter what I do? I have been homeless before. I would not wish that on anyone, let alone my child.
162. I'm a single parent with a child, I make about 50,000 per year. I missed my opportunity to purchase a home and am priced out of the market now. I have been fortunate to be able to rent from my parents at an affordable price for the last 15 years. I would like to purchase a home, but cannot afford the mortgage, PMI and HOA dues, in today's market. The Colorado Springs market makes it difficult for single individuals to reside in this city.
163. With CS being a retirement city and aging baby boomers, CS needs more affordable housing such as a tiny home community that does not charge 300 to 500 for lot rent or a small studio or /micro apartments.
164. we have a loveable pit but it's been so hard to find places who will accept her
165. Long term you need to find a balance with price and property values. This will be California before we know it.
166. Being a native growing up I always dreamed of living in a certain area. What used to be a affordable neighborhood has now jumped from 150 -200k\$ houses to upwards of 350-400k....bring a young adult it's really disheartening looking at the market because it seems like the cost of housing are people that are either military or have an already successful career.
167. Nobody is willing to work on a down payment. It's really tough trying to get a down payment for a new place when you have to pay 1800/month to keep a roof over your head. And that's one of the cheapest hotels in Colorado springs.
168. Trying to find a 250k starter home for a new family in a safe area is nearly impossible. The younger generation who is graduating and entering into the work place don't really have options in the Springs for homeownership. A 1 bed / 1 bath 700sqft apartment in the ghetto shouldn't be 1200/mo. While we do have a free market this market is pushing people out due to the cost of living not keeping up with wages.
169. Everything is just so overpriced. Decent priced houses are always a struggle to get excepted because there are always so many people applying it feels like you never get a fair chance.
170. Housing is toooooo expensive here!
171. There are many, many homes in CoSprgs that are in poor condition, even if you have the money to buy a home, you still need tens of thousands of dollars to do NECESSARY repairs. Our current home had FOUR breaker boxes before we moved in and they were all in use. My house is 1200 sq ft. I don't know, maybe there has to be a mandatory state inspection of every property being sold, owners MUST repair all issues?
172. I am a young man trying to move out of my parents house and have been unsuccessful due to prices. I would have to find roommates and such. The only areas that I could afford with others is run down and in undesirable areas of the springs due to violence and crime.
173. Cost of housing is too high. The pay is too low.
174. Background checks are way too intense... just because I'm a felon doesn't mean I'm not going to pay my rent or cause troubles
175. It takes 2 incomes just to get something affordable
176. Basically even the ****tiest places are too expensive
177. Most landlords don't want any domesticated animals. Parking fees aren't ever mentioned. Share laundry rooms are way too expensive.
178. Application fees accepted by landlords or management company even though they already have 10+ applications received and paid for.
179. Being a 5th year teacher with a masters, I still can not afford to live on my own (without roommates). I want to invest in the community and a neighborhood but have so little impact as a renter.
180. Posting online are not always up to date. I find something but its already taken or number of applications has been reached but its still showing as available
181. all these properties are going through a property management company with high expectations of a credit score of 680 and do not allow any pets. even to find a one bedroom is absolutely over priced of 1000+ up to live in a nice safe area. this city needs to re-evaluate the over priced properties. add some curb appeal to make wanting to live in the area nice and appealing
182. We need to mandate a price cap. Buyers are over paying for overpriced houses, which will lead to another economy crisis.
183. Affordable is not affordable when a house costs \$300,000 + and you can't find an apartment, of any size, in a decent neighborhood for under \$1200 a month. Anything less than those are in areas where one would feel unsafe living. Luxury apartments aren't helping and while low income apartments are needed, they do nothing to help those who make too much to qualify for income based housing but don't make enough for any of the other housing options. There are limited options for the true middle class.
184. 24 y.o. making about \$60k a year, which is pretty good for my age. Yet incredibly difficult to find single family homes under \$200k in safe areas.
- Pretty frustrating to find a 1 bed 1 bath 700 sqft house in a rough neighborhood going for \$180k. Very unreasonable. In contrast, you can find houses in Dallas TX for \$180k, good neighborhoods, and get something that would cost \$320k here
185. I'm a Colorado native. I've lived in Colorado Springs since leaving the Air Force in ****. Going through a divorce. Single income will not support the houses I am looking at. I am now actively looking in northern Pueblo and plan on commuting to springs for work. Very disappointed in CS. I will not retire in CS.
186. There simply are not apartments in my price range that meet my physical needs and are in a safe neighborhood. I have lived and worked in Colo. Spgs. for 50+ years. This lack is shameful! Where am I to go?
187. Rent is outrageous. It is nearly impossible for a single individual to be able to live on their own
188. I am looking for a 2bd home in a decent neighborhood that is close to where I work. Most rentals that match my needs are upwards of \$1300 per month and most landlords require applicants to make 3X the rent which is \$4000 and to have great credit. It's just not reasonable for the average citizen.
189. All of the homes are too big. Nothing in the entry level home market
190. cant even find a house in a safe neighborhood under 250k.
191. When I moved here five years ago rent was almost half the price and the prices keep going up.
192. Prices are very expensive
193. Very, very expensive and hard to find a nice, not a mansion, just a nice place with a back yard.
194. Price gouging, to the point of moving away from my home town and home state. It is to the point I do not tell anyone this is a good place to settle down in unless they do not mind being ripped off by the big money scum owners and scum lords. Local government is only looking out for their buddy's that will keep the money coming in to their pockets and there campaign needs. Colorado Springs and Colorado in General is no place for the common working family to try and survive in. People who work every day to survive do not have a fighting chance against, California, Texas and Government money from the military driving the prices through the roof. This is not the GOOD COLORADO I grew up in. I have to rate my home town as SCUM VILL USA. Wyoming is looking much better every day.
195. New apartments are expensive. Old apartments are not in good shape. New houses/condos are very expensive. Too many HOA subdivisions.
196. Rent prices need to go down it's way too expensive
197. Prices are too high, even for places that aren't in very good condition.
198. Too many apartments and houses being built for the amount of people that are here, and they're not affordable for the people that live here. I believe the rush of people moving to the Springs will slow down considerable and we'll be left with a lot of empty apartments and houses. Not to mention, we won't have the beautiful open space that we enjoy now.
199. I was born and raised here and have worked my entire life but there should be housing for all. Not just the highly educated but affordable housing for those who graduated high school and served their country in the military and now work for ****. I should not work for **** and not be able to afford to live in the city just because some magazine says this is a good place to live.
200. This city desperately needs rent control. On average a 3 bedroom 2 bath goes for 1700 to 2400 that's outrageous.
201. As soon as we find a house and property away from Colorado Springs we are leaving. The homeless population, the traffic, the filth on the sides of the roads and in fields and the growth has gotten out of hand.
202. overpriced and no availability
203. My husband and I grew up here. We don't want to move out of Colorado Springs but, seems like we are going to be forced out. Unless we become CEO's overnight!!
204. I noticed that alot of place do split utilities and backcharge almost two months back and doesn't seem fair to be paying for other peoples utilities. Also very hard to find any place that will allow animals. The average price for a 3bedroom place and one bath is about \$1,500+ not including utilities. With the job market only offering mostly part time hours it's very hard to make rent and survive
205. Having to earn 3x the rent is near impossible for a family of 4 with children with disabilities.
206. small cheap housing does not exist. Cheap mobile homes are squaller. I don't have any answers and don't know what to do. Single white male 60, no family, homeless.
207. Looking for low-income tax credit senior housing. VERY MUCH LACKING IN COLORADO SPRINGS.. need access to UC Health facilities after husband died unexpectedly.
208. the houses are all overpriced. I don't know how we are going to be able to afford a decent house in a good school district with the prices as they are. It feels very hopeless and frustrating. No wonder there's so many homeless people roaming around. I've lived here 29 years. This town used to be a great place to live now it's just a place I'm disappointed in. I really don't know how we are going to make it work.
209. Housing costs keep going up, but payscales do not rise to match.
210. There is definitely not enough low income housing. There is too much competition. Too many homeless families. There's a waiting list on the affordable housing apartments, so while your waiting to even get a shot at trying to apply, you're spending whatever money you saved living in a motel at \$440.00 a week. Please help.
211. I have noticed that smaller apartments and condos cost more to rent than HOUSES! That is madness!
212. It has been difficult to find affordable housing being a senior citizen who moved here from out of state. I don't qualify for housing because I'm just over the guidelines and can't find a home to buy because I don't qualify for enough to purchase a home.
213. AFFORDABLE housing for VETS should be a right here in Colorado Springs.
214. Prices are too high for a single person with limited income.
215. Not poor and can't afford even a townhome because of how expensive houses have become. Would need to find something in a not so great area that needs major repairs to be able to afford it and we moved to Colorado from Florida to be in a better area

- away from crime. We have kids and we need to feel safe. We love it here and want to spend the rest of our lives here but we def are getting set back by the prices of homes
216. Don't make enough on disability to live in affordable housing. Not enough government housing
217. I would like to see actual units that the mayor cites under his 1000 units a year of affordable housing goal and what the actual definition of affordable housing is to the city. Colorado Springs rent searching for individuals or couples can best be summed up with this: The *****, at ***** and ***** charges over 1k a month rent for one and two bedroom basic apartments in a very violent area of the city that cspd has called the "epicenter" of methamphetamine calls and car theft. A complex that sits adjacent to *****, a complex that is run down and owned at the time by a man who's properties accounted for 70-80 percent of all residential code violations in Colorado Springs per the city's stats, in 2017. That is for one of the least desirable areas of the city.....now imagine costs anywhere, anywhere else in town.
218. I've noticed that looking for housing with somebody who's rent amount is \$1300 is super difficult. Wanting to rent a home is becoming harder with application fees or credit checks.
219. Realtors are over paid pitbulls I'd rather not deal with any at all.
220. we have found that anything that is decent is too high, then everything else is ran by slum lords.
221. Thank you for reaching out on this topic. I am 67 and single; attempted retirement, but my bank account did not like it! I have returned to ***** on a ***** in ***** for added income. I've lived on the west side for 40+ years and hope to never move out if the area. I live in a house built in 1894 and have suffered through a lot of sewer & plumbing issues. Would love a small one or two bedroom home to rent, but simply cannot afford \$1200-1400/month. I don't want to work the rest of my life, but see no end to it due to the high cost of housing. Please help us who find purse
222. I can't afford to rent where I am and I can't afford to buy something that is big enough for my small family
223. Housing prices in our community have become unaffordable for those entering the job market and those below \$70K income. New college graduates are struggling with affordability with rentals as well as property owners take advantage of the lack of inventory and jack up their rental rates. If you want a thriving community, housing needs to be affordable as well.
224. Lower rent, pay as much as a house...
225. If you have pets...it's ridiculous to try to keep them and you can not afford all the fees and rents plus your rent. Deposits are out of control, as are app fees. You spend 600+ dollars on just app fees and admin fees alone to just get rejected. Most affordable housing is in crime ridden neighborhoods or has mold, bed bugs, roaches, or is straight up unsafe to live in.
226. the price fluctuations are crazy
227. I am on social security, with custody of my 4 yr old grandson...I cant afford 3x's the rent they are asking for..my landlord wants to move in a couple of months... then my grandson and I will be homeless...In the shelter, where i will be robbed or beaten up...because that does happen...i cant wait for my name to come up on waiting lists.
228. It is an awful experience and I believe as an honest hardworking person I will have to move out of Colorado Springs and go to another cheaper STATE.
229. Actually make affordable housing affordable
230. If you say anything then you go on the "list" and no one will rent to you
231. Houses so close together.
232. Not much imagination in housing neighborhoods. Because market has little housing to choose from builders seem not to care about creativity & uniqueness.
233. Our family makes too much for affordable housing income based residences yet we make too little to effectively find a place to live that can house and accept a family of our size.
234. When I first moved here (almost 5 hrs ago) I was on waiting list for over month until this apt opened up (decent & clean) I'm sure, the majority I viewed were dirty, run down neighborhoods. Im concerned when my lease is up the search for apts might b worse, I'm planning move out of city if i get good deal on purchasing a house in different area.
235. live here all my life, can't believe how expensive it has become, plus poor availability
236. My husband is disabled and can't work. I work two jobs. Every time we find something in our price range an investor comes with cash and outbids us or the HOA won't allow my dogs (too heavy).
237. It's very difficult to find a house for my family to grow in. Most houses that are 3 bedrooms or more are going for way to much and I just cant seem to afford it with how the housing market is. We've been trying for 2 years to purchase a house and it just keeps getting more difficult every 6 months.
238. It's expensive. It looks morale. What is available in an affordable price range is in the part of town I avoid.
239. It's ridiculous it still happens. Also 1200 rent for a one bedroom apartment is absurd.
240. How about a tiny home area?
241. Whatever the common practice is for determining a property's rental price needs to be examined and discussed. Just because it's "how things are done" does not make it ethical or correct.
242. Very over priced
243. Thr market has driven my daughter and I to seek separate housing. I cannot afford to buy here. I am buying and retiring in ***** She will stay and keep her apt. and her job in 80906. We don't know how she is going to afford it.
244. Housing here seems to focus more on the income of a military person or family which makes rent start at the rate of BHA. This makes it hard for any other person to find a decent place and still be able to make ends meet.
245. It's very hard to find an apartment when you are on a fixed income
246. Stop perpetrating a system that ruins lives and makes rich people only richer. Leading to more ruined lives and playing a part in ruining the country as a whole.
247. Why are CS pushing low income out people of the city?
248. Seniors do not get any discounts rental property's too high and raises every year utilities not included such as water, trash, while the rent keep raising not sure how people can afford this apartments Colorado needs to control rentals prices the homes are extremely high for the space and land size it's very hard to pay rent above 1500 for two bedrooms I think they landlords are inflating rental prices is out of control
249. It's exhausting, emotionally draining, very expensive even to look! All the application fees along with other fees just to find out if you qualify.
250. I feel that landlords charge larger fees to hispanics or people of color to discourage them from applying. Especially now in the era of Trump. You add up front costs, rent, utilities and non-refundable fees - the current wage scale does not cover it unless people are working two jobs and putting the children to work as well.
251. It has become difficult for a local resident to afford to purchase a home that doesnt need significant repairs. Too many people moving in and buying up our real estate. There should be a program to help local residents in purchasing or finding adequate housing.
252. I am single mom on what I thought is good income. I own a home but cant afford to live there anymore so I rent it out. The housing prices in COS are ridiculously high for what is offered. I basically have to accept the fact that i probably qont be able to own a house and will have to rent. Might i mention that my rent is relatively low but during my research i found that i would hardly be able to afford rent unless it is in a "bad" neighborhood.
253. I'm a single parent with two kids trying to find a three bedroom home around 150k with low HOA and in the NE location - safe neighborhood. That seems to be impossible right now. I live in the hood and paying 1075 per month for a runned down apartment. I live in circle and Platte area. I hear gunshots often here. I just got a raise in pay and probably can afford to pay \$1200 per month. However moving is hard for me. I want my next move to be in a home in a safe place.
254. Simply put, rent is just too high in Colorado Springs overall.
255. I've lived in Colorado for 38 years. Since the boom on marijuana hit, housing prices don't match blue collar incomes and most definitely not minimum wages. The same people that keep Colorado looking good and functioning. The statistics on homeless people is much different than reality. Anyone who has lived here 10 years can visibly see the increase in the last 4 years. The crime has also gone up. Instead of addressing real problems, hard working people are basically told that it isn't as bad as other places. While it isn't as good as other places either. Raising rent, taxes, making it unaffordable for people who've lived here their whole lives is an embarrassment to the whole state.
256. Unfortunately, I'm not sure what more the state can do. One of the issues Colorado is having is more people are immigrating into the state causing the housing market to rise. While it is true that Colorado has jobs available, there a many locals including myself who are under employed and cannot afford to move or make improvements to existing home. I believe if the state looks at the root cause of why it's difficult to find affordable housing rather than offer subsidies which take away tax payer dollars or state budgets, then we can find a long lasting solutions. My number one suggestion is work on bringing in entry to mid level jobs back into the state and increase the competition for employees.
257. Rent needs to go down in Colorado!
258. Am on SSDI and nothing is affordable.
259. I would stay where I am, but they have raised my rent steadily every year and now I cannot afford to stay and I live in a not so great neighborhood where crime is an issue.
260. I don't like housing clutter and trees shrubs and flowers but a garden is nice. Most neighborhoods I don't like maybe out of the down town area, or buy land and get a FHA loan?
261. I purchased my house 7 years ago. I am shocked at how quickly housing prices have gone up. I am a ***** and my students are finding affordable housing on their limited incomes very difficult to find. They face discrimination and poorly maintained apartments. This isn't the Colorado Springs I knew 7 years ago.
262. Unfortunately salaries have not kept up with the housing market and it fascinates me that we don't have MORE homeless in this area !!!
263. Eviction acceptance needs to be reconfigured
264. I'm trying to leave Denver/Metro because I don't like the growth. And, once again, I'm searching for housing that will allow me to continue working from home as I take care of one of the world's greatest people, my mom.
265. The market when I was looking about 5 years ago was feasible. Now my income has increased slightly and I am completely debt-free, but the houses that would be even remotely acceptable on area and size are 3 times what I was looking at before and require tens of thousands in repairs. I just want to feel safe again but that is too expensive. Would leave the area if I could but my husband can't.
266. We had our house built 4 1/2 years ago in ***** as it was cheaper than purchasing an existing home. We have a ranch style with a finished basement and in the years since we've lived there, the Housing prices have skyrocketed. This is good if we sell, but we are looking to move into a two-level house and the prices are outrageous. Builders have ranches without finished basements listed for half a million dollars and existing homes that are ten years old are even that much. There are no yards or land up here. They are squeezing a house in as tight as they are allowed and honestly, if it weren't for the schools, we'd have moved already.
267. It is impossible to find somewhere to meet our family size with one single income even making \$20 an hour. Rent is way too expensive. You have to have atleast 2 working adults making no less than \$16 an hour or your living in dangerous areas. Theres always gunshots and crime and disturbances where we are at now and we still pay \$1400.00 a month!!
268. As a first time home buyer, buying a home in Colorado Springs seems unattainable! Homes for sale are just priced way to high per sq ft. The quality of the homes are not up to par either. Are Realtors driving up the cost of homes in Colorado Springs? Looks like I may have to find another job or move back to Texas. SAD
269. Lots of very nice properties here in Colorado Springs but way too overpriced now.
270. It's hard to find affordable housing. It's especially hard when they want your income to be 3x the rent.

271. Prices have gotten absolutely over the top expensive!!
272. Affordable housing is near impossible here. Two to ten year wait lists, unsafe properties, and requirements of three times rent make it impossible with a low fixed income due to disability. I'm a native, and I'm not able to afford to live here anymore without borrowing money every month. I'm exhausted from trying to find a place for my family.
273. For low income, with disability have looked at a lot of apartments and even room shares. When a studio with the kitchen is in bedroom/kitchen/Living space 800 unacceptable.
274. They keep jacking up rent and taking away amenities. They got rid of our over night security and still raised the rent higher instead of lowering it.
275. I'm a native to Colorado Springs, I feel like I have pack all of my stuff and move out of state because it is just way too expensive to live here. I'm being pushed out of my home state. I work 3 jobs and am barely making it and my main job pays rather well.
276. Increase in apartment complex is making it harder to find single family homes to rent.
277. It's really hard to find housing when your trying to start over with low credit. I currently can't move due to my credit but where I'm renting is so expensive I can't put any money towards my medical and student loan debt. I feel trapped.
278. It concerns me when looking for a house that has vacant land near by. I am concerned that I might buy a \$500,000 plus home and the city will just build low income housing or a gas station next door causing my housing value to significantly decrease....
279. The vouchers section 8 ihas not kept with the inflation especially in the 80909 890903 80910 area
280. Too many application fees and no chance of getting the home
281. The trends are clear, prices are going up and there's not much room for the city to expand. So apartments will become the norm and houses with yards will become a luxury. Which does nothing for moral when the only open space are parks that are too dangerous to look at, let alone use. And that doesn't even touch on traffic and parking.
282. single level impossible to find. advertised starting at prices are at least 50K lower than reasonable base price. older homes generally in really really bad shape, especially if prior time as rental. no one cares for their homes anymore.
283. I love Colorado Springs and I would love to move when there is some decently priced apartments. It's cheaper to buy a house then rent an apartment
284. As a single mother with a large dog, it is almost impossible to find a two bedroom place with a yard under \$1300 on the west side of Colorado Springs. Considering the median income for individuals in the city, that gap is quite large.
285. Colorado Springs should really focus on the crime and transient situation in our city. The homeless are mostly transient who choose not to work and often bring down neighborhoods. Our crime rate is also out of control.
286. Houses are under contract or pending sale with in hours of being put on the market, More than half the homes we have appointments to go see are, gone before we can even look at them.
287. Rental costs are inflated, and the quality of housing in an affordable price range is extremely limited. Income hasn't kept pace with the increase in housing costs in the area, making it nearly impossible for those with limited incomes to find decent housing in safe areas of town. I love where I currently live, but rent keeps rising and income hasn't. I may have to move out of the area within the year if I can't earn enough to pay for housing and other needs. There needs to be a broader range of decent affordable housing for middle- and lower-income residents. The lack of affordability may be one key factor driving an increase in homelessness in the area.
288. As a successful single female, I find it really hard to find anything in my price range that hasn't been overbidded or taken by house flippers.
289. It is just too expensive to live here. It's too difficult to find a place if one or both if the parties applying has any criminal history or eve somewhat poor rental history (i.e eviction.) My little family of my husband, our 1 year old and my self are renting 1 room in a home. Have to have a storage unit for the things we cannot fit into that room so that's one more expense. We want our own space but it just does not seem possible here in Colorado. Due to that we are planning on moving in the next couple of years to Iowa, which is just another example of how the natives are leaving because if one thing or another.
290. Not enough starter homes in the area or in a safe area
291. I wish they would quit raising the cost of living if we are not compensating for pay raises to keep up. I make 55,000/yr and can't find anything decent.
292. I believe that the housing market should be able to accommodate those that don't make a high source of income. Not everyone makes two to three figures a year but should still be able to live comfortably in an affordable home. Even our military citizens have trouble finding a suitable and affordable home in our current housing market.
293. Got a good deal on current house that we have now sold, due to too much work needed that we can't afford. Now looking for something affordable, hopefully to own. Apartments are ok too, but costs are just far too high (several hundred more per month for a 2-3 bedroom apartment than our 5 bedroom house was). Kind of depressing. :(
294. I wish it was easy to just pick up and move to another state because I would rather do that than pay for an overpriced house.
295. I have to work 3 part time jobs to afford even a place with room mates. Working on my degree so i can get a better job but this has been ***** for a few years
296. I would leave Colorado if my job were transferrable. The residents here are being gouged!
297. People moving from higher cost areas are pricing us out of the market. I may be living in a tent soon due to the increase in rent prices! The quality of my neighbors has decreased significantly in the last 2 years as well. :(
298. I live under a bridge
299. Instead of building more "luxury" apartment complexes they should build more affordable ones
300. Helping daughter search. She has 10K + \$30K from us. Can afford \$200-250 & can't find inventory for that amount. Lenders won't approve her.
301. Things are too expensive. I have lived here my whole life and I've seen these prices sky rocket in the past few years because of all the people that keep pouring in from other states. Then we raised minimum wage and things got even further out of hand. I'm in college and have no chance of moving out until I have enough money.
302. With rental prices so high it is extremely difficult to save money to purchase a home.
303. Rent is increasing well above avg wage increase.
304. We need to consider low income based people cuz many ain't making enough to be having 1,000 dollar rent for a one bedroom
305. Home value is going up too quickly, especially in certain neighborhoods. The same house can cost 100k more in Colorado vs south Colorado springs. Not only are the rising prices worrisome, but gentrification should also start being a concern.
306. There isn't affordable housing in the city! Investors snatch up anything in reasonable price ranges and then flip them driving up prices even more. CHAFA loans don't even cover enough now and lower middle class can't get out of a downward spiral anymore.
307. Single family Housing is too expensive!
308. I have lived in Colorado Springs for 22 years and am about to graduate from college. I work at Apple and make very decent money, but not nearly enough to comfortably make rent and bills, much less afford a home. Searching for houses should be fun and exciting, instead I lose hope and then search in other states and find that 200,000 could buy you a mansion in the south (with land). It gets discouraging living in a state that makes you pay \$750+ rent (not including utilities) for 300-400 square foot studio apartments.
309. U *****ing landlords are charging people 1200 dollars a month for a 1 bedroom apartment. A 250000 dollar house rent isn't a whole lot more. Whoever sets the apartment rent is confused
310. In the last few years landlords require you have two and a half months rent as your income. Impossibly in Colorado Springs and for low/fixed income people.
311. I own a mobile home that I purchased over the last 6 years since I was unable to be approved for a home loan working as a manager in a restaurant making 40 to 50 thousand a year I would like to purchase a single family home but I'd like to buy a home for about a hundred and fifty thousand and they don't seem to be any in that range
312. Renters have the under hand and if you can buy houses are too expensive.
313. It's time to move again and I can't seem to find anything. Scared might be living in car again.
314. Way too high rent even for run down apartments in bad neighborhoods
315. It makes it harder on lower income family's to find the house that they want and need. For the cash buyers to come in and pay money for it to flip for a profit and jack up the price.
316. My husband and I are in a different demographic than most of the people taking this survey. We are going to purchase a house 800k or more. The style of homes in the springs is deplorable though. There is nothing inventive or modern. Basically it's the same run down style of home that was being manufactured in 2003.
317. Colorado Springs isn't as affordable as it used to be because transplants are jacking up the market. While I'm making the same amount of money, I have little to no chance of getting a place. Plus interest rates are going up, even for veterans like me
318. Rental agencies just keep collecting the no refundable application fees for profit. Anyone looking for a rental usually is desperate, and can not afford to keep paying application fees. It's nothing but greed. The prices of housing and rentals is pathetic.
319. The price of housing in Colorado springs has gotten so bad the average family cant live here anymore. Were contemplating moving out of the city after 17 years here. We just cant afford it.
320. One word to city council---MORATORIUM!!! Stop the unnecessary, uncontrolled growth!
321. Rent prices are absolutely ridiculous. Especially for a college student with intentions for medical school. I'm already taken out tons of loans just to afford college. I'm having to work so many hours that it's starting to have an impact on my academics. You have many bright people in the making that are stressing themselves out to the point where they just give up because Rent is ridiculous. I should have to live with 5 people just to get a rent as low as \$420. I'm a college student forking out SO much money because my parents just happen to be apart of the middle class group that the government thinks makes too much money, yet they have 4 children who go to school. So no grants for me. Yet, my parents are veterans and have worked so hard to be where they are but the government won't help with my tuition because they make too much money. If they made too much money, don't you think they could afford to treat themselves to some new clothes or even a date night? But no, they continue to work hard so my siblings and me can have the education we need to do well in life. Lower the rent. At least do something since tuition isn't getting any lower.
322. I was there first to look for more information on the house in question and another couple came in 10 minutes later. I got an apology (excuse) and a business card from the realtor and he went to talk to the other couple.
323. It would be lovely to actually find a house that has a decent backyard for my dogs .
324. It has gotten too expensive around the area. All the greedy people that want to make money off of selling "flipped" houses. Most houses are still in disrepair, they just make it look nice with fresh paint and new flooring. Still overpriced and run down.
325. Can you help me find a place in North Colorado Springs by Friday? I moved here from Denver in January bc rents were too high and I was homeless. Now it's happening again. I will be in a motel weekly rental soon. I do have a full time job now and would take affordable housing.
326. Do not implement rent controls
327. Its difficult to even see homes for sale. They go under contract before we can see them.
328. Houses are too expensive for the size and quality here. Rent is outrageous for a single person and costs just as much, if not more, than a mortgage. Someone should be able to make ends meet without having to work multiple jobs here.
329. during my search it seems that the prices of rentals

- go up for less space. This is especially true based on the zip code i search in.
330. I would like to buy a house with some land. At my age, my main concern is to not only live comfortably the rest of my life, but to also provide a home for my significant other should something happen to me.
331. I have loved here for 28 years, I make over 50,000 a year and I cant afford to keep a roof over my head. Homes that are 80,000 are going for 300 000. This is wrong.
332. The cost of pay in this town does not meet the cost to buy and rent here.
333. I'm a *****. I frequently work more than 96 hours/week. I have just one up-to-date consumer debt that I make double the payments on. I own both of my vehicles. My wife works part time in a role of ***** and cares for the kids. Housing prices are so high that we cannot get approved to purchase a modest home in a safe neighborhood. We pay almost \$2,000 in rent, which is somehow considered acceptable, and we are denied the opportunity to own while working hard to contribute to our community. It's discouraging.
334. I currently commute to the Colorado Springs area for work. I would love to move closer so I would not have to commute so far but have not been able to find anything affordable that is actually in decent condition. As a Colorado native, I am at a disadvantage because we inherited the people who have moved from larger cities who were used to paying outrageous amounts of money for rent/mortgages. As a single parent with one income I will have to continue to commute but am hopeful and happy to hear these conversations are happening.
335. The internet can't keep up on the listings, also house prices for quality have dropped. New houses are priced higher and don't have what they used to provide as standard amenities.
336. It sucks and roads suck
337. Prices are too high and houses get bought or rented so fast it's hard to keep up.
338. First time home buyer programs that actually help low income families
339. I have found that there are very few single level homes between 1000 to 1200 sq ft for those who need them, due to physical limitations or preference. Also, homes are being built so close together you might as well be connected. I've heard quite a few of the new homes built over the last year or so are poorly constructed. It's like there is no quality control anymore.
340. The common practice of raising the rent \$50-\$200+ EVERY time you renew the lease. 6 mos or 12 mos at that rate it would be very difficult to stay in one place very long because any annual raise with minimum hike would still barely be enough to make it, if at all. It leaves the parent never getting ahead bc taxes are used to catch up with last years needs. And daycare getting more expensive and selective unless you want to put your child at risk to a horrible person. Never know who the owners are. Air conditioners should be a REQUIREMENT for builds who's inside temperature reach over 80° during the day. Multi-story windows should have child safety bars to protect in case a screen falls out. My son has fallen out a window. He was fine it was low but then EVERY SINGLE WINDOW HAD TO BE KEPT SHUT and we have multiple cats and it gets over 80° at NIGHT. We have an AC unit but it's leaking and broken apart and barely works. They will not replace it or fill the cracks around it allowing wasps and flyies in our home. Management companies "clear out" pests and bed bugs with half assed methods and MAKE you sign a paper. Gun to your head? Just the threat of making your children homeless and traumatised if you don't sign. The paper says there is no more pests and any further needed treatments are the sole problem and financial responsibility of tenants. Even though they failed to irradiate them. I have moved in with no window and drugs in the broken garbage disposal. Took 6+ months to replace that. I moved in with it and they tried to say that they were going to remove and repipe it even though that was part of the original reason I settled on the unit. Many other things but I am a mom and busy so I can't finish this.
341. I signed up for housing 3 years ago and have never heard back and can not get anyone to answer the phone. My number has never changed.
342. Being a full time working single mother of two, I do not qualify for any assistance yet the rents are so outrageous I can't afford proper housing for my family. There is no reason that a professional working person should not be able to find suitable housing. Most rents for a three bedroom are more than three times my monthly income which disqualifies me. There needs to be options for one income families like myself that fall into that middle category of making too much for assistance but not enough to meet rental criteria.
343. 1970 born native that feels like the springs has gotten saturated.
344. More housing now, decrease onerous parking requirements. My current street could double the number of cars with space to spare.
345. I live in an area experiencing gentrification and retail growth. The apartment complex was sold and now rent is increasing exponentially despite how rundown it is.
346. Developers have made houses to close together resulting in overcrowding with poor road infrastructure in place. Little code enforcement.
347. Just that the bang for your buck in both rent and purchasing has gotten horrible. Landlords are gouging and house prices have gone through the roof
348. Difficult to rationalize paying someone a 25-30% increase in their equity over just three years or less.
349. In order to find safe and clean housing my partner and I both need to have two full time jobs.
350. very costly for all the different application fees, especially at low income with no credit, good or bad. I am a native. I just want to stay and live
351. I find everything way over priced for size and condition of the houses in my price range
352. Must make an offer ASAP or the property is gone. Some HOA's have very strict rules and high fees. Don't like the vinyl fencing and split rail fencing in newer neighborhoods. New neighborhoods have homes so very close together.
353. We have stayed in our current housing that is much too small for my family- but we've made it work because we have to and our landlord hasn't increased rent on us. If he were to raise it, we would have to pay \$450 more per month to just bring it to market of what others in our area are renting for! there is no way we could stay here and sadly nothing that is not in a bad area is in my price range.
354. Concerned about over development with small lot sized homes. Water resources will start to be a concern for the Colorado Springs area at large is we continue the trend of over development, especially in the NE.
355. Salaries have not kept up with cost of living
356. There is not enough inventory under 300,000 in neighborhoods that are clean, safe, and not overrun with renters. Mass rental properties in lower income areas drive down values because renters are less likely to care, repair, or make improvements in a home. There is a limited amount of inventory of smaller 4 bedroom homes (less than 2000 square feet) or homes designed for multiple families. With prices continuing to rise, families need to either split homes, have rental incomes, or children must live at home longer as rental prices are ridiculous. I would like to see older communities revitalized to draw in young or new buyers or smaller single family homes being built at affordable costs. Since the city is expanding astronomical, I would think rehabilitating older neighborhoods to ensure communities are clean and safe would solve many issues. People do not want to move into 80916 area because of crime, rentals, limited industry/businesses, older homes that require too much work, and poor property values. This issue is multifaceted. As I lived in this area (80916)for 10 years, I know that it is a diverse socioeconomic area, but it does seem that there are many reinforced inequalities that work to suppress hard working people in this area. However, the main issue is that there is a greater disparity between the haves and the have nots because salaries for most have not risen but house prices continue to do so. Somehow, pricing needs to be controlled without furthering the disparity between those in more affluent areas and those in older less desirable areas. Revitalizing certain area codes would allow more people to have economic freedom, encourage more sales to reduce renters, and add stability to the entire community.
357. As stated in another question, my family of 4, two working (the others are minors), can barely afford a shoddy one bedroom apartment in an iffy part of town (our car was stolen out of the parking lot here 2 months ago). In my months-long search for somewhere else to go, you literally can't find 3 bedroom apartments under a grand. We make a bit less than 2400 monthly, and to make the required 2.5-3x rent, rent would have to be 800-960. I've got a boy and a girl who really need their own spaces (and the adults do too) to grow and develop, but that's not gonna happen. I've looked at owning a home again, but mortgage works out even higher. We just can't afford it, unless it's a mobile home maybe. In the meantime, we have to take advantage of ***** income-based rentals (our brightest prospect at this time), food banks, and food stamps just to live here...
358. Although Colorado Springs is growing affordable housing is not. I have a government job and am struggling to pay my \$950 rent, which they are raising to \$1200 I am looking for a house but they are really expensive.
359. Nothing available below \$250,000 in safe respectable areas of town
360. It's just been a really frustrating process. I have a credit score in the 800's and should be able to buy a house without selling a lung. Houses under 300,000 are coming in way over cost and it becomes a bidding war. To live here I am giving most of my paycheck and if it wasn't for my custody situation. This town is ridiculous what the housing market has become. I bought a house ten years ago for 145,000 that same house is now worth double that. The average middle class family can't afford to live here and single parents have to work two jobs. I have a masters degree, zero debt and can't afford to buy a house in this two on my income. It's really sad.
361. The pricing is crazy
362. Just can't believe the prices
363. Currently getting ready to list our home as we feel it's the best time to get a great price with inventory do low. Lived here for 23 years and now will most likely move out of state as we can't afford to buy up after leaving our home as the buy up now is too expensive. Looking for more 1 level living as we downsize & age. Loved Loved living here. Will break my heart to leave.
364. I am almost 30 and have to live with my mom because housing is so expensive here and houses are being built in a weekend and the work is shoddy and cookie cutter. I can't imagine paying \$300k+++ for a house here.
365. I have family members looking for new housing and they are having the same issues I am. Colorado Springs housing is just way too expensive!
366. Location is integral to neighborhood success. Having a decent house but being 20 minutes away from any services is terrible. As the springs grows it's so important to not allow land that's been zoned as commercial to be changed to residential. While it may benefit developers in the short term it's not doing the city any favors in terms of stability and sustainability.
367. The only somewhat affordable places are in the worst part of town or are so old, not up to date, disgusting units that are overpriced. ***** should also offer more help to single parents
368. There needs to be a cap off on housing cost. Just because the minimum wage goes up dose not mean the cost of living needs to go up.
369. Rentals are a joke, and a cruel one at that. Charging application fees for rentals should be illegal. Buying here is impossible if you are moderate to low income. Been trying to buy a house for YEARS. Now looking outside of the city and planning on leaving El Paso county.
370. The size of home we need coupled with the locations we'd like put us considerably over budget, especially regarding down payment.
371. Most houses in any area around here are \$1500 or more and some apartments are starting to follow suit
372. If rent keeps rising at the pace it is, I'll be living out of my car. If rent hadn't skyrocketed or if my pay kept pace with quality of living, I could afford a place to rent without that money taking up nearly 2/3 of my paycheck
373. I make 15.00 an hr after healthcare,car ins, and other items 1 full paycheck goes to rent. I have no dishwasher,pool,gym etc which is fine but 850 a month is horrible. I am also a single income. Right now I am looking at New Mexico..at least I get more for my money there.

374. Rent and cost of homes have sky rocketed. Cost to live here has gotten out of control.
375. The cost of living is ridiculous. Even for small apartments the size of nothing is way over priced and they don't even maintain the places well for the price. It's robbing people.
376. I'm a newly single mom due to domestic violence that I had to get us out of. I have 3 children, there is 0 way to maintain a household here in Colorado anymore and there is NO truly affordable housing anywhere in this state. 1/3 of your income is what they state you should spend on rent/mortgage, that means I should spend NO MORE than \$633 a month on rent/mortgage. There aren't even 1 bedroom apartments for that much less something that can accomodate my 3 children and myself. It's disgusting how expensive everything is and how impossible it is to make it unless you have 2 fulltime incomes that equal more than \$80,000 a year.
377. I'm looking to buy an Apartment for my Grandson who is finish at ***** in COS, 2 bedrooms noct to expensiv.
378. Ridiculous prices when looking for a single dwelling home. But rent is even more ridiculous. In 2015 I paid \$1395.00 monthly for a 4 bedroom; now I pay \$1645.00 for a 2 bedroom.
379. Yes the Housing in Colorado Springs, is for Students to expensiv..
380. Yes they should make more programs to help people that are sick and can not work but still have a big family and need a affordable place to live in a nice safe neighborhood. Not all people that are low income are bad people , my husband is going to college trying to get his degree so that we can afford a home in the future. Thank you , *****
381. Houses are expensive for the size. Most houses have very small rooms.
382. Yes, Colorado Springs is being ruined by greedy developers. Right behind where I currently rent a developer has built houses with no yards that are 3 stories. He has crammed as many houses as he could get onto tiny lots. He is charging over \$400,000 for these awful homes. City council is trying to pass a rezoning where 2 homes can be built on every residential lot. This will destroy the beauty of this city and the sanity of it's residents. We need smaller homes to be built as well. But, developers want to make the most money possible no one cares about the middle to lower class. What's going on in this town is a disgrace. I have lived here since 1981 and what's happening now is going to drive a lot of long time residents away or add to the homeless situation here. All the people involved in the housing market are being greedy and short sited! Wake up and look at the big picture here.
383. Currently looking for senior complex, non smoking. Most complex are too expensive or I don't qualify. Currently unable to afford the move, don't want to stay where I am. Help!
384. Prices are to high in both the rental and purchasing markets. We have stayed in a rental that is to small for 4 years because we are unable to find something in our price range that have the amenities we are looking for.
385. My husband and I work what are considered good paying jobs. We are a dual income household just looking for a home to raise our family in and it seems impossible in this market.
386. Most of the housing here is much larger than what I desire. I don't feel the need to pay an extra 100k for too much house simply to be able to buy one.
387. Houses are too expensive for what we are getting paid. Or lower the houses or bring up the minimum wage
388. We are a family with 2 full time jobs above minimum wage and Colorado Native's who are being priced out. While trying to downsize to save for a home the rental market increased so much we can barely afford to rent a 45 year old 2 bed 1 bath basement apartment.
389. Natives are being forced out of our own state by renters and it's unfair
390. I'm a single dad on va disability and I have 2 children. It's not easy on one income.
391. Not only is the price range become unreasonable, HOA's for desired neighborhoods have rapidly increased and can make people house poor.
392. Also really unhappy with interest rates.
393. Renting and buying are way to expensive. We've lived here 8 years. Our first place was a 1400 sqft town home with a basement for \$800/mo and now we are in a barely 900 sqft, one level apartment and are paying \$1065/mo. All we want to do is move but anything the first time home buyers program will approve is out of our price range. We're thinking of moving out of state just so we can find something more affordable.
394. Cost of housing (apartments, single family homes, town homes, condos) is too expensive compared to income. Apartments need to also be more excepting of larger dogs. Having a 100 lb labrador retriever keeps us from living in a lot of the apartments here. It's very frustrating as a single mom to make it work here. After being born and raised in Colorado Springs, I'm close to having to leave due to the cost of living.
395. It is extremely difficult to find housing fit for someone with mobility issues (one level, no stairs)
396. With the amount of transplant that move to the springs every year you would think there are more options for group housing. But the options for single individuals looking for housing is very limited
397. I have lived in Colorado my whole life but sadly my husband and I are considering moving out of Colorado because I don't know if we can afford to stay.
398. This survey goes from question 18 too 23.....pages 3 to 7.
399. I find it unfair that my husband and I have both graduated from college and have careers plus we have side jobs and we still cannot afford a home. If we are struggling with 2 of us there must be many more people who are struggling more than us.
400. Rent needs to go down. Simple as that. We have a problem with the homeless and this does not help. I make over 60K a year and can barely afford a sub par apartment.
401. It's almost impossible to find an affordable home in town. A lot of places are asking for too much with offering too little for the amount asked for.
402. I have found it difficult to find housing, renting and buying because of the large military population. I have been told by several apartment complexes and landlords that they chose someone in the military over me because of the housing allowance. It's a bit of a catch 22, while the people serving and protecting our country deserve it. But I can't purchase a home or rent because prices have raised so drastically and they get and extra \$1000 a month.
403. The cost of housing is getting out of hand from Colorado springs all the way to fountain. Was never like this 20 years ago.
404. many great houses, but good condition houses in the area i'm looking are outside of my price range
405. It would be nice to see affordable housing again. It used to be so affordable and it has skyrocketed and I have seen people have to move out of state because of pricing even though they really don't want to. I make too much to qualify for low income housing but I don't make enough to afford rent in a safe neighborhood and I am not willing to put my son and my safety at risk for a cheap place to rent
406. One of the hardest things to find when looking at rental homes is a pet friendly option. I have a dog and a cat and it is difficult to find places that allow them or don't charge outrageous additional fees for pets. It's been really frustrating trying to find a new place to rent.
407. Our homeless population will only increase if we continue on this path. A double dip recession is right around the corner.
408. Yes...***** about the housing affordability...it's basic economics called supply and demand...decrease the demand (quit allowing the city to grow at an unchecked exponential rate in all directions) and people will eventually move and live elsewhere. STOP BUILDING APARTMENT COMPLEXES...*****, these are supposed to be short term housing until you build enough equity to purchase a first home, start imposing limits on rent increases to help. I'm not saying a landlord can't charge market value initially but if the current resident signs a lease and wants to renew...the rent should only be able to legally be increased by a nominal percent. And above all else for thelove of all that is holy...stop freaking building strip malls and pocket shopping centers, better yet, just leave land open and undeveloped...stop trying to make this like another Denver, the draw of the city is that around 300,000 is the perfect size not too small not too big. Oh wait we're double that? Shoot...time to start kicking some people out...
409. I believe we need an overhaul on Housing policies and practices. Our city needs more affordable housing and programs for first time home buyers who have less than perfect credit. I am consigned to live in a dump because the average rent in CoSP is \$1600 for a townhome or condo and is more than 3x my monthly income. Housing has gotten so expensive and most employers do not keep up with the over-inflated housing costs. I feel shut out because I have 2 small dogs and most rental owners and/or agencies allow only one pet. We keep building bigger and more expensive/exclusive homes that the average CoSp resident cannot afford. At this rate, more and more residents are being driven towards homelessness because we can't keep up with Landlords who raise the rents every year without making significant improvements to personal living spaces. Landlords should offer fixed rates for long leases and/or long-term residents. As a single person with 2 pets, I do not need a 4bd 3 bath home, but I do not want to live in an over-priced 700sqft 1/1 apt in 4-plex on an over-populated high-crime area either. We have become a town that keep the poor impoverished while helping to make the rich, richer.
410. Need for affordable senior housing. Whether rentals or apts or single family homes
411. It's extremely hard for a single full time working mother of two to find something affordable in my area. I am trying to stay in a specific school district for my kids. Because nothing is affordable I'm forced to stay where I am at
412. I have lived in Colorado Springs for 25 years and was always able to find an affordable place on just my own income. Within the last 6-7 years, I couldn't even try to live by myself and I still can't afford to live even somewhat comfortably with my husband's income included. I am afraid of becoming homeless with my children because I can't afford a roof over our heads.
413. The housing market is crazy ridiculous price wise. I live on the south end of town and wish there were more options townhouse or condominium wise. Theres plenty of new ones on the north side but unfortunately not on the south east side of town.
414. Alot of places don't accept pets.or it is hard to look for homes for rent without being bombarded by people or agencies who want money to do it.
415. The housing market is beyond over priced. Many people end up on the streets due to lack of availability or lack of affordability.
416. The price is so high compared to the income. This city caters to the need of the military so if you are not military you have a hard time getting a good paying job and their is no financial assistance if your not military
417. The home search process has been very difficult and frustrating. My husband and myself make decent money; however, having three kids has made the search process challenging. There are few homes in our price range (due to having to pay for three children in daycare), that will accomodate our larger family since housing prices have increased so quickly. When they are all in school, it will be a different story. We fear that if we wait until all three are in school, we will miss a window of opportunity to find a home due to increasing popularity of our city. The home search continues and it seems like there is no middle ground for those just getting on their feet.
418. 3 bedroom homes cost 225-300 k or more and in Michigan same house would be 140. Costs are too ***** high. I don't think I could move back, and rents are insane too.
419. Housing prices in Colorado have skyrocketed. There is very little affordable housing. If you are looking to rent, good luck. Most rentals are off **the market within days if not sooner.
420. Its sucks trying to find a home. We've been searching almost 18 months and living in a motel and nobody cares or wants to help us. Its bull***** how our veterans are treated and losing their homes at alarming rates but people just shrug their shoulders and say glad it's not me! Sorry! Its absolute ***** this is allowed to happen!
421. As a homeowner in a low income area, I am not in favor of rent control. My neighborhood would become a slum.

422. Due to the minimum hourly wage in Colorado, it's difficult to upgrade to better housing in a good area. Living from paycheck to paycheck.
423. The fact that the value on homes in this city has tripled in less than 5 years is insane a house especially on the older homes that aren't even updated are not worth 300k or more it's simply not an affordable model for the citizens of this city I was born in this town and have never seen the some forced out of their homes do to the greed of out town rental companies and out of town home buyers something needs to be done because the bubble will burst as it always does
424. Too expensive and NOTHING if poor CREDIT
425. The main problem for us is that the cost (especially to rent) is just so, so high that we are having a hard time saving money for a down payment on a house. If we were to move to a cheaper apartment, we'd likely be living somewhere very unsafe with an even higher crime rate-trading our safety to still be struggling to save money. It's a very difficult cycle to break.
426. This is going to drain the city and increase crime. If the rent continues to rise our educated youth will leave for better amenities and job opportunities if rent is already so elevated. Frustrations and lack of ability to do anything outside of pay for housing will lead to an increase in crime.
427. There is little to no inventory for a family of 5 under 350,000 which makes it very difficult to afford and get what we need as well. I hate how busy Colorado is now!
428. They tried raising my property taxes last year by 14%, this year they are trying by 18%. that's 32% since I have owned my home. Ridiculous!!!!
429. Rent is very expensive for young people trying to get out of their parents home
430. Housing costs are rising faster than wages, so it is difficult to find affordable housing in decent neighborhoods. And, when a home comes on the market, you often have to offer more than asking price to have a chance to have your offer accepted, and homes are usually on the market for less than a week.
431. It is so expensive, to the point where you cannot afford to own but also cannot afford to rent
432. Moved in with family to save for a large enough down payment on a home. I think we are stuck between a rock and a hard place, our salaries have only included a standard raise and not a housing cost adjustment (not unusual for most companies) but the cost of single family homes has just become impossible to keep up with.
433. We are military. Our BAH doesn't even cover rent for our family. Rent and mortgages are way to high. The cost of living is way to high! Most rentals charge the max because they know how much BAH the military make and they take advantage. We had to get on a wait list to move on post because we couldn't afford to live off post anymore, in a good school district with a safe neighborhood. Of all the places we've lived Colorado has been the most expensive and strained our family the most. Just scrapping by paycheck to paycheck.
434. The prices of houses have increased at a far higher rate than wages, and thus it does not seem feasible to purchase a house like it would be elsewhere. We want to stay in Colorado Springs, but I'm afraid that if the trend continues I will be forced to move away from family and work to a more affordable location. It's a shame that I'm expected to spend half of my net income on a house payment. It makes it hard to prepare for slow work since I am in a union.
435. As a young adult, I find that much of the available housing in Colorado Springs has simply risen above my income. I work a steady, well paying hourly job, yet my monthly income barely covers the rent for most mid-range apartments. I do not have the expertise to say what exactly can be done to fix this or alleviate these issues, but I do feel that something must be done to allow younger buyers to enter the housing market at an earlier age.
436. Older people on fixed incomes can't take on substantial increases in rent. But they can't take on moving either!
437. Colorado Springs is too expensive. I'm probably going to need to Pueblo or somewhere else to afford my rent and commute longer to work.
438. I am 18 years old and no longer live with my parents. I am common law married and we live with my husband's parents. We have been trying for a year to move out, but I can't find a job that I can work (I have chronic pain so I can't work fast food/retail anymore) enough or has enough hours to where we can make enough money to move out. What I'm saying is, we're 18 and 20, and we didn't even have a chance. Had cost of living been lower, we would have already been able to have our own home and be making bigger strides as people.
439. It has been a very difficult process, and I am still looking for a place to move that is a reasonable price for a family of 4 making little money.
440. You get discouraged because your job and multiple jobs aren't growing with the economy. So you are being paid less than livable wages (11.10, 12.00) and the housing market wants \$1,300 for a 2 bedroom home on the south end of town where it is riddled with crime, drugs, poverty, homelessness and slum lords...colorado springs housing authority being one of them. They charge me \$1,101 to live in a crime riddled area of fountain and chelton where they don't maintain the property well at all and they put in work orders from inspections that never get fixed. Its ridiculously expensive when I make \$12.00 an hour with 4 teens and the expenses of education, Food, transportation, Gas, car and home insurance, health insurance, etc. Subsidized Housing gives me a place to live...barely! I have one foot in homelessness and one in government run housing who cares less if my house is in good condition or not. The housing market is even worse. I need at least a 4 berm home and those are \$1,600-\$1,900. Can't afford it! People scream to get degrees...I currently know several people with masters either unemployed or severely underemployed working at walmart as a cashier or kum and Go. Colorado Springs is a crap hole of rich people and if you are not rich or wealthy, they throw you to the dogs
441. Not very easy searching for a affordable home they are wanting way to much for homes new or old it is ridiculous
442. For a good house in a nice area it's over 300,000 it would be nice to see house prices go down or minimum wage go up.
443. My husband and I are trying to buy our first home

but want to do so without being mortgage poor..... it's not looking to promising.

444. Landlords and property managers have gotten greedy and mean when it has come to housing market
445. The housing market is crazy. Its way to expensive for what I'm getting paid. It's not affordable for a single parent.
446. The growing housing prices in our community, along with lack of employers paying increased wages/salaries -- not even basic annual cost of living increases, is putting more and more people in the poor working class. I would love to get out of my current living situation. However, a 14% increase in rent in one year, and not even a 2% increase in salary, makes it next to impossible. Looking for houses in my 'price range' would put me in less than desirable neighborhoods, or in houses that need a fair amount of work. The current housing market in our community is not friendly to anyone that makes less than \$100,000 a year. So, where does that leave the rest of us??
447. We are first-time home buyers struggling to find a suitable house to live in here in the Springs. Houses here that are in terrible condition are three times the price of brand new ones in other states.

FINISHED SEARCHING FOR HOUSING

437 RESPONSES

1. The housing stock that is reasonably sized is old and inefficient; the newer stock is oversized and thus inefficient. Housing uses too much energy.
2. While looking to downsize in our search, we were also looking to NOT getting into a major project house. We did get a relatively new house, but it had no landscaping, so that became our project to be able to afford in our price range.
3. environmentally friendly construction is virtually non-existent in this city! I haven't seen it incentivized anywhere. It seems like there should be incentives for things like renewable energy. I know they exist, because I spent hours digging, but why are these things not mainstream? Also, when I ask contractors about environmentally friendly features. Why do they respond with "oh you don't want to do that, any city inspector would have a fit if they see anything that is out of the ordinary and will create more work for them." This is very disappointing and it would be great to see this city step up to the plate and do the right thing to help bring environmentally friendly construction everywhere in the city.
4. The market is definitely a seller's market, and I feel the price of the homes at the median range is much higher than the true value of a home, especially ones that haven't been updated and include fixtures, plumbing, and appliances that are significantly dated.
5. Clearly the City needs more affordable housing. I think it was terrible to tear down all the cheap hotel units on S Nevada with no replacements as part of the project. Further, housing levels should be mixed, not concentrated areas of low income or wealthy.
6. too many application fees spent for hopes of obtaining a place wanted. build up not out
7. I work 40 hours a week and I can't find a place either studio or one bedroom that I can afford! I make \$14/

hour, which is too much to qualify for low income housing but don't make enough for something fairly nice and mostly clean, without bugs! Most rentals only have office hours during the week, when I am working. I don't need any amenities, and it seems like most newer places have so many amenities and charge more for them.

8. Supply and demand is king and drives the unaffordability cycle. Look at the homes built here after WWII through about 1980. Small and affordable. Time to go back to those sizes, with housing assistance as needed. And create affordable senior villages with standalone units..= affordable dignity!
9. I am not currently looking for housing, but I am involved with families that are searching. I know that affordable housing has decreased dramatically in this area.
10. Houses are too close together. Its like you are trying to squeeze as many houses in an area as possible. This is Colorado springs and people like the wide open places.
11. Stop trying to help people find affordable housing...I worked my **** off and saved up enough money to buy a home at 24 years old in 2017...if these people want to make minimum wage at a job they don't have to work too hard at, then they should not expect to be able to afford a house. Hard work pays off, stop trying to lower MY homes value because they need our help to afford theirs...
12. It is not governments responsibility to provide housing, low income or otherwise. IT IS NOT YOUR MONEY. Leave the market alone, and it will do what it always does, provide adequate housing at the best prices. IT IS NOT YOUR MONEY TO SPEND, TAKING FUNDS FROM THE HAVES TO GIVE TO HAVE NOTS. SHAME ON YOU.
13. My wife and I are dual income, no kids, had a low debt to income ratio and had a decent down payment, and we still experienced issues with finding a home due to pricing and availability. Unless you can spend \$400k on a home, you most likely will not be able to purchase a home on the north, west, and north east end of town. I have family members who are being priced out of Colorado Springs and may be forced to move.
14. I feel like we can not trust the city to uphold the zoning ordinances. If I buy a house in an area I like with single family zoning, city council can just change the zoning if they feel like it. And I have no power to protect my property rights!
15. Moved out of downtown Colorado Springs when a homeless woman broke into my home twice and my husbands tools were stolen from our garage again by homeless people presumably to buy drugs
16. Worried about homeless mentally ill and drug addicted transients downtown breaking into home while I am at work preventing me from looking downtown where I would prefer to be. I think the downtown shelters are the source of this problem and the increased crime as the homeless are out on the street all day looking for trouble and panhandling
17. Need access to low cost loans to upgrade properties, also programs offered by the state/city to upgrade utilities, landscape, etc. Commercial (HOAs) & residential.
18. Colorado springs housing prices are out of control and wages employers are paying are ridiculously low. I got paid \$11 as an administrative assistant in st Louis 20 years ago and now in 2019 in Colorado springs

- it's the same pay! Only difference is now requiring a bachelor's degree. How are people supposed to live on that with rising housing costs. No wonder the homeless population is out of control here!
19. HOAs have too much power and set so many rules that it ends excluding a certain demographics. There is very few people of color or young people that live in the community which is because the HOA starts to target and nit pick at the activities on the community. Ex. Latinx family with a lot of visitors and frequent visits. The HOA starts to designate the visitors as residents and then they can no longer park for longer than an hour. It is bad when HOA board members are given nicknames such a king or queen of the HOA community. The city needs to be able to understand that some people cant afford to 1. Get the added cost for HOA 2. HOA fees are also adding to the problem.
 20. We need more diversity in our zoning laws. Too much of our city is locked up in low density single family zoning that creates an inflexible built environment. I want mixed use zoning everywhere. Zoning diversity is one of the best ways to change our city for the better.
 21. I am not in favor of changing our existing ADU ordinance. Current single family neighborhoods should remain R-1.
 22. Being younger parents, we are in our twenties and even with two good careers, The cost of living has a high impact on not being able to start our family in the place we were raised.
 23. Very competitive, multiple bids/offers for each property in a short period of time.
 24. Great when we used a realtor
 25. While searching for houses, we found that we were often pigeonholed into certain neighborhoods, more away from the city center and activities.
 26. Everything is either apartments or super expensive houses. We got priced out of downtown, forced into an area much further from activities and events.
 27. It's also extremely difficult to find affordable single family homes in single family neighborhoods. We thought we finally found that but are soon to be surrounded by apartment complexes.
 28. I think the next place we should look for solutions is to turn houses along busy streets like ***** into apartments. So many of these properties are low quality and just not fun to live in with all the road noise, could be a lot better with more apartments and townhomes
 29. I think most people would agree that the current housing market makes purchasing a home an unattainable dream for many. Renting is even worse, with rentals going for ridiculously high prices. New York City has cheaper apartments than some places in the Springs and to me that is ridiculous and unacceptable.
 30. Moved here from a very expensive region and thought my money would go further here, but it didn't. And not many good options near downtown and in walkable areas - lots of 70's, 80's and 90's neighborhoods that are very dated (and I have concerns about those areas retaining their value, and what that might mean to the city's well-being in the future).
 31. Too many houses are being built without regard to natural landscapes or traffic issues. The houses being built are too expensive and affordable housing also needs to be built. We bought a house in the perfect neighborhood and greedy colorado decided to sell the land next to us and put 1000 homes in there. Please leave plans for greenery, animals, space. We do not need to be a concrete crime jungle!!!
 32. Standardize some amenities in an apartment, for example there is no exhaust in my current apartments bathroom, if it is a city requirement to have one, it will be convenient .
 33. It is nearly impossible to find ADA housing on a middle class price range. Could not find any houses where all living space was on one floor. I don't want to buy a house where I cannot access a large portion of the square footage. Even new homes advertised as ADA accessible feature multiple floors of living space.
 34. the springs is perfectly aligned with the high median income and types of jobs vs. housing. The amount of military and government jobs makes it perfectly reasonable for rentals to be in high demand. Those individuals are also more than happy to have roommates. Any affordable housing needs to be closer to Denver and the East to balance out the demand on the neighborhoods and make jobs in between Denver and the springs more attainable.
 35. Communal housing or large houses with 2-4 roommates is ideal in the Springs. The only way I could afford a home now is if there were a separate rental basement or top floor. People are not selling their houses because they want to "hold onto them" longer, so they can make more money. It's extremely frustrating!
 36. Even rents are unaffordable. I cannot afford to rent alone on my income. I have to live with family, or I have to get a roommate to help pay the rent toward a place to live that will accommodate me and my three boys when I have them.
 37. I was fortunate to find a small one bedroom apartment in my price range that had not been upgraded. The only other choice in the same price range was subsidized housing.
 38. It wasn't this hard before to find a clean safe affordable place to live.
 39. I am nervous that by the time I'm financially ready to buy, I won't be able to afford real estate anymore. It's currently right on the cusp of affordability.
 40. It sucked. The rising cost of living and boom in housing market in Colorado Springs has been horrible for natives to the Springs that didn't already own property.
 41. Too many cash buyers buying up properties to turn around and rent at too high prices!
 42. Too many cash buyers buying up properties to turn around and rent for very high!
 43. I will be closing on a different house soon. My search had 3 primary reasons - downsizing, moving away from the awful homeless problem in this city, and into an HOA that will not allow ADU's. Colorado Springs has several problems to solve before giving serious consideration to ADU's and densification. Homeless problems and vacation rentals are 2 of the biggest problems.
 44. when an apartment is 1100-3600 you might as well get a mortgage, the prices are ridiculous not to mention unfair when you pay 1200+ to live on airport and powers...
 45. We need more low income/ affordable housing and bus routes that service them. If you can't get to work, it just isn't feasible. Vouchers are good. Also, I work a good job, but for a non-profit and thus not a huge wage. I cannot afford a 2.5 or 3 times the rent barrier or a huge deposit. I have good credit, but can't get around these issues.
 46. Looking at the price of housing here in the Springs makes it doubtful I will buy when my credit is back to good. I make 70,000 a year and would be straining to afford a home that wasn't falling apart here even with excellent credit. I enjoy where I am at now and realize I'm fortunate to be able to rent from such a great landlord and I love my job in healthcare, but I know for myself and other coworkers that home ownership here is a pipedream and many of us will move back to other areas when we are ready to buy.
 47. We would love more creative housing diversity at different price points in the downtown core. Apartments & townhomes. Mixed use spaces, walkability, green space, a grocery store.
 48. We recently bought our home from a family member because it was the only way we were able to get a home in our price range. We were saving and living with family for 2 1/2 years before being able to afford to buy this home.
 49. We sold our 3800 sq foot home in Black Forest (originally a new build we built ourselves and lived in for two years, but had to move due to husband's commute) and purchased our 2600 sq foot home in late May 2017 (New build, but an inventory home) in Loveland for 20k MORE! COS is expensive, but if we were shopping around now in Northern CO, we would be forced into a home that is too small for our growing family. We're really fortunate to have purchased our home when we did. Our current home would easily cost 40k more if we were to purchase it now.
 50. Renting is too expensive.
 51. ***** has been very helpful.
 52. Need affordable housing for first-time homebuyers and smaller homes for those downsizing and those one-person households.
 53. I am single, work fulltime as an ***** for a local ***** company. The price range I could afford for rent is around \$625 per month. I had to accept a four bedroom apartment with three other guys who I don't know in order to find something in my price range. There is almost nothing available for someone in my situation.
 54. I have been looking for affordable housing located downtown and it has been very difficult. The new housing built is extremely out of my price range, even for two working professionals to afford.
 55. It has been difficult to find an affordable first time home for a mid-twenty's newly married couple. However it has been frustrating to spend \$1300 on rent each month for a 500-600 square foot townhome when the money is not gaining equity. Housing is difficult because although we both make 30,000 a year, it is not enough to keep up with rent or a mortgage with a down payment.
 56. affordable housing is a joke here . Prices are way to high and not costly compared to salaries
 57. Moved from Denver in 2014, bought house at beginning of 2016 and entered the market in the best time. Compared to my experience growing up in Denver, Colorado Springs' housing market was very affordable and my husband and I were able to buy a house better than the houses either of us lived in as children. I realize this is not the case for many people who will answer your survey.
 58. Affordable housing is nearly nonexistent with the wages and job market here. Not to mention the level of rising prices on just about everything.
 59. ***** of Colorado Springs helped my family exit homelessness with a program that takes older mobile homes and rehabs them with donated skills and supplies to keep the home affordable. That's the only reason I can become a homeowner here any time soon.
 60. Action must be taken to prevent the skyrocketing rent costs. If it had not been for the kindness of friends (who housed us while we were searching for 7 months) and the charity of family (who loaned us over \$1000), myself and wife and two infant daughters would have been homeless. I have a BA, a full-time job, and make over \$40k. A basic place to live should not be difficult to find. We were lucky.
 61. In the year I have occupied this apt., the rent has been raised \$500 for other comparable rentals in the building. They have justified this by installing new kitchens.
 62. I am a single parent with a credit score over 720 and make 40000 a year and cannot find suitable housing that is affordable. I am renting right now but feel I cannot move forward and own because I am outbid.
 63. I moved here from San Jose, CA in Jan 2018. The only person I knew here when I moved was my real estate agent, ***** (obtained thru Zillow). I put in an offer on my townhouse site unseen. In the range I was looking around \$275K there was plenty of choice but homes especially good town homes for seniors moved pretty fast. The house search and purchase was a dream come true because I could never afford a home in Silicon Valley. My mortgage here is \$100 more than my mobile home space rent was in CA. Affordability and quality of life. That's why we're moving here and are now Colofornians.
 64. The homeless is causing areas to look run down and junky on the streets. This is caused by money making decisions on where to keep the homeless. Stop catering to the homeless
 65. For those in a fixed or low income, it can be nearly impossible to find decent affordable housing in our city right now, especially when they are unable to show that they make a certain amount times the monthly rent. For those who have felony convictions, evictions, or credit issues, it is even more challenging to find anything, even when they have the income to support their housing search efforts. Another large barrier seems to be the high move in costs and application fees. When someone is low income, coming up with these fees is near to impossible and often they are unable to move into units even if they can afford the monthly rent. I know even for myself with a two income home and 3 person family, I would be unable to come up with thousands of dollars for 1st and last mo rent, deposit (heaven forbid you have a pet and have to pay additional deposits), and other fees. When rents and utilities are so high, it is very difficult for a low income or fixed income person to get ahead and be able to save for a move. If someone does find something, a sizable amount of landlords seem to be taking advantage of the lack of options and are choosing not to take care of their properties, knowing that these tenants will not be able to find anything else or afford to break their lease.

66. It was amazingly competitive and bizarre with multiple families arriving to look at the same house at the same time. We feel lucky to have been selected to buy a house at all in our price range! It seemed there were a lot of us able to buy the same price home but not many for sale in that range.
67. Prices are high and keep climbing
68. The city really needs to deal with the homeless issue. The ***** is just destroying our part of the city, of which is where I live, by not providing any outreach support or community partnerships with cleanup, etc. Instead, they expect our neighborhood to deal with the brunt of the burden of their enterprise that is making a ridiculous amount of money off of! Unfortunately, we have a relatively reasonable amount of housing that is affordable to the working class, but the city would rather dump the homeless problems on our neighborhood and not on the other rich or more upscale neighborhoods. This is unacceptable.
69. It's hard to even get in to see homes. We finally found one that we got into before it was listed. Turns out it was an amazing listing, so it was worth it.
70. There is NEARLY NOTHING affordable (less than \$200,000) that qualifies for a mortgage. There is very much a housing crisis for the working middle class. I make \$40-\$50,000 and work HARD, and it's very hard to find a home to rent or own. Thank you.
71. There is currently no cap on the amount that can be charged in deposits and application fees in the state of Colorado. Some places in the Springs charge \$85-\$90 for the application alone and that fee is non-refundable. Housing is so inaccessible even to a two adult household where both adults are working 50 hours a week.
72. My biggest (only) complaint about COS housing is that the houses are too close together. I would have been willing to pay more for more space and privacy
73. Housing costs in Colorado Springs is partly responsible for the surge in homelessness in our city. Fair Market Value on what's available and Affordable housing costs should be evaluated and enforced
74. I realize house flippers are just trying to earn money, so I don't entirely fault them. However, they have killed the affordable housing market for first time home buyers. They have the means to pay cash for a home, or take out an ARM loan because they know they will pay it off when they sell in less than a year. They purchase homes that many people would have no problem in fixing up themselves and do a quick, cheap, and sometimes not great job of the repairs. Afterward they of course want to sell for a profit, which takes a home from affordable to most to completely unaffordable. I'm not sure the solution, but it would be great if the city cared about assisting first time home buyers get a 'leg up' in some way. Compared to flippers, most first time buyers would likely repair or replace many of the same items, but with higher quality and longer lasting products because they plan on living with these decisions for at least a few years.
75. I moved back to the Springs in 2015 and the wait list for low income Housing was 6-8 months. I had a very hard time finding housing that fell into my SSDI income. It would have been next to impossible to even qualify for low income Housing without the support of my family! I was able to find low income Housing through ***** and have been with them since 2016. I am blessed because of that, but what about those that aren't as fortunate?? Over the years the prices for rental units have become astronomical! Millennials are flocking to Colorado, but don't have many affordable, safe, conveniently placed housing options! Colorado Springs wants the revenue from those who want to live here, but those that want to be here are being driven out because they can't afford to continuously shell out 1/2 their paycheck, just to live a comfortable, safe, and enjoyable life. I know the City is working to address and improve the cities housing and Homelessness issues, but unfortunately, it's almost a "Too little, Too late" scenario for many people I know. They either leave, struggle day in and day out which affects their quality of life, or they too become homeless. Vicious cycle that has gone on too long!
76. Rent is too high in Colorado Springs it's too hard to find something one person can afford
77. Waiting for the second housing bubble to pop before we'll buy a house. Hope it happens soon...
78. The city needs to do a lot more to encourage developers to build affordable housing. The very little effort the city put in to this just so it can check the box that says we did something is not enough. Affordable housing needs a prominent seat at the table when developers start whatever process they go through to develop in the Springs. And affordable housing needs to be more than apartments. Townhomes and single family homes should also be included.
79. Colorado Springs government needs to step up already and get a handle on housing and other essential living costs! Giving our city away to developers so they can build luxury condos and storage units doesn't serve the needs of the people. It would be entirely reasonable to require a certain percentage of new units be affordable, and to introduce rent control measures. The purpose of housing is to house people, not merely to further enrich the investor class. The people of this community deserve better!
80. There used to be a significant difference between renting and owning a home. Now there is not. It actually is around the same which is insane. A decent one bedroom apt in a good neighborhood is around \$1200 a month. That's a mortgage. Something has to be done. The wages aren't following the cost of living in Colorado Springs
81. Crazy prices! I put in 6 offers before I was accepted. And I was accepted only because I offered \$15,000 over the asking price! Ridiculous.
82. We were focused on finding a single family home in a clean well kept and safe neighborhood.
83. housing is just outrageous on the priceswho can afford a roof over their head on a limited income.
84. Currently rent and work in *****. Rent in ***** is \$2,000/month. Houses for sale are in the ballpark of \$350k - \$450k. Chose to buy a home in Colorado Springs over continuing to rent as rental market is predicted to become more competitive. Budget range was \$250k - \$350k. Found a home in ***** for \$303k. The one difficulty I experienced during the process was learning the significant expense to closing costs. I believe many first time buyers may not be aware that closing costs can add up to over \$10,000. It may be effective to communicate to first time home buyers to prepare and budget for closing costs.
85. Interested in TND and New Urban style neighborhoods in the future
86. It cost too much to live in the city, even though weed is legal that doesn't mean hike up the prices of everything else and expect everyone to be able to afford it. Especially when the pay wages are too low
87. We bought a house last summer because we were concerned that the market would soon be too expensive for us to buy our desired house. It was a smart move. We probably couldn't afford to buy this home today.
88. When I was searching for a home to buy 18 months ago, everything in my price range, about 200K, sold for cash the first day on the market. I could not compete! Most "affordable" properties go to investors and flippers. I ended up in a very small house that I am trying to love because it was all I could afford on an educators salary.
89. The market is very tight and houses go fast. We cannot imagine how difficult it is for young married couples with children. We also fear that STRs will scoop up much of the houses in COS and make it even less affordable to be a home owner because the STRs will tighten the market even further and thus drive up prices even more.
90. The common person can no longer afford to live. Bring back houses in the \$100,000-\$200,000 range.
91. Property taxes in Colorado Springs are incredibly high. Considering we also pay a small fortune for car registration and then another small fortune for insurance because of the weather the area gets, it all culminates in an insanely expensive market to own or rent a property in.
92. There is not assistance when receiving a housing voucher to find a place to live. They do not care.
93. I am now a home owner, but as a renter I struggled for six months to find an affordable and decent apartment for myself and my child. I refuse to pay \$1200/mnth for an apartment! There is nothing available in a price range the average single person can afford. My home hunting was equally as stressful and disappointing. My price cap was \$230k! Not a small amount by any standards; and I ended up with a tiny mid-century home in poor condition and in a less than desirable neighborhood. If I hadn't been able to buy last year, I would currently be priced out of the COS market. In addition, wages in COS are not high enough to allow people to live here. Suthers is unfortunately dishonest in his claims that the average wage is 80k a year. I am a CO native. The real issue is uncontrolled, unplanned, rampant growth. The City seems to only care about increasing their tax base, not about adding population that cannot be housed. The City could start by NOT encouraging everyone to move here! If you cannot provide or make available housing for more residents, don't ask for more residents!!
94. Much, much easier to find a home in the Springs vs Denver. And it's a great place to live.
95. More affordable housing is needed across the city.
96. Those like myself need elevators, secure entrance, and
97. ADA doorways. A lot of new construction has happened in this market niche.
98. We put in offers on 7 houses before landing the one we have now. We were always competing with at least 2-3 other offers, which made us feel like we had to bid more than we could afford, possibly more than the house was worth, and well over the asking price to even have a chance at getting a house here. The market is insanely stressful and I'm happy we found something that will work for the next two years we're here. I would not buy another house in CO Springs.
99. It was very difficult to find affordable housing in 80908. If a house was in the budget then it needed a lot of repair. Ended up finding a home at the top edge of our budget but it will need costly repair and renovation.
100. I recently moved here from TX. While looking for an apartment, I quickly realized that I was going to have to spend quite a bit more to have something nice and safe. I spend about 1/2 of my monthly take home pay (not gross) on my apartment. I can't imagine how someone making less than 20.00 an hour could live in this community on their own.
101. The homelessness in SW area is a big turn off and I am looking to Denver now.
102. Available units go far too quickly. Pet restrictions limit the available options. Would love to own, but prices are prohibitively expensive, not to mention the houses are all way to big with no space between houses. Where are the 1300 sq ft homes on a quarter acre lot?
103. We moved from out of state (*****). It was hard to go from a large house with a large yard into a tiny townhouse with no yard. We also had to go with a part of town that was not our ideal (crime rates/school district) because the housing we could afford in the ideal areas was all in need of repair we couldn't afford.
104. very low inventory drove up prices on very old homes in need of quite a bit of work. (*****). We finally got a place a little further south than we wanted (*****) only to discover our first morning here that we could hear stupid fort Carson trumpets all the time. Can't they SMS blast all their updates!?!? On weekends at least!?!? Trumpets, songs, sirens, canons = RIDICULOUS!!!! There are NEIGHBORHOODS here!
105. House prices have gone up since I bought my home. Feel so fortunate to have been able to afford it and in desired neighborhood. Being in a historic neighborhood close to downtown was super important. The older neighborhoods in this city are a real treasure that should be protected from bad/shoddy/overpriced development.
106. Wish I'd known about the crime before buying in central part of the city- feels like people don't want to disclose bc it would impact their neighborhood's recommendation, but we've been broken into twice and cars have been vandalized/stolen from twice in this first 2 years. Very frustrating.
107. I am a single mom and live in a non government funded low income housing called *****. If this wasn't available id be with my parents forever.
108. I feel that I over spent on my house by \$100,000. I'm house poor and can't afford to go anywhere or do anything but stay home.
109. I got too little for too much! When I moved back to Colorado, I couldn't even afford my old house!
110. The fact that property managers can accept multiple applications and charge for them, but can choose not to accept an applicant even though they aren't disqualified is wrong. People are spending

- HUNDREDS of dollars on application fees, but they aren't getting a home. If an application is put in, the property manager shouldn't be allowed to charge for any more applications until the current applicant is turned down.
111. The expansion of housing eastwards creates the traffic problems everyone hates. Adding more affordable, high density housing near the core would help. The houses are literally all the same within any area of the city. Develop with an eye for future problems not just profits.
112. There is not enough good affordable housing.
113. Finding a place to rent here was harder than anywhere else I've lived in the country. Listings would be gone the same day they were put up. We would have appointments for a showing and the agent would just not show up because the house was already gone. Once we did find a place, we had to put down a huge security deposit, almost two months worth of rent. Luckily, we had the cash for that, but many wouldn't. The scrutiny we faced from the property manager was worse than anywhere I've ever rented. Even with 800+ credit scores for both me and my husband, background checks, as well as our W2's proving our income, the property manager insisted on calling our bosses to double check employment details.
114. Because of medical issues in dependents it took years to qualify for and purchase a home again. As the prices increased I had to wait until I managed (late in life) to purchase a home again. I purchased because it was essentially cheaper than renting the same house, month over month. I am uncertain about the code of ownership in retirement years, but we will see. When our family was younger we were 3 generations in the same home, with 12 family members. This made finding a place very hard, but we did not see discrimination, as much as it was very difficult to find places that worked for us.
115. Most employers in Colorado Springs pay around minimum wage. Most landlords want you to make 3x the rent. That's impossible for the average person. If I didn't get public housing, I highly doubt I'd be able to afford living in Colorado Springs.
116. Too much population growth in Colorado.
117. The problem with the Colorado Springs, which you conveniently ignored, is the City's complete disregard for homeowner property value retention and quality of life. You really need to look at some of the neighborhood forums. The impression is that this City's leaders don't give a ***** about homeowners and are led by the nose by the developers. This has led to commercial property being zoned across the street from residential property, 5 story condos being zoned so they block "mountain views," developments built without infrastructure, etc. A person buying a house in this city can be assured that they will be sold out by the City and that their investment value will carry absolutely no weight.
118. Condos/townhouses that seemed to be in my price range usually included large HOAs that pushed it out of price range. Limiting my search to FHA also made it super difficult in my price range and if I hadn't found the place I ended up buying, I'm not convinced that I could have found anything else because prices have been going up since then (2 months ago).
119. The wages don't match the criteria for renting in COS. Three times the amount of an average 800-1,000 dollar apartment is way out of bounds for people looking for those apartments. Add the application fees and unbelievable and criminal admin free, and it works out to a larger homeless population. Some political parties may find that appealing. We don't.
120. Local building codes and requirements for odd things (stormwater control, energy features, etc) are causing prices to inflate radically for single family homes and are resulting in more apartments being built - which can have these features more affordably.
121. Colorado is an extremely pet friendly state. It makes it even harder to find a place to live, over and above the cost, when there are pet restrictions based on weight and breed.
122. The homeless issue is a REAL problem!! May not stay here due to vagrants. Too bad CS doesn't do something about it as it's a pretty city. Other cities don't have this problem!
123. I believe we need low income housing that would benefit the homeless. That situation desperately needs to be addressed.
124. There are very little to none that accept Section 8 housing and make it impossible to find a decent place to live in a good neighborhood for our children to be raised. Even the lower or poor ends of town housing is expensive anymore. The cost of living doesn't match up with the hourly wage. It is next to impossible to get ahead out here anymore. If the cost of living is going to continue to rise then the wages need to rise right along with it and at an equal amount.
125. City and developers need to have solidified plans for surrounding infrastructure ;such as roads. We live out north east and there are not enough road, lanes to handle the amount of traffic.
126. There is not nearly enough housing available in the affordable price range (<\$230,000). This is readily apparent. A house that sold in 2015 for \$140,000 is now selling for \$230,000. That's great for the person who owns that house, but it's not great for people looking to buy now. This also very clearly correlates with the rise in homelessness that has become such a bane on our community. There's not enough low-income housing available, and when people are forced out by landlords who increase the rent based on the increase in value of the property (supply and demand!), they can't go anywhere else. ALL OF THIS IS CONNECTED! Allowing short-term rentals decreases supply as people buy up homes to rent them out as AirBnBs, meaning there are fewer houses to choose from for those looking to buy and occupy the homes themselves. With decreased supply comes an increase in price. This city will become Denver, where a 650 square foot house is selling for \$400,000+, if something is not fixed. Developers - especially those of multi-unit developments - should be required to reserve at least 2 units per every 30 built for low-income housing. There should be an additional tax for people buying homes they're not going to occupy within the city. If we don't fix it now, it will soon become unfixable.
127. Forced to do corporate housing at \$3000 a month (twice my mortgage) for a month.
128. Unemployed and now on disability. Had to sell my house, barely able to afford moving expenses. The places are now too expensive and it's difficult to find somewhere safe.
129. We moved to COS 2 years ago from Minneapolis. Our housing options were much more available and affordable in the middle of that large and popular city (not talking about suburbs) than they are here. I realize COS is still much more affordable than Denver, but for the still relatively small size of the city, housing seems expensive with very limited options. There were very few homes we liked when looking to buy (in a pretty high dollar range) and paid a lot for what we got. We will be stuck in it for some time due to the high purchase price.
130. Springs needs more affordable 55+ housing communities. Normal houses, gated communities for older people
131. The constant increases in property taxes are sure to drive us toward homelessness. It's more than doubled in two years!
132. Might as well be living in D.C. for the lack of quality vs price
133. With all the weed sales going on here in Colorado there should be more money put into housing. I truly believe there is some seriously pocketing going on in the money pot for affordable ANYTHING in Colorado Springs! IT NEEDS TO CHANGE!!! Stop putting people in fear in these run down neighborhoods because they couldn't get into proper housing. The other problem is proper lighting! Where I live the street light is almost never on! It's dark as the abyss outside where I have to use my camera phone sometimes! It's too easy for any and all types of crime to happen because it's so freaking dark! So instead the city wants it's citizens to run up their electricity with their own lights. As if Colorado Springs utilities isn't expensive enough!
134. The market has gotten so high that first time home buyers don't even have a chance. Currently in bidding wars on a condo above the asking price. The only reason we are bidding is because of the location, it can't be beat.
135. When will the prices stop going up. Landlord seem to think that their property is priceless and they charge accordingly. If you find something in your price range you can bet they will raise it next year. Greed never get satisfied it just goes up.
136. Building luxury apartments does not increase availability of affordable housing for low wage earners--all service sector jobs in food, retail, etc. How many renters pay who could afford to pay higher rents choose to pay lower rent instead? Stop trying to be "efficient" and try serving the people instead of the developers that contribute to your campaign. We see you.
137. The housing market has been very hot, to the point where good rentals were gone 15 minutes into any open house while sub standard rentals proliferate. I got lucky: a friend rented her condo to me. But I can't afford to save to buy a home here anymore... and the new housing stock is awful anyway (too dense, too cheaply made).
138. No changes need to be made in the Colorado Springs housing market.
139. very difficult to find the type of home we were looking for in a nice neighborhood.
140. We bought our current house in 2018 when the market was very hot. We had to give up location for affordability as we are retired and on a fixed income.
141. My husband and I most recently had to move out of our rental because the landlords, after jerking us around and saying they were going to sell the house to us, eventually just raised rent by \$200 a month, making it \$1400 for 600 square feet. They have also done this to our neighbours, one of them is disabled. This instability and rampant and immorality of landlords in general is why we decided to buy a house.
142. The vast majority of houses in town are single-family homes, which creates lots of complications for those who don't really need a full house. I would happily live in a townhome or decent apartment, but in the central area of town (where I live/work, so I'm not going to look far from there) things are either rather poor/rundown/too much crime--or new, fancy, and way too much--*****). So I rent a single-family home with four other people...it isn't an effective situation for anyone.
143. Housing prices continue to skyrocket and need to get under control. Rent continues to increase, but salaries do not keep up with the cost of living in COS.
144. My dog is considered an aggressive breed which is *****. He's a German shepherd
145. If it wasn't for my husband's parents offering their home so they could move to Arizona we would still be looking due to price to size and quality ratio.
146. The housing here is in ridiculously terrible condition for the price. I am a successful, employed individual and my husband is active duty military, and we live paycheck to paycheck because we don't want to live in unsafe living conditions, so we pay a stupid amount for housing. The amount I pay for my mediocre 2 bedroom in Colorado springs could allow me to lease a beautiful 4 bedroom house in other states. In addition, the condition of rental units in this city is laughable. Kick out and arrest the slum lords. They are real and they are not making improvements. Hire someone who cares about this community and the housing crisis to actually fix up these areas rather than just keep using them to exploit low-income individuals. As a case manager with department of human services, I can tell you that lack of stable housing is one of the most frustrating barriers I deal with. If someone comes in to me homeless, I already know it is going to take a minimum of 3 months of my time to get this family into a home, and that is if they have an alright credit score. All in all, get you ***** together Colorado Springs or people will start moving and homelessness will continue to be a crisis (even though many people have already).
147. When the decision to move to Colorado Springs was made we thought it would be fairly easy to find a good place to rent since it was a larger city, however that is not the case at all. Our first experience with a property management business required us to put down not only first month's rent and last month's rent but an additional month's rent to even think about getting into a place. Our next experience with a different company was unsolicited babysitting services from one of the employees teenage children while showing us a rental. By the time we found another decent rental with yet again another property management company we just needed a house and were willing to take anything and ended up paying more than we wanted to for a

- rental in the first place. Our rent increased yearly the first was only \$50 after 3 years we were paying \$500 more than we originally started renting the home for. Having school aged children we wanted to be in an area of town with less crime, moved to ***** there were 3 murders in our first year all within 3 blocks of our rental house. When we decided to look for a home to purchase it was only because it was cheaper to buy a house than it was to rent one. (I heard one of the property management employees say under his breath "Oh look a view of Pikes Peak tack on an extra \$200 for that" never mind that the only part of Pikes Peak you could see was the very very left edge of the face and you had to squash your face against the wall to see it out the window). If you are looking for a house that is not manufactured with any kind of space to go with it look elsewhere you won't find it here, actually you won't find any house with any kind of land in the house farms in these parts. The only way we were able to afford a house was to buy one in a less desirable part of town and make several compromises on what we actually wanted including one of us staying home to educate our children because the schools in the part of town we could afford a home in are some of the worst in the state.
148. We need to attract more millennials to Colorado Springs
149. More starter homes under \$300k are needed
150. It took us over a year to find a house in our price range. We are by no means poor, but houses are so expensive in Colorado. A 220,000 dollar house with repair's needed was all we could find. Most of the houses we viewed in this price range had some sort of repair needed.
151. I make approx. \$50,000/year and had an extremely tough time trying to find a space that reasonable for the price. I got extremely lucky to find decent rent and that was just because I knew the owner of the place I am staying.
152. Rental Companies should be held to higher standards if they are going to raise their rent every year! They also should be required to actually make home repairs.
153. I have a large family and it is very hard to find something we can afford that is in good living conditions and a safe place to raise our children.
154. The city needs to incentivize new low cost housing. Nothing new being built is affordable to people making minimum wage without several roommates. All new housing is "luxury" living space. We don't need more of this.
155. Need to consider accessibility as well as affordability.
156. ***** is awesome!
157. The pricing for rent/mortgage is disproportionate to the income most are able to afford here. Something needs to be done because everyone deserves to have a roof over their heads, not just the top earning few.
158. I currently help the homeless and working poor navigate housing rental. A person on fixed income of \$800 to \$1000 can not afford rent by themselves. 1 bedrooms in the area require 2.5 to 3 times the rent, not to mention there are few efficiency or 1 bdrms less than \$800/mo.
159. When my wife and I were looking for a house it

- took us almost 6 plus months and about 20 counter offers even if the house was on the market for a long time. We found our dream home the first time we searched and it was on the market for a while, but when we put a bid in over asking price, someone else just did an offer for ten grand more. That happened over 19 times, till we finally went over the asking price by two grand on a house that was put on the market for an hour and was able to settle in. BUT after everything was said and done, if we did not have such a big down payment that we had been saving for six years there was no way we would of been able to afford this house. It is getting ridiculous when the cost of living is skyrocketing, yet no ones pay reflects that.
160. It is near impossible to find a place to live that will allow two dogs(my boyfriend and I each have one) and neither of us can afford to live alone, the only reason we found a place is because a friend of mine is renting her home to us. Otherwise, I doubt we would have found one. Before my friend told us about her place for rent we searched for 4 months with no luck finding somewhere that was reasonably priced and allowed two dogs(one medium one large).
161. I am a teacher and had to borrow money to be able to qualify to rent a two bedroom apartment for myself and two kids. I have a college degree and couldn't even qualify for an apartment on my own for my kids and myself.
162. The competition in buying a home is ridiculous. We all have the same price range so houses are off the market within hours of being listed. We are paying \$25k over asking price just so we can get a home.
163. The common theme for new houses being built in the last 5 years is large and luxurious. There are no new builders who are willing to build smaller scale, basic amenity starter homes for new or small families. The only options for families with around a 200k budget is older homes that need work or renovations to update to a comfortable, modern living situation.
164. U can literally rent in Fayetteville a nice ***** 3 bedroom for 1200 or less here it's like 2 grand for the same house
165. Rent is high, If you have animals it's practically impossible to find a home to rent, The rental companies we spoke to only had 1 year leases Rent gets raised every year.
166. Tougher penalties on theft and porch pirate package stealing is needed in the state of Colorado. And please do not let Colorado Springs turn into a liberal infested Denver.
167. Finding pet friendly at an affordable price range is even more difficult.
168. The rental market felt extremely speculative, and I moved from the East coast to here. The cost was so high that we bought before we had planned to do so. Making more info available re: first time home owner mortgages would incektivize more young people to buy.
169. Its so expensive i pay \$895.00 to live in a small 1bd 1bathroom. With a tiny yard. I cant believe how expensive it is here . i have to pay for everything but the trash. To expensive!!!
170. Colorado Springs is a death trap for any bank account. Rent is outrageous for the condition of homes. The area is densely populated causing unappealing living situations. Homelessness is a huge concern, but

- who can afford the rent here anyway?
171. there is no regulation on landlords to maintain safe clean or moderately repaired housing. Their needs to be more consequences and accountability for property management
172. It wasn't too difficult to find a rental since we are a military family. If we were civilians, I'd imagine that the house searching would be more difficult and we wouldn't have ended up with the townhome that we have now.
173. Since it is a sellers market, seller are not being held accountable for listing inaccuracies, repairs, etc. Things like square footage are often wrong or bedroom count is misrepresented due being in a basement and not having the proper access. Multiple offer come in and you have zero proof there are other offers other than what the relator say. There is not enough oversight so their needs to be more oversight. Also way to many HOAs which makes home searching difficult. And many of them are hard to determine if they have an HOA or not. Also there are many badly flipped houses with zero permits.
174. The market is so fast paced that it is frustrating and discouraging. To a certain degree I feel we had to settle on a less than ideal neighborhood just because of the market and how quickly everything is rented.
175. Rent control is absolutely necessary. I am paying 1200 for a 2 bed 1 bath plus utilities. My apartment put our pool up last year but took it down this spring due to repairs. The pool was down for repairs for 3-5 years prior based on different discussions with tenants throughout my time living here. Our parking lot is covered in potholes and they refuse to fix it except one time a year during JULY. This is about 100 feet of straight potholes lining the right side of our lot heading onto MURRAY BLVD. Our water piping is from the 70's, so it's old. They won't fix the piping, so it's been shutdown with barely any notice about 14 times in 2 years. That's my apartment right now. Why am I spending so much money on rent when my building can't tend to our repairs? Where is my money being spent? I live at *****apartments. This is the best apartments I was able to find in an area with low(ISH) crime, with two beds and bath that allows medicinal marijuana, as fits my other needs.
176. The bottom line is that as long as property TAXES are tied to property VALUES, the city and county has no real incentive to address the problem of a 300% increase in housing costs while wages have not kept up. Don't think for one second that city and county officials can be trusted to help anyone with housing issues.
177. The cost of housing has increased outrageously in the past 2 years.
178. Finding a place to live while being disabled at age 19 was absolutely ridiculous.
179. I'm a teacher at a district in Colorado Springs, and if it weren't for my significant other, I would be forced to either live with my parents or several roommates. It is too expensive to rent, yet it is also too expensive to buy. I hate that I have an established career yet I can't afford to live on my own. This could go for teachers in general, but it also relates to Colorado Springs. Though there are some apartment complexes or affordable homes to buy, the areas they are in have high crime rates. They also are significantly outdated and would

- require significant renovation or lower standards to reside in those areas. I moved to Colorado in 2014, and I wish I would have been able to purchase a home back then before cost of living skyrocketed.
180. It is highly difficult to find something affordable. We are a family that is growing and we currently own a home that is less than 900 square feet. We are running out of room, however we can't leave because everywhere else is too expensive with mortgage.
181. Wages simply do not support the current housing costs. Readily available jobs such as retail pay minimum wage, most 2 bedroom apartments I'm finding are \$1200 or more. I, particularly, am battling \$11K in debt from car repairs and medical expense, which is an extreme strain on my budget.
182. Everything here is too expensive!!!
183. Discrimination against specific dog breeds, including service animals, has been a terrible issue in Colorado springs for several years.
184. HOAs are rampant but frustratingly petty regarding bylaws (ie need for grass over xeriscaping, etc)
185. I am a senior citizen and on SSDI. The ONLY way I can afford to live in an apartment is with a roommate. I was recently told by an apartment manager that I am so low income that I don't even qualify for a one bedroom low income apartment. I am also a veteran. Now I have to move to NC to live with my daughter.
186. The market it's terrible, the people who manage it are very rude and don't care the families, just the money.
187. Even as a double income household with both working full time and having good credit scores, finding affordable and adequate housing was very difficult. Housing prices have far outpaced wage increases making it extremely difficult for many people to buy a home and nearly impossible to afford rent
188. The 3x income & pet insurance/rules are unfair. Rental management companies know they do not have to upkeep the houses because they will not have any issues renting a rundown house.
189. The cost of houses is very high.
190. Finding affordable housing in this city, in neighborhoods that are safe for families, is ridiculous. Especially with denver companies buying up everything that was somewhat affordable before, and making them 30% more expensive, forcing current tenants to move.
191. Everything is ridiculously expensive! It is almost impossible to find housing that's affordable for anyone to live without a roommate
192. Apartment rules for permitting smoking marijuana on the grounds or on patios and balconies are a VERY REAL ISSUE for people who don't smoke the crap. We are looking to move out of the state entirely. What a joke!
193. I am a native of Colorado Springs with an good job and I make too much to be on any assistance and that being said with my income I have to live in the worst apartments just to be able to afford 2 bedroom. I love Colorado Springs and have no issue with the growth we are seeing. My current rent has gone up \$100 a year, at this rate I will not be able to excel here or live here for much longer..
194. It is getting very expensive to live in Colorado

- Springs and El Paso.
195. I think we have plenty of affordable housing. Introducing rent control will hurt everyone, defer maintenance and send the quality down hill fast! Let the market dictate the price. There is something for everyone in our great city.
196. When I was looking up to Colorado Springs, I went to 20 different apartment complexes. Many were very nice, but were way to expensive for what was being offered. I looked at a studio apartment that was \$900 a month. The apartment I am currently in had major repairs that needed to be done, but weren't prior to my coming in because I was paying a lower rent. I have also met many families who are paying far higher rent for slum apartments. It is absolutely ridiculous!!
197. The demand is there to build thousands of homes but they are only building high end homes \$400,000 and above. It appears to be all about money. No incentive to build affordable homes apparently. Very sad.
198. Cost way too much and the only places are crappy
199. I find the politically correct jargon, "affordable housing" an absolutely meaningless classification. I can afford my house, thus I live in "affordable housing" and there is no shortage of such homes. What this is all about is "cheap housing" for those that have not been able or willing to elevate their financial and social standards and want taxpayer assisted housing. So how about we call this a survey about cheap housing?
200. Finding the right house at our price point was hard. It wasn't affordability per se, but the amount of available housing at our price point was low and was very competitive.
201. We moved here from Denver thinking we could afford more in Colorado Springs, and we were surprised to find that the house prices weren't that far off from the Denver market.
202. I've decided to move out of Colorado Springs. My price range for housing would land me a luxury apartment in many other cities. My price range in COS gets me a run down apartment in not the best neighborhood with outdated utilities. I have to split my energy consumption with 8 other building tenants, even if I don't use a watt of power for the month. Living here just isn't worth it to me. I work in Denver, which means I have to drive anywhere from an hour to an hour and a half each way. I have many options available within an hour and a half of Denver and I won't be searching around cos
203. Just allow and give builders incentives to come and expand Colorado Springs. Try to get some affordable apartments for us middle class that.. don't qualify for affordable housing but do not make enough for luxury living.. just make decent apartments.. come to live. Not everything has to be luxury. But it starts with the city and making the ordinances work for all.
204. Walkability and multi-mode (cycling) transportation is EXTREMELY important. Makes everyone's lives better even if they only want a car.
205. My family moved to the Pueblo area primarily because of housing costs and yard size. We currently live in a 5-bed, 4-bath, with 1/2 acre in *****. The comparably priced houses in Springs were 3-bed, 2-bath with very tiny lots. We left behind lots of friends and community primarily because of this.
206. Taxes are expensive
207. Rent is too expensive and wages aren't keeping up
208. We moved from Madison, Wisconsin where the taxes are much higher but the City is pristine. So it was nice to be able to afford more home here, but I wouldn't mind the taxes going up to help the City improve things like crime, noise pollution and pedestrian/cyclist accessibility.
209. The Springs needs to develop some low cost housing options This is in the best interest of the city and will prevent homeless in some situations.
210. Anywhere near downtown/Nevada ave is negatively impacted by the homeless population in a massive way. Things that would usually be selling points (parks, the great trail systems, Tejon/downtown, libraries) lose their appeal, and even become a negative because they are overrun by the homeless population.
211. It was difficult to find housing with walk-ability. There is an abundance of houses in large suburbs but difficult to get to stores/jobs/services by bicycle or walking, I would like to see Co Sprgs focus on less car-dependent housing.
212. We are currently renting after selling our home but had no trouble finding something we liked within our price range and budget. If you can't afford to live in one of the country's most desirable cities, maybe you should consider living elsewhere, or adjust your lifestyle to be less comfortable. As a property manager in the rental industry in COS, people are living outside their means and wanting a home that is more luxurious than comfortable, then complaining about the price.
213. I almost gave up my search. I refuse to live on the east side of the city. If I didn't find a place I under 225 I was going to move out of CS.
214. Simply put, the price of housing is not correlated with the income in the area. Prices are inflated so that the players in the housing/rental market can make insane profits. I'm not sure if this could even be regulated in an acceptable way. The city could provide incentives to decrease rents and housing prices, but then they're still making those crazy profits through our taxes instead. I don't see a good solution to the problem. Unless the city could freeze rent prices or cap the price of newly constructed homes somehow, but that doesn't seem like a great long term solution.
215. Mainly looked at new builds but a good chunk of new developments have split rail fences. While split rails look nice compared to privacy fencing, it's not necessarily ideal if you don't want to always chat with neighbors or have a dog that can easily jump those fences.
216. Most houses to buy are mid 200k and higher. There are few in a price range that working individuals can afford. The houses in the mid 100k are either not available or need so much work that you might as well buy in a higher price range.
217. Expensive. I'm single but make \$50,000.
218. We had a good experience finding a small house to rent with a decent landlord to boot. I understand this is somewhat rare now. Many people came to the showing and didn't get this small house. A lot of properties of this quality are being sold and turned into Air B&Bs. The city is doing okay, but I hope that housing gets better and /or doesn't change much more than it's beginning
- to. The people that stay in the Air B&B next to us, also a small house, are always folks looking to rent or buy in this city. That says something about the state we are in for rentals, and not everyone likes expensive apartment living communities either. Those are overdeveloped here. We are personally very satisfied tho.
219. To get a house you need a percentage of the house cost as down payment. Unfortunately the cost of living in the city (rent, food, gas) has increased drastically in recent years making it really hard (read: nearly impossible) to set aside enough money for that. If we could get a house we would be probably be paying less in HOA and mortgage than we are in rent but we can't and it's really an awful cycle.
220. Rental homes go off of the market the day they go on or in the few days after. Hundreds of applicants are competing for the same properties.
221. Hiring a good realtor made my recent house hunt as easy as possible and I was able to sell my previous home for more than the list price.
222. It's apparent that the people who are making the rules think the only proper housing is large, expensive, single-family. I would have considered downsizing into a tiny home but that wasn't an option. There are not enough options for the young who are making less, the retired who are living on fixed incomes, or people like me who simply don't want to maintain large homes any more. Colorado Springs & El Paso County ought to revisit the zoning laws and get more open-minded about what constitutes good housing.
223. I found the rents in Co. Springs are very expensive. As a retiree, the better part of my money goes to rent.
224. Living at Powers or east of Powers is an issue because there are way too many people trying to use the same infrastructure.
225. It's too expensive for a single mom needing 3 bedrooms
226. Good experience from start to finish!
227. Need more affordable apartments
228. If you don't have a perfect credit score then you are forced to rent and pay insane fees! I don't believe that raising rent is fair! I am a single disabled mom and can barely afford the apartment I'm in!
229. Rent is higher than anywhere I've lived
230. I moved from Las Vegas, NV and was paying \$840 per month for a 4-bedroom mobile home. Here, in paying \$1200 for a studio that doesn't have an oven.
231. Had to leave Colorado Springs and move to ***** because of a lack of homes in our price range in Colorado Springs. Would rather be in Colorado Springs!
232. would like housing that has more "walkability" to services, transportation and amenities. Would like to see more affordable housing options.
233. Overall housing prices are higher than the national average but things like groceries and utilities are lower than average. I think folks struggle because they are used to living in areas where the cost of living is far below average.
234. searching isn't the problem. Right now, I can afford my rent, but when my lease comes up... how much will they raise it? I'm lucky to live where I do, but I've lived places, in Colorado Springs, for the same price that are much worse. Roaches, trash... I feel like with the money I make I should be able to live somewhere nicer. In
- another city/state, I could.
235. I've lived in springs 12 years. I love it here, but with cost of living and cost of doing business being so high, my family is actively looking at other states to move to when the time is right.
236. Rents need to be capped to fit the income of the people that have the highest need for housing, low income families and people. The housing needs to be safe, in decent neighborhoods, in good condition and affordable to what their income is.
237. It's expensive
238. Bugs are common in cheaper apts. For the price these apts are asking some upgrades should be done such as flooring, paint etc.
239. Requiring a high credit score is the most difficult barrier I have found.
240. Our community needs more housing options for our lower income population. Too many people living in their cars!
241. Housing and rent seem to be a significantly higher rate than the wages avail even for those with middle I comes such as 16/hr. I do not believe it is a wage issue I think it's the free reign of property owners being able to increase rent and homes so much rent especially. I don't think we need a increase in minimum wage I think we need harsher restrictions to properties themselves. Raising minimum wage only cause further increases and California and New York are prime examples of that.
242. The price of houses and rates are extremely high and not affordable if you currently work in the springs . So is rent it costs almost as much as a house would 2 years ago
243. With the cheapest 1 bedroom apartments around \$800/mo that's 36% of my monthly take home pay. Add on utilities and student loans that takes goes up to 65%. Gas, food, and insurance are going up every year as well. I have a college degree, work for the county, and live paycheck to paycheck. How much longer I can afford to live in this city I don't know.
244. City needs to slow grown it will bring more violent crime Locals do not want the increase in traffic and crime
245. That's useless to say anything, look at the homeless and then ask, you know the answer to these questions
246. the price of rentals is absolutely ridiculous causing many people to be homeless, there needs to be a cap or some mandate on upkeep.
247. My husband and I are natives to Colorado and are being priced out of state. If something doesn't happen for the positive soon we will have to leave or become homeless
248. Most people don't want to accept the VA mortgage and will constantly choose a conventional loan over it. That was our hardest part in the bidding wars for a house in the Springs. Eventually we got tired of not being accepted and looked to Falcon.
249. Rent prices are very high in COS for what you get. Being single in this city is very difficult to find good quality, safe area and affordable housing.
250. There is a competitive market for housing. Sometimes its feels as if the rental agencies hand select the tenants they want to rent to based on income only. And because of this it makes for a harder time to rent a home. Apartments are too costly for the things you get. The prices of apartments are more than a rental

- sometimes.
251. We had to move in with family members which initially should have been temporary as we had just arrived from overseas. But after hundreds of dollars in application fees for homes and issues with school districts as well as pet rules for rental properties, we finally just gave up (after TWO years) and purchased a home for over \$300,000 in order to move out of our family's home. It was a nightmare and the homes are not affordable for the "product" you get. It is also difficult to find homes that allow pets. Now we live in a home that we were told by inspectors was in decent condition but we now find ourselves paying a huge amount to make expensive repairs. We are a medically retired military family.
252. It is almost impossible to afford living here any longer. Wages are not keeping up with the cost to live here. I am going to be moving in the near future to another state.
253. Dog breed restrictions are also a real concern. On top of how difficult it already was to find nice, affordable housing, dog breed and/or size discrimination was also a huge barrier that made it nearly impossible.
254. It is extremely stressful and takes a strong psychological toll.
255. nothing is affordable
256. House prices are too high for most people living here. My son had a difficult time finding a house in his price range of around 350k and now has decided to build a new home in ***** for 420k. He is concerned about the price but had no choice. My husband and I are also building in the same area. Our house will cost us about 550k. When we moved here 14 years ago from North Carolina we were in "sticker shock" having to pay 350k for what now cost the same as we're building.
257. This city is getting too expensive to live in. It's pricing out people that have lived here forever. I don't see a corresponding raise in wages. There are too many living in cars or tents. We keep being rated on of the best places to live in the country but our own citizens can't afford to live here. There needs to be change.
258. I was not able to live in the school district I need as the houses were too expensive. I'm in ***** District now and it Sucks!!! I'm searching for charter schools for my child.
259. Housing is so expensive. I make a good living but cannot afford acceptable housing without a roommate, sacrificing safety, or compromising on things that are important to me. So many places require income to be significantly above the rental price, regardless that I can pay it. Pet policies are ridiculous.
260. Everything is ridiculously expensive! The apartment complex we live in now has a management company that is little more than a slumlord. Prices don't match incomes. We moved to *****; husband makes the same wage (\$18/hour) that he made in Colorado with much lower housing costs.
261. Nope. Houses are too pricey here. Rent is insane.
262. Looking for a house in the \$180,000 range, I found that there were very few. I wanted to own the house as well as the land.
263. quit building and they will stop coming
264. I jumped on my apartment when I found it because it was in budget and North of 24 but I pay almost \$2/sq ft
265. At the age of 53 years old. It really sucks to only be able to afford to rent a bedroom out of somebody else's house (a stranger) because I can't even afford to live alone. After my bills are paid, it comes down to a monthly decision of buying my medications or buying food. I have NEVER been in a worse place in my life. It is a huge source of my depression and anxiety. It's embarrassing. I've been here since 1974. I love Colorado Springs, but I'm being forced out of a city I love because as I grow older, I can't afford to live here anymore.
266. We had to increase our budget in order to get into a safe neighborhood and a home that had been updated. Most properties in our previous budget bracket were in need of serious renovation work and upgrades to the HVAC systems.
267. New home prices are we'll over \$300,000 in the area and homes in the \$200 - \$300K are hard to find in a good neighborhood. Most of these home require additional work. The Springs housing market is difficult to get into when you are a low income family. Rent prices are exceeding purchase price, but most can't afford to buy. It's turning into California and I don't like that. Side note, don't become like Denver and let homeless people sleep wherever they want. We don't want CO Springs turning into a mecca for homeless.
268. I currently pay \$1100 per month for a One bed/bath near Old Colorado City. When in college, I paid \$950 per month for an entire home with two kitchens, 8 bedrooms and 5 bathrooms. Large yard and excellent commute. Colorado in general is absolutely absurd in terms of rental/home prices.
269. Need to have quality affordable housing that doesn't require 2-3.5 times the monthly rent
270. Our property management company has completely unreasonable fees and policies that make like hard.
271. Not enough houses available. Prices too high, and bidding wars break out at every sale.
272. We had to pay 20k over asking price just to get the house and outbid the other parties interested.
273. Rent is increasing at a rapid pace while wages stay the same. Our rent just went up \$70 a month and it was already expensive for us. If it goes up again next year, we will most likely have to move out of Colorado Springs.
274. Rental prices are out of control. Homelessness is just going tide because people can't afford to live.
275. The police need to do a better job patrolling the neighborhoods and actually solving crimes. I haven't seen a patrol car in my neighborhood in a year!!!
276. It is obvious that Colorado Springs housing is headed the same way Denver's housing went. This is a shame as most of Denver's suburbs have better street maintenance and police protection than Colorado Springs. If the Springs doesn't provide the infrastructure, the market will have trouble absorbing the dramatic price increases. In 2 years, we've already seen a \$200-300/month rent increase and the current search for housing makes it obvious that rents are only continuing to rise at this rate. Saw the same thing in Denver 5-7 years ago: rents were reasonable and then the dramatic rent increases started and haven't slowed much.
277. Housing has gone up since we purchased but it makes sense with the amount of growth in the area. I wish the city would focus on urban renewal and helping to make already developed areas more appealing and safe vs urban sprawl that is quickly destroying the feel of the city. No area will be desirable regardless of the homes if it continues in the direction we are headed with overcrowding and pollution.
278. Good luck. A lot of variables to consider in a problem this large.
279. After living in south Colorado Springs for two years near ***** and ***** and trying to help the area, I realized that the city and most other property owners did not take care of their property. Laws were mostly unenforced, police response times were low, it was unsafe for a family with lacking infrastructure such as sidewalks, and the public trail that was nearby was a free-for-all that was unsafe. It was clear that intelligent development was only ***** where there are three lanes in each direction, a new park with nice sidewalks that actually attracts families and nice development including hospitals and other clean businesses rather than dirty gas stations on practically every corner which are crime magnets. I wanted my home investment to be where nice businesses want to have a presence which is all around this area (*****, etc.).
280. The first thing people see in an area (99% drive) are the sidewalks, roads and landscaping. Only north above Woodmen near Research, Briargate and further north are there nice public sidewalks and landscaping and intelligent long lasting fencing rather than the rotting wood fencing City Council allowed in other areas - unsurprisingly those areas started looking bad and people that cared moved away further leaving melting pots of populations that don't care for areas which is why they turn bad.
281. However, my family will see over the next few years if any road infrastructure improves elsewhere in the city as we don't even have a real freeway system without stop lights. Even CDOT is now talking about a Powers bridge over Research which would be nice and further a free-moving highway system, but unfortunately the bottleneck would be pushed to Dublin. Apparently, City Council - despite not even figuring out the basics to have a proper sized police force, is still approving more housing development despite first passing the prior basic of having adequate sized road infrastructure. After visiting Texas and experiencing their astute forethought, I am not confident we have the leaders that know what they're doing.
282. Adequate housing close to medium to highly rated schools. Affordable housing is usually close to academically low rated schools.
283. We search for 3 months trying to find housing when our last rental went on the market we were 4 days from homelessness when found where we are now. With a rent half again more than we were paying we struggled each month with rent. Wage scales in Colo Spgs do not match cost of living. As seniors we struggle here and will have to move somewhere else when we retire.
284. I find it very ridiculous that landlords will charge you \$1600 to \$2000 a month and still tell you that you can't have any pets. I also find it very interesting that Landlords can literally do whatever they want and the residents paying the money just usually get wiped under the rug. I supposedly live in the nicest apartment complex of Colorado Springs, and it's more like the biggest joke. Not only do I pay \$1200 a month for 800 sq ft. I live with roaches since the lovely couldn't finish putting the apartment together.
285. it is almost impossible to find affordable rental properties. most apartments that are under 1000 a month are either in unsafe parts of the town or look like they have been torn up by a bunch of wild animals. why is it so expensive to find a somewhat nice apartment in a safe neighborhood?
286. Cost of living vs wages in area are not compatible. I have a remote out of state job that makes the springs affordable for me.
287. This use to be a great place to live... Now wages that were already crappy have not kept pace with cost of living, too many accidents and most people do not have insurance and the roads and infrastructure suck. The pretty coating on things is getting thin!
288. Colorado Springs is affordable. Please do not bring in a bunch of low income housing, it will bring in a class we dont exactly want here.
289. The rental housing market is the biggest thing. Is it skyrocketing b/c companies raising prices that locals cant afford since the local wages are low? Is there a policy that requires all rental companies to offer 10-15% of their apt to affordable price for low income?
290. Because of the housing costs we will only be staying here 2 to 3 years till we head back to the east coast.
291. Rent is way to high for wages in colorado springs
292. Any rental properties being houses, apartments, townhomes are extremely expensive. The only affordable rentals are in south Colorado Springs where it is unsafe
293. We bought in 2017 after trying in the Dever area for 2 years. Now, 2 years later, we see how the market is the same in CS as it was in Dever 2 years ago. However the city and our employers are not doing much to increase our wages. Most people I know in CS have more than 1 job to get by. That is sad for our families! No one should work to live.
294. The city also needs to put additional focus on infrastructure to keep up with the growing population.
295. Finding housing is difficult and expensive, once you find housing it is difficult to keep due to ridiculous guidelines set by landlords. No one will work with you if you are short on rent making it difficult to survive. Landlords also expect homes to be kept at show home level clean and will evict you over a few fingerprints on the walls or sidewalk chalk in the driveway.
296. The prices are to high where most people can't afford
297. As a Colorado Springs native, it is very frustrating not being able to find a decent place to live for an affordable cost, while trying to care for your family as well. Using more than half of my income for rent, while needing reliable transportation with auto insurance and gas to get to and from, while trying to keep the lights on, and food on the table it is very difficult to manage it all. Currently I'm looking into moving out of state just to be able to live a more stable life.
298. It's too pricey in my hometown here.
299. Price/bidding wars for homes in the 250-350 range

- are insane. going as high as \$20k over because there is just not enough houses.
300. I'm glad that I bought my house in 2017. Prices were climbing then too but now I wouldn't be able to buy because the prices have jumped too high while pay had remained the same as 4 years ago.
301. We are in another housing bubble and it will burst again very soon. I do not feel anything needs to be done about helping people find affordable housing as it will become affordable in the near future without any intervention.
302. We need more modest smaller homes. All news builds since we moved here in 2013 are too big and pricey.
303. My 23 and 21 year old sons both live at home because rent is unaffordable especially in combination with student loan debt. Apartments below \$1000 are either infested with roaches or bed bugs and/or in a dangerous part of town. Being poor shouldn't condemn you to living in deplorable conditions.
304. The housing market is insane. Its hard for single parent families to survive let alone for a two parent family to find affordable housing here in Colorado. We would much rather move across states to find affordable housing then try to stay here and find something. It's that bad.
305. A full-time minimum wage job here is barely enough to cover the rent in a two bedroom apartment, required for a family, let alone utilities, food, etc, and most of the time you have to make 2 or 3 times the rent amount in order to qualify for the apartment. Mortgages appear to have similar rates, so you just end up trapped in your same terrible living situation that you can barely afford.
306. This is a supply and demand situation. I'm not sure governmental interference would help. Most of the time in other states, it hinders.
307. Instead of one time pet deposit some landlords want month my pet rent
308. Because cost of housing is so expensive the only neighborhood I can afford to live in has gunshots going off every other night. Most of my friends have two jobs in order to pay rent/mortgage
309. I am on my own supporting my self through college make well above minimum wage (about \$15-16 an hour)and can barley afford a one bedroom in a shady part of town. I moved 4 years ago for college started at \$725 base in 80907 and was forced to move due to increase in base rent to \$1100 for the same 1 bedroom 500sq ft. Unrenovated apartment. Moved to ***** for the cheapest I could find at \$900 base
310. I have been raising my twin brothers since I was 19 and have been wanting to buy a house but cannot afford one in Colorado but can't afford to move ... I don't want to move since I've been here all my life. All houses are above 300,000. Who can afford that?? It's tough.
311. Everywhere that is affordable in my price range, \$600 to \$800, for a single mother needing 2 bedrooms is terrible. Carpets needing replaced and the owners won't, bug infested, rodent infested, too small. The list goes on. Then you raise you lrice range, \$1000 to \$1200, even though you cant really afford it and things are a little better but still almost impossible to find a decent 2 bedroom within that range. Unless you make \$5000 a month you cannot really afford to live in CO Springs.if you manage to make it work you'll so so by having to sacrifice money from everything else.
312. Wages are too low and house costs are very high. The commuting is tooo long to work where you can get higher wages.
313. I feel Colorado Springs needs to attract better jobs and citizens need to get educated for jobs available. The city needs to work to incentives more affordable housing including apartments, duplexes, condos,etc.
314. Everything is way overpriced
315. It took me almost a year to find a home once I was ready to buy. I ended up settling for a home that needed a lot of work. It was out of my preferred price range, but I had to take it because prices were getting higher by the day. I grew up in the Springs, and it makes me sad how hard and unaffordable rent and buying has become. The influx of people from places like California coming in with double the money from selling something the same size and condition in their state and then coming here has ruined it for the average Coloradan. Instead of staying with our own, the city and prices have molded to what the newcomers can afford, leaving those of us who have always been here to the wayside.
316. I am a Colorado native but seriously consider moving to a more affordable city/state
317. We built rather than waiting to purchase an already built house. Same price and no cosmetic updates.
318. The rental market needs to be controlled
319. I recently worked to become ready to own a home. The price of starter homes made it very hard to save up. I think our community need more innovative solutions on the rental and ownership market to accommodate our aging housing stock for our growing workforce. I encourage the city to find builder & developer incentives where ever possible.
320. High expectations from the individuals leasing properties. Poor upkeep to properties, often dirty.
321. Quite expensive to live here with house supplies too small.
322. Worst experience ever.
323. When we bought our house in 2017, we made multiple offers that were over asking price, and houses were off the market in days. I have been seeing a lot of houses in our neighborhood going on the market and people renovating them and making them look very nice, so it is good for the neighborhood
324. Quit being greedy on property taxes
325. It seems like if the City would approve more building projects, especially infilling, it would make the biggest difference towards helping with affordability overall.
326. It took us over 2 years to find a house and a literal miracle of God. Home prices are just sky high. I don't know how to fix it or just slow it down.
327. Would like to buy house in 400k \$ with good amenities
328. I have lived in this town my whole life. I moved around to go to college but always end up back here. This city will be home always, but with paying \$1000 to live in a shoe box makes moving south seem really profitable.
329. The housing market is so tight and the costs keep going up. We just got notified that our taxes are going up almost \$300 but there is no guarantee that our home will be worth the inflated value
330. Last dummer we were homeless. We would have had a place had we been able to park a tiny home (converted bus) somewhere here. Instead of just not letting people park rv's and buses and tiny houses, help us thrive!
331. Housing market is similar to other cities and states, however, jobs don't pay much here so it makes it harder to afford things
332. Rent is way to high but can't afford to buy due to down payment and bankruptsy
333. The rent doesn't match the average affordability. I hate that the military jacks up the rental rates. \$1500 for a house? \$1100 for a crap apartment? I paid less in Austin Texas!
334. Rent increases are absurd and landlords are abusive. Colorado Springs City Council and Colorado State should look into rent control, major expansions and social housing, and even eminent domain on large land lords and vacant properties.
335. I live on a fixed income. Really fixed. My last lease agreement went up 90 dollars. I happened to hear one of the "owners" was on the property. I approached her and asked her why such a significant increase. Her reply to was "It's called Fair Market Value" I then ask about this mysterious charge I get every month called a "CAM" fee of around 40 dollars. CAM is common area maintenance, I asked her about that because our common area aren't kept and her answer to that, was to point to a stand that held pet waste bags. Shrugged her shoulders and got in her car. I've lived here for 5 years now and every year I got a 30 to 40 dollar increase in my monthly rent. This is flat out price gouging. I'm 60 and have one leg. I can't just go out and work when everything goes up 20% and I ger a 2% COLA. I'm not afraid to hide my identity at all. I've go nothing to steal. I've sold everything I have to live. Thank you for reading this.
336. Renters are demanding modern, well appointed apartments - those cost money. I don't live in expensive cities since I can't afford it. If people can't afford to live here, move to Pueblo.
337. This isn't really useful for ynderstanding solutions. The city needs to be thinking beyond the market for affordable housing solutions, including rent control, subsidies for housing and increased public housing stock.
338. I am a single mom with three kids. I work as a ***** and only bring home about \$1300 a month. \$2200 with child support. We currently live in a two bedroom apartment. My daughters share a room, my son has his own room and I sleep in the living room. The building has lead paint, asbestos, and mold. Our neighbors fight constantly, smoke like chimneys and our building reeks of pot. We have found hypodermic needles in the stairway and we are near a school. My job is suppose to be important but providing for my family is next to impossible when you have to make three times the rent. We can barely afford rent and our car payment and rely on food pantries. We qualify for Medicaid but our food stamps keep getting cut and we are down to \$89 a month. All of our bills leave us with about \$120 for food and necessities. Not including field trips, birthdays, ect. Our rent total is 1040 a month. Up until 15 months ago we rented a 1400 sf townhome 3 bed, 2 1/2 bath for \$700 for 10 years before this.
339. extremely high rent with little space and/or upgrades needed, buying out of the question right now
340. Bums get brand new apartments whereas the working middle class continues to always take it in the shorts. Seems that the system is built to encourage failure and getting free help rather than to encourage responsible citizens that contribute positively to society.
341. the apartments in this city are roach infested slum's there is very high crime all over the rental areas, gangs, violence, hard drugs....my daughters were in constant fear of being assaulted. the prices for that area were outrageous, the management nickles and dimes the tenants, they do not abide by the rental agreement, they do not return deposits, there is little to no recourse if we are wronged....we cant afford a lawyer and the management knows it.
342. Way to many houses are being built. The areas, especially up North and East are being over developed.
343. There needs to be more felon friendly housing.
344. Good schools are important to us but the costs are high around the best schools. Overall the costs are quite high. We would love to own a home but it seems impossible to find anything we can afford that is in good condition near good schools.
345. Colorado has outrageous house and rental costs when comparing to other states. It has the highest increase in rental costs. It's unreal
346. I believe that a major part of housing is budget. I have been a single mom, widowed mom when my son was 2. I work full time and run my life on a budget. I make a fair wage and I am able to live in a comfortable house myself and have rentals. I don't have credit card debt, student loan debt and I only just recently have a car payment for the first time in over ten years. Budget, live realistically, save and scrimp. What is most important will be taken care of.
347. People who work 40 hours a week should be able to afford a home
348. Housing prices are insane, they make it so difficult for people who make less than \$40k annually to afford decent housing.
349. I have a decent paying job but I am single. The housing market was not easy to work with for my situation.
350. We had to move into a very small, very inconvenient house, because we couldn't find anything else in the time frame we needed, nor did we qualify for rentals because of credit.
351. Although I think the housing market is high here, I am against affordable housing projects and homes. There are homes and apts that are affordable, they just weren't where I wanted to live based on homelessness, crime, and drugs in that area. If affordable housing was out in my area, it would only destroy the neighborhood that I purchased in to get away from all the negative aspects of Colorado springs
352. The salaries in the area are way below the cost of living. Especially for professionals who were already being paid very low to begin with, teachers for example, have a very hard time keeping up with the inflation.
353. It's entirely to expensive to live in a nice decent neighborhood and if you find something affordable

- they have an extremely long waiting list. I feel like if rent is going to get keep going up then our wages should match that. I work hard and taxes take a big chunk out of my check so I'm still short. It's just hard.
354. As a single income I found it difficult to find something in my price range that was affordable. Almost all the houses I could afford needed significant work. Thankfully I can afford the work and am capable of doing most of it myself. But many are not so lucky. I was also lucky to buy a HUD house which allowed me to have immediate equity to do the renovations needed. Again many are not that lucky. If I didn't have the equity I would not have been able to do the needed work right away. I make 70,000 a year, but as the only income my selection was very limited. Maybe have incentive programs that gives people money to do renovations so they can buy less expensive houses and be able to fix them up. A win win. City housing quality improves and people who can't afford new/nice houses get to make them nice for themselves.
355. Stop building all these apartment complexes and create more affordable family housing in safe areas.
356. The rent and mortgage here is good compared to Denver, however the neighborhoods are hardly safe until you're in the \$300k + range. That makes middle class families struggle to find a safe but affordable home that meets their needs.
357. In October our current lease will expire, and I'm afraid of having to find a new place, and also equally as afraid that my landlord will demand more rent money than we pay now now that he sees how rent prices are skyrocketing in the area.
358. I want to own a home, but I can't afford one, so I'm renting. I'm not looking for a home to own simply because I can't afford it. Colorado Springs housing is a joke.
359. I was very blessed to be accepted into brand new affordable housing apartments in a good neighborhood. However even as affordable housing the rent is \$200+ what I am able to comfortably afford and I have to have my parents helping me stay afloat. I make \$13/hour working 35 hrs a week and have 3 children. I am a single Mom and I feel with the pay and hours I work I should be able to afford my housing expenses but rent is so high here it is not possible
360. We need more housing please. The city is growing way too fast
361. No one makes enough to afford housing. I lie, constantly, about my income. My employer helped me lie. Landlords want rent to be 33% of your income, when 50% is more likely. ***** the rich.
362. Owners over charge rent for homes that are barely livable. Over charge for utilities when lease clearly states one cost but collects more and says lease is wrong
363. Too high rent
364. It is a frenzy. Multiple families making multiple over asking offers. Stressful uncomfortable creates anxiety
365. Just that 1400 a month is outrageous for a rental house. Two people working full time and we only have money for bills, nothing extra. These landlords are robbing people. Wages are not that great!!!
366. We just moved here from a much more expensive area so to us it's cheap, we were able to buy a house with cash and it was easy for us. If we didn't have that privilege and based on the available wages for our work we would have a very difficult time affording a house here.
367. I currently live in an affordable housing apartment complex, ***** an what I pay here is a Mortgage payment. It's not Affordable housing! People have to live after paying rent, people have other bills to like. Food, utilities, phone, cable, car insurance etc. Over half of my income goes to rent :(pretty sad right?
368. Prices are going up so much that anyone in the minimum wage income or below bracket cant afford to live. For me, I cant even buy food, clothing, bare necessities because everything is increasing so much. Its unreal. Programs thru the state are losing funds, like food stamps and Medicaid. And Im scared Im going to end up homeless in tje next year. Its horrible. I could never buy a home. I cant even rent on my own because income is too low cause rent is so high. No one on a normal minimum wage job makes 4500 a month, which is what is needed to even be considered to rent a place here.
369. I do not want the accessory dwelling unit policy to be enacted for the entire city. I think it would destroy some of the nice parts of downtown and would bring down the quality of neighborhoods.
370. The requirement that you make 3x the rent per month is unrealistic for single parents who make just above minimum wage. The programs for housing have very long waiting lists. We don't all earn \$3000 a month, don't want a handout or even help, just want to afford a roof over our heads.
371. To improve housing here get the homeless situation under control. Too many destroying our parks and neighborhoods.
372. People think they can raise the rent on sub par houses in outdated parts of town despite structural damage due to the neighborhood standing, constant increase of rent by well off areas, lack of economical resources and well paying jobs for young people
373. Housing here is extremely expensive. I'm paying nearly \$2000 a month for a 3 bed two bath
374. Why is rent so expensive? There are beautiful homes bawk in the Midwest and people make lots of money there and housing market is so affordable. Here you get garbage
375. Housing is made less affordable by the cost of HOAs and Special Assessments. HOAs add as much as \$500 per month to a mortgage payment, in my experience. That severely limits the houses I can afford!
376. Unhappy with upsurge of vagrants trashing my neighborhood
377. I have a lot of experience in the last few years with Colorado Springs housing crisis. I was wrongfully evicted by the most notorious slumlord in C/S in 2016 and ended up homeless for 4 months then living in a studio apartment for a year before getting back to a somewhat normal housing situation. It took 2 years for him to settle in court with me as opposed to the city having my back and instituting laws against his types of court used harassment. In the last 5 years I've had the misfortune of personally dealing with unscrupulous landlords on 3 separate occasions who all violated me or my family's rights on multiple occasions. I find it hard to believe I'm just so unlucky that 3 of 4 of my landlords during that period all were just bad seeds. It seems more like Colorado Springs allows them to get away with treating tenants like garbage and so they all just push it as far as they can for the sake of profitability. Additionally C/S needs a rent increase control where landlords can't raise the rate of rent more than 5-10% or \$100 per year even on month to month leases because It's ridiculous the rent is allowed to almost double with 30 days notice.
378. HOA's are tyrants and should be abolished!
379. Stop letting the home builders run the city.
380. More opportunities for single income, and single people. It's hard when the majority of your paycheck goes to rent.
381. At 21 years old and buying my first home I had a lot of obstacles. From raising my credit and getting the loan to being out bid on every home I looked at. I had to chose to settle and renovate the home I live in because it was the only place that took my offer. Too many people don't accept FHA loans and that was a huge problem throughout my search. Why wouldn't people want to support the future generations in buying property and helping their economy? It seemed like I needed a lot more money, a lot more history, and maybe needed to age 10 years older for any seller to take me seriously. When a young person wants to invest, don't take advantage of them. Teach them the best way to do it so that it is beneficial to all parties because if baby boomers want to believe that millennials don't care and don't want to contribute, it's because when we try we get belittled.
382. I am 33 years old, 1.4 years ago, from 12/01/2019 to today 05/06/19 I recently became a home owner. Prior, for 8 years, I was in apartments. Apartment rates went from \$575 for a 1 bed room in 2009 to \$775 eight years later. Nothing changed in the complex, we received no new equipment, no new carpet, no new anything but did receive a \$200 rent increase. Because this was so close to mortgage prices and I was expecting my 2nd baby, we had to move out. The problem is it impacts the areas, ALL rent increased in ALL complexes because Colorado Springs is becoming popular. The average adult, mid 20's to early 30's or even older, should not have to rely on a roommate to make ends meat. The renting prices are criminal and the housing market feeds that.
383. People don't make enough money to afford proper housing. This is shameful and the govt doesn't care. It's all about the dollar bills. We regret ever moving here, but being military we had no choice. And the military lowered housing pay while housing costs increase. This is theft. I'm sure it was amazing several years ago. Way to go Colorado.
384. I checked the wrong box a few minutes ago and it said I wasn't looking for housing. Corrected it in this one.
385. Westside has homes that are terribly over priced for age and amenities.
386. Security is important, Price keeps the rif raf out. After all we are a pothead state and that brought in a ton of "great" people looking for handouts. We dont have a housing problem if you are willing to WORK for a house. Too many people looking for hand out. This town has turned to *****.
387. The market keeps my neighborhood safe
388. Our options were extremely limited when we were searching due to needing to keep price under \$1,000. We did eventually find an apartment but had to settle for not having features we wanted, like laundry machine in unit, and there's not really space to have company.
389. Apartments I was in 6 years ago cost twice as much now. Houses are out of the question to own, renting in my price range is restricted entirely to luck with private landlords.
390. The city needs to put a rent price increase freeze in place
391. We decided to buy instead of rent because buying is more affordable. Rent is horrific.
392. Rent for low income families is near impossible to find thus robbing the opportunity to save for a home.
393. While searching for our house we found a lot of houses that failed basic inspections or were great houses in not so wonderful neighborhoods.
394. Low incomes are horrible when dealing and trying to get into their apartment complex. They ran a check in my expected income and told me I then exceeded income requirements.
395. Its not just the housing market that is insanely too expensive. Wages are ridiculously low as well
396. This city is outrageous on prices of rentals!
397. The cost of housing in the Colorado Springs area is outrageous and unaffordable for many.
398. Finding a rental that was affordable was too difficult. Ended up buying just because it was cheaper
399. It's ridiculous that Denver Realtors and Colorado Springs Realtors are on different MLS systems. The Colorado Springs MLS makes it very difficult for Denver agents to show houses to their clients looking in Colorado Springs. It's also ridiculous to have out of control Covenants and HOAs in every new building community under the false premise that they keep property values up when really they prevent home owners from using and enjoying their property any way they choose. HOA and covenant communities absolutely have no effect on keeping property values up, rather the housing market determines property values.
400. These housing prices price out the military as well. It makes it very difficult for the military to have other options besides base housing which is in poor disrepair to begin with.
401. The price range requirement is crazy. Credit requirement is crazy. I am RENTING not buying. I get a credit check, but denial for something as little as school loan debt, for a graduate is silly, and stupid.
402. Most places I try to rent from are looking for the rent to be only one third of my income. It's hard to find a suitable place for under 1200\$ a month. I don't make nearly that. I feel bad for the single parents.
403. Too many apartments being built. This boom, at some point, will collapse. I'm more concerned with that than I am Affordable housing.
404. I am currently renting from a friend. When I started looking a year ago there was nothing in my price range that was in a decent neighborhood where I wouldn't have to switch my kids school and that would accept my dogs. If this opportunity with my hadn't come up im not sure where I'd be. I've contemplated moving to pueblo so I won't be house poor anymore. 80% of my income pays my rent. That 20% left has left to cover the rest. I'm born and raised here and I cannot believe how unaffordable it is to live here anymore. Family circumstances keep me from moving out of state but if I had the opportunity I would definitely leave.

405. It was hard to describe, but for the price range (500k-650k) it was very difficult to find homes that were modern or had fenced yards. Most were located in HOA neighborhoods, which although of value, deter buyers who need fences for children and pets.
406. Too many problems for first time buyers placed offers on 13 homes all beat out by cash offers as fha loans appeared to be so hit or miss
407. Too expensive
408. I couldn't afford to buy my house that I just sold..... That's pathetic
409. I didn't have sufficient credit history at the time I was searching several years ago. Now I have the credit but no job. Job stability in Colorado Springs is also a Major hurdle that prevents my age and gender from owning or renting a home. The only thing in my price range at the time was a townhouse with no yard. I specifically wanted a yard or an empty lot but that is impossible to find.
410. I put an offer on on 7 houses before finding my current one s year ago but am finding it to expensive to live comfortably on one income, very little money left for anything else. Don't want to move out of town but may need too.
411. Stop letting the rich buy up house to rent and make profit. Stop third party utilities.
412. I'm just a broke millennial. I live with my girlfriend and another couple, who all work basically minimum wage jobs, full time, just to still barely make ends meet.
413. The house searching process in Colorado Springs was easier when compared to Denver, Colorado & Aurora, Colorado. This is why our family choose to move to Colorado Springs
414. Housing should only be able to increase in price over a certain amount of time not every few months.
415. If the American dream dies in Colorado Springs then it dies For the whole country. All we want is what the baby boomers took for granted.
416. The cost of living is so high that with out a two person income in wouldn't be possible to live in the Springs and I am a native with a full time job.
417. The cost of everything is steadily rising across the US but minimum wage has remained stagnant for decades.
418. Colorado has become a place where single income people/families cannot afford to buy.
419. There are no first time buyer houses out there anymore. Or houses for 2nd and 3rd time buyers... unless you've got a \$100,000 dollars to put down!!! And mortgages on a \$340,000 home are costing anywhere from \$2300 to \$2500 a month!!!
420. I make around 46,000 a year and should be able to afford something nice! With the cost of housing, I can barely survive off of what I make with all other bills.
421. I realized I needed to buy when my landlord tried to raise my rent by \$300 with no renovations or upgrades. It was hard but I managed to find a tiny house in a decent neighborhood.
422. Poor soil issues like at broadmoor bluffs are kept under wraps. The. It's continues to issue building permits in bad areas. Future water availability.
423. Housing is way overpriced. Realtor should have a flat fee that would help from the housing price increase each time its sold. Their fees should be capped at \$10,000. It doesn't take more to sell a \$500,000 than a \$200,000 house. New builds and many areas have lots that are way too small. Nothing should be under.25 acres.
424. From someone who lived in Illinois and California before moving here. The housing options to BUY are affordable. Rent options are insane, with property taxes being what they are landlords cannot justify price gouging. I am however in favor of a free market. If Co Springs prices are not something you can afford, consider living elsewhere. One of the major problems with the influx of people in the state is they arrive without securing jobs and have little to no savings. For the native populations, you've had 20 years to capitalize on the market conditions here, if you failed to, that is your fault. I do not believe we need to make any major policy changes to but am not against exploring options to make renting here more affordable.
425. Disabled, fixed income. Not looking for fancy or brand new. Small, clean, safe area, fairly new appliances.
426. I picked a single family house in a single family neighborhood and paid a great deal of attention to the space between houses, size of yard, etc. I do NOT want ADUs in current R-1 zoned areas. My current and previous neighborhoods had a variety of sized homes and lots and a variety of price points. ADUs are NOT going to solve the housing problem, but will increase the chances for neighbor animosity rather than creating the vibrant neighborhoods that PlanCOS advertises.
427. I notice that a lot people have been buying these older houses and renovating them and sell them at an extremely high amount as well.
428. My husband and I moved in with family to save for a down payment to purchase our first house. We put in multiple offers on homes within our price range (under \$300,000). We had excellent credit and offered 20% down, but our offers were rejected because we refused to offer \$30,000 over asking price. Only with substantial down payment assistance from our family were we able to start putting offers in on homes over \$300,000. In this price bracket competition was not as severe. My heart goes out to individuals with limited resources or single income families trying to purchase their first home. It's a tough market to break in to and we wouldn't have been able to do so without help.
429. To expensive
430. I got lucky when I found my condo. I know several people who were looking the same time I was and are still looking or found something that have huge renovation problems.
431. Rentals are so difficult. The price of rent is too high for landlords to not be following through with basic maintenance. Especially in properties owned by big management companies.
432. Searching for housing in Colorado Springs is extremely stressful and unpleasant. Rent is unreasonable and I have virtually no options because I have pets. It's enough to make one want to relocate.
433. Investment needs to be made in already established areas to draw people to them to breath life- not everyone and everything wants to be North. North is not where Colorado Springs started and shined. North is where our overflow is because we have nothing focusing on what is already here.

434. Homes are to expensive and jobs don't pay well in order to stay afloat.
435. I have lived here my whole life, and while I appreciate Mayor Suthers putting us on the map, I do not appreciate the significant increase in the cost of living. If it weren't for my family, I would have been priced out of this area about 3 years ago. Many of my friends (including myself) do not even see buying a house on their horizon unless they leave the Springs, as it is just not even a possibility on top of student loans. I want to be able to stay here and contribute to my hometown economy, but I just don't see how with the current wages of the city and the price of housing.
436. Not my own experience, but my mom cannot afford to move out of her bug infested apartment, plus the crime is unbelievable. She is able to keep a lower rate since she has been there so long (7 years total). She makes \$15 an hour and cannot afford more than \$650 per month. Pretty sad.
437. The competition was tough. We had to overbid to get our house.

will make a profit but not enough to afford the homes available. The wages versus home costs are not in proportion. The building needs to stop and affordable housing needs to happen.

10. Its next to impossible to afford housing on disability here unless you choose to live in dangerous conditions.
11. The rent has gone up so much that I couldn't afford the first and last months rent, plus application fee and the fee for doing a credit check. I am on social security disability and my monthly income is fixed.
12. Yes, the Victorian homes that have been split into several units are far out of code and are outright slums to live in. The landlords of those buildings exploit desperate people. I'm sure if I brought a code inspector into my building it would be way out of code but I'm sure the city has grandfathered in these buildings so until they say burn down due to age/lack of maintenance then they will remain. It would be much better to tear down these safety hazards and build safe, micro-units and studio apartments.
13. The section 8 voucher values have not kept pace with rental rates. I have repeatedly been told "no section 8". I have not been able to schedule a showing to see if a property meets my requirements. The section 8 requirement to get the approval I need violates a property managers "fiduciary duty" to the property owner. ***** will not process an "exception to rule" to get the value of my voucher increased.
14. Everything is above \$200,000 and there isnt even condo's or townhouses in the price range for a single mother with 2 kids working for the state making less than 46,000 that I can buy. We need more affordable housing.
15. Frustrating, overpriced houses, low inventory, deteriorating houses and neighborhood
16. Lack of affordable housing and if I find one within my range, it requires work which ends up bringing price of home up
17. Need more placed that would be willing to work with felons with older background
18. Look at Washington state's new law requiring all landlords to accept the housing choice vouchers. The risk of losing the voucher due to lack of rentals is high. There is also an issue with landlords holding the lack of options over or heads of tenants. Families are being forced to put up with unsafe conditions for no other reason than the risk of becoming homeless.
19. COS needs to be open to "tiny houses" to accommodate low-income folks who can live with dignity in a safe neighborhood; tired of people complaining that their homes' values will be reduced--there is room for all types of accommodations!!!
20. We made the move from Colorado Springs to the Monument area (far from ***** where I work). The houses in our price range we liked were in VERY unkempt neighborhoods. (Brown yards, trash, bars on the windows etc. etc.). I truly believe you should "fight the blight" in some neighborhoods. On the north side of town everything was great, but we were able to get much better in Castle Rock and in unincorporated El Paso County. LOVE Colorado Springs for the record.
21. Yes. Deposit's are being ignored as "protection" against poor renters-any excuse possible is used to keep elderly, less than able bodied renters from acquiring decent housing. Sociopathic realtors run rampant in this

GAVE UP SEARCHING FOR HOUSING

314 RESPONSES

1. This area has become expensive to live in
2. No one rents to convicted felons and as I am one I do NOT feel welcome in Colorado Springs, not at all. However, Colorado Springs landlords will rent to illegal immigrants.
3. Hoping to find a place to call my own, live alone.
4. Outragous rent!!!! Nobody can afford to rent. Senior apartments are very scarce. Fixed incomes are very low!!!
5. colorado springs has over inflated their housing prices. and the powers that be could care less
6. Colorado Springs needs to enact a massive code compliance mandate and consider a modernization and renovation regulation to bring accountability to property owners for updates, improvements, and maintenance. furthermore, Colorado Springs needs more multi-family housing, duplexes, tri-plexes, and to not make income class discriminatory areas by continuing price increases and denial of affordability
7. It's so sad how people are talking advantage of others with the housing market .We need to do better.
8. Why isn't there help for persons like myself who really need help but cannot seem to find any. No government programs for short term help. I have applied for SSI but have to wait for 3 or more months. Because I was in the hospital,my food assistance was sanctioned and now I have to wait another 3 months for them to make a decision. I have applied for monetary help and have to wait for 3 months. What are people like myself supposed to do for 3 months while we wait? The weather has been cold so living homeless is so difficult. It has caused me health problems as well.
9. A few years ago there weren't enough homes so the building boom happened. No regulation on how expensive these homes will be which are driving up the cost for crappy homes. If we sell our house, yes we

- town.
22. I am disabled - blind and numerous health problems. I am currently living with family, but cannot do that forever. I get only \$1200/month from disability, which would not afford me even a small studio apartment along with my health issues. Would like to get into assisted living, but my age does not allow that at this time (54), and the waiting list is years long. I would prefer a small apartment if I could afford it.
 23. Houses sell so fast can't get a reasonable offer in?
 24. I think Colorado Spring needs to construct more houses and they are overpriced in general. House prices don't reflect the income for a math teacher
 25. I think a great way to add housing to the city center is to rezone all the empty industrial/commercial space near Drake. Close down Drake and redevelop the land in the model of the North End/OCC. There are very successful models for this around the Country. Daniel Island in Charleston is a fantastic example. When you start from scratch you put in low income housing for the people working the local grocery stores, you can put in homes for first time homeowners only, a whole mix of housing styles/prices. You can develop trails, and open space, and plant trees to mimic the appeal of the old parts of town. It would totally reinvigorate the Southside of the City create a new, desirable, and affordable neighborhood downtown.
 26. My mother is on a fixed income at 76 years old. We have been on a list for over three years now to get her into income based apartments and have only moved up a few spaces making her 271 in line! IT would be great to have more income added apartments for the elderly
 27. There is not enough afford able places to live
 28. I think that in this economy they shouldnt look at credit as one of the major deciding factors alot of people are facing hard times and to deny people based of credit is not helping the situation
 29. Need more options that are safe and doesn't require you to live in a rundown place.
 30. Frustrating
 31. When I was looking for a an apartment in Colorado Springs, all of the apartments that I was interested would barely allow me to live after paying the rent. I wanted to be closer to my job, but that was seemingly impossible by the time you count all of the fees to apply olus the cost of rent being 300-400 more than what I pay now. I settled for my current complex where the rent has significantly increased each year that I've lived there. I feel like I'm stuck between a rock and a hard place when it comes to living in Colorado Springs. At least I'm still close to the highway.
 32. Even making a reasonable salary I will not be able to afford rent for a safe decent apartment and the houses in a reasonable price range go very quickly and for prices over the listing.
 33. The market is moving too quickly. Once we find a house that could work, it is under contract before we can even think about looking into it more.
 34. The lack of public transportation outside of the downtown area is terrible. I would love to use public transportation in order to get to work and other activities but there just isn't any way of getting anywhere easily.
 35. If have no history of credit or past evictions only housing is drug houses or run down places. Its all not safe for single mothers and children or too expensive.
 36. For people who have lived in Colorado Springs their entire life, it is horrible, housing prices have increased, the same apt. that I rented in 2012 is now \$1000 more per month, with no renovations. This is across the board. I know of many people selling and buying in Pueblo and commuting to the Springs for work.
 37. ***** is ridiculous with their fees they charge, they accept a lot of applications but only intend on renting to one or two; the rest are easy money made. They tell lies to get people to pay the fee and complete the application even though bvb they know who they're renting it to, they just want more fees paid that are non-refundable! If the renter has Section 8 they should NEVER be discriminated against.
 38. Not a buyer's market.
 39. Looking forward to the changes implemented... it is a crisis at the moment.
 40. Please help make housing more affordable!
 41. Impossible to find affordable housing here now plus disable and senior. They keep raising the rent and can't afford it anymore. Want to buy as need to have a tub I can get into. Thanks hope you'll get us help.
 42. Our town is very limited on 3 or more bedrooms for a reasonable price.
 43. Why aren't we building more small affordable homes? Or duplexes? My generation generally doesn't want big houses we want a small, humble property that is affordable.
 44. People may say that COS has a lot of people moving here, but I would like to know how they can afford to. We will now be leaving because the cost of living here is so ridiculous. CA may be cheaper. It should not cost 5000 a month to survive here unless you have 3 roommates.
 45. Affordable housing has disappeared in the springs. I would love to buy a home here, but at this point I would need to win the lottery! I moved from Phoenix 6 years ago. The prices of housing went way up there previously.
 46. It's very hard to find a house that you can afford for a family of 4. With one member receiving Social Security and the other working minimum wage. I would love to move to the city so my Granddaughter could have other children to play with but living out in ***** is what we could afford. I won't go back to apartment living after 30 years. I just wish it was more affordable to live in Colorado Springs.
 47. 95% of the issues I've experienced in finding a place to live have been finding something affordable towards my income of 55k/yr that could even qualify as livable and safe, it's just not possible in this town anymore, and I'm a lifelong resident and love this town, but I am now considering moving out of town to find something that I can actually afford
 48. The management companies charge outrageous fees for all the extras that should be included in the rent, trash, common area electricity, a fee to bill you for all the fees they are charging you on top of the rent
 49. This town is in a downward spiral. Way too many homeless. No affordable houses for the average income. Far too many moving here. Too many rentals for second income. Leadership that doesn't actually care about the safety of my family. The police department is weak. Traffic is out of control " speeding, road rage, chaos "
 - because there is no law. But who's listening? Nobody.
 50. We need single family homes that does not require hoa fees. The price of homes went up so fast in the last 5 years, it almost doubled. Yet wages have not increased at the same rate.
 51. Can't afford to live where there is low crime even when you make 70k a year
 52. So many houses and land for sale that has been on the market for years since the greedy people want too much
 53. Pet policy
 54. Wages are stagnant and housing costs have skyrocketed. I started my search for housing a year ago after saving for a down payment for three years by living with family, but I was unable to keep up with the rising prices of even the bungalows. I looked for apartments to rent in a relatively safe area, and was shocked to find outdated one bedroom units around \$1000 and higher. Definitely not worth it to rent in this city either; I would never be able to save for anything!
 55. Very hard to find housing in good school boundries consistently from elementary to high school
 56. I do not want to live in the suburbs...east of powers. You can buy a house for much more space out there and a cheaper price. I am one of the few natives in cs and am going ro have to keace if we don't do something soon.
 57. This entire process is horrible.
 58. I've been looking for a home since August of 2017. I'm 25 years old. I was preapproved for 150k. I DONT make minimum wage. I've made several bids on houses that are close to my price range but investors come in and offer cash or bid higher and thus my offer isn't even considered most the time. I just want to buy a home and start a family. But the housing market here is ridiculously competitive and first time home buyers just starting out don't even stand a chance it seems like.
 59. It's becomig impossible for families to afford to live here in Colorado Springs.
 60. Homes under \$300k go super fast even if they are in bad shape. We gave up the opportunity for down payment assistance because the homes we saw under \$270k were all in bad areas of town or needed major work done. So we are continuing to rent and throw money out the window. It's highly discouraging. I'd love to get our kids into a home that we own but it just isn't possible, not here in Colorado Springs. We've been discussing a move to Texas.
 61. An HOA will make a neighborhood LESS attractive to buyers like me.
 62. Housing is unaffordable for a single income.
 63. The cost of living, is not only way too expensive, but if rent continues skyrocketing like it is now, nobody will be able to afford to live. You have to consider that rent is only 1/4 of all the bills most people have to pay. Utilities, internet, trash, HOA fees, the list goes on. The cost of living here is outrageous. On top of that the requirements are too strict. How are young adults supposed to find somewhere to live when they have so many requirements? Most young adults dont make 3 times the amount of rent, let alone have a 650 credit score. I mean come on, this is ridiculous.
 64. Our house would sell in less than a week but we can't even afford a 1 bedroom apartment in a decent neighborhood. Condo HOA fees make the payments higher than our mortgage but we can't afford the upkeep of our home and are getting older and can't do it ourselves
 65. People want a fortune for a small dump. Literally sometimes think we would be better off homeless. Not to mention the crime is ridiculous. Can't trust anyone with our vehicles outside. Police take the report and then do nothing about it (because there is obviously not enough evidence). We are considering moving out of state (we have both lived here since practical birth) because it is too expensive and we both work in social services. Literally a joke.
 66. We've given up and are moving out of state. We can no longer afford to rent a decent place in this city as the pay here jobs is not that great either. My husband is an ***** and he can make more out of state than he ever did here in 10 years. We can't keep living pay day to pay day just to keep a roof over our heads..we have no money left over,ever. We're 1 accident away from literally being homeless. Which is frightening. So we're leaving at the end of May.
 67. Houses here are expensive and getting more expensive like in California. Versus housing in the Midwest are half or a third of the cost as is here.
 68. Home prices are ridiculously high at this time.
 69. Colorado Springs is fast becoming too expensive and crime infested.
 70. Itsy ridiculously hard to find a place that will take pets. I have one cat, and somehow that's become a huge impediment to my housing search. The landlord's around here get away with charging exorbitant prices for the most run-down houses.
 71. Rent is so high that it is not acceptable! Also when you apply to rent somewhere they look at your paychecks and say. "Yeah you make enough, so you can afford over \$1,000 for a 600square foot 1 bed 1 bed". When they look at it that way sure. But they do not understand people have other bills. Not only would I pay rent. I have car payment, car insurance, renters insurance, internet, student loans, medical bills(maybe), food, water, electricity, trash. It piles up and the only cheap housing here are in very bad neighborhoods to the point where I would be afraid to walk to my car. If they lower rent more would rent. Instead I am stuck in a small house with multiple people, all because of rent. FIX THIS! I CAN'T BE THE ONLY ONE!
 72. Keep the rent affordable. Stop worrying about how much money one will make from rent. It's been ridiculous to afford a place to live since weed was legalized.
 73. Prices should come down, especially when renting, I rent a nice house in the mountains for what's a mediocre apartment in the north springs.
 74. I was born and raised in Colorado Springs, I am now old enough to buy and even rent my own place, but what is really sad is the fact that I have to chose between rent/roof over my head and eating, on top of that bills. I'd love to stay in my home city, but it's getting so expensive to me that I want to move, but also can't even afford to do that at the moment. It's disappointing that this beautiful city has come to this...
 75. Landlords have a lot of power and the process is very much in favor of landlords v tenants. I was threatened with eviction because we needed plumbing work done, so we either stay and pay for repairs ourselves or have to move and start the process all over again.
 76. Senior age discrimination is rampant in jobs and

- housing. Why wasn't age included in the prior question? I pay 50 to 75% off my income on rent. You won't do anything about housing. No one ever does. Making overnight parking for rvs and cars legal and safe places to park would help the most.
77. Housing here 2 expensive Felt rushed my realtor sucked had to settled cause I ran out of time. Disnt want to be stuck in hotel with my family and pets. Paid for sqft that was listed appraisal came in lower.had to pay same priced which I beat my self about everyday Couldnt back out of contact. Cause then I would of been homeless so I had to settle. I cry almost eveyday
78. It been hard because of my felonó status
79. Finding an affordable home, in a decent neighborhood, on what is to be considered "our family's average income", is elusive at best. Colorado Springs does not need more apartment buildings constructed with 18 month waiting lists and vouchers. We need better paying jobs that help sustain a family and more affordable housing options. Anything can change for anyone in the blink of an eye. What if this were You? Your Family? Unless you have an established, well paying career, (which there aren't many here for the lay person) having a true ability to purchase a home and not be forced into communal living, remains "Untouchable".
80. Just kinda frustrated trying to find a good job to pay for a single apartment..... decent price range that's nice on the west side , currently living with parents it's good but would like to be more independent I'm 26 ... rent and own is very pricey here if your not making 70k + dollars
81. The homes I'm able to afford are all in the "bad" parts of town. Everything I do (kids school and work) is north. I grew up in those neighborhoods and I am a Colorado Springs native. Now I am considering moving out of state because it is so greedily expensive to live here based off people wanting to move here for their habits. Its not just ther scenery, which soon...because of the greed, we might not be able to see that either.
82. We have 2 good incomes and no children, 20% down payment, but still cannot compete with cash offers, investors, and the shady real estate syndicate in this city when trying to buy a home. I cannot imagine how families living paycheck to paycheck survive!
83. I am middle class salary and I can't afford anything better than a tiny duplex. Housing should not be an investors market. I make good money, I should be able to not break bank buying a house.
84. Its impossible.have 4 girls
85. Housing market sucks! It's a military town, no one can afford it.
86. There are two main problems with trying to find a house in the Springs: most houses are much too large for someone with modest needs, and most neighborhoods are built to be nice places for cars to live instead of prioritizing humans.
87. Make too much for any financial assistance, but it isn't enough to afford to buy a home.
88. Being a disabled Veteran living on VA Comp & Pen, I have just about given up on looking for my forever home in all of Colorado.
89. All in all it's just way to expensive to live in colorado now!! We work hard to make money but the cost of food and everything else you need in life makes buying a home almost impossible if your not rich or very upper class!
90. How the prices in the same neighborhood were almost \$100,000 cheaper 2 years ago.
91. I've given up my dream of having a beautiful home. After being outsourced I went from \$60,000 per year; which was already a challenge to support a family of 4, to a food delivery job. This job doesn't pay enough to make ends meet, but wages are so low on average it pays more than even some managerial jobs. It's pathetic. I have a Master's degree and am delivering food for s living. It's humiliating. Unless I work in Denver and commute I don't see an end in sight.
92. With school loans and only having one income, I would need to get another full time job to save to buy a house.
93. Pricing is to high, lower price properties are infested with bed bugs, filthy and run down, not safe. Qualifications for income do not meet the pay rate in Colorado Springs. Single parents with more than one child can not afford anything based on guidelines. Such as so much square footage per person. Single parent with 3 kids can not move into a 1 bedroom but, can not afford anything more.
94. The affordable housing problem could have been solved 25 years ago by controlling growth instead of being bought off by developers. I've given up on this crappy city and I am moving to a more affordable (and nicer) area in another state.
95. Housing is too expensive in Colorado Sorings and it is just getting worse.
96. The housing market for anyone wanting a house for \$250,000 or less is impossible!! Down right impossible. You cant even get in to tour the house before it is off the market. Less than 72 hours on the market is crazy.
97. I am a single mom of 3. it is so hard to find an apartment that dosent have roaches or bed bugs or in a good area of town in my price range. I have 3 kids sharing a small room where everyone is in each others space to where the fight all the time now. it is horrible experience.
98. My husband and I are both in service industries...I am a ***** and he is a ***** vet and currently working as a *****. We are unable to buy a home mostly because when we find one we can afford and like-it is bought by someone with cash, a flipper or we are outbid.
99. I am currently living in a rent bubble and terrified. I may have to move my family out of the city, after it pops. We are three generations born and raised, here in this city.
100. There is such a housing shortage that for first time home buyers it's impossible to find a home. Homes in the 210k and 240k range are being bought out with cash investors or offers with 10k above appraisal. For VA loans it's harder to win bids.
101. Housing cost are too high and job pay is too low in Colorado Springs. Living with parents at age 26 because I cannot afford to move out.
102. In 4 years it has been close to impossible to find housing in my budget In a decent part of town. 4 years ago it was easy to find somewhere to live for a good price and also no wait lists.
103. The prices in the area are going up to fast and it's going to be hard for an average person to buy a house
104. There is no affordable housing available or not for anyone who may want a small 2 or 3 bedroom 2 bath ranch style homes any where in Colorado Springs. What about those who are interested in a small home with a garage similar to 55+ communities? Wages are staying the same but living expenses are increasing by the hundreds of dollars over the last 5 years, and people wonder why we have so many homeless....well there's more people on the verge of homelessness because if the the increase in cost of living in Colorado Springs!!!
105. Crack houses cost more than a nice 3 bedroom home in other states :(
106. Can't afford living here gonna move to Texas. Rent and mortgages are way to high
www.waaaaaayyyyyy to high!
107. anytime i have looked its been more than my income alone currently covers
108. Animal policies
109. We have 3 new apartment complexes across the street from one another at *****. They are so expensive I don't know how they will fill all the apartments and none of them having any affordable apartments included. It would be nice to see a portion of these new construction places to have some set aside for affordable housing for those of us that do not make much money.
110. There are few houses for about 200k that I could get a lone for on disability income.
111. Colorado Springs is a beautiful place to live but it is ridiculously expensive. I work 60+ hrs a week and I make good money and yet it is so expensive to rent that I have to take way from anything I could do with my kids.
112. Time to move away from Colo Springs, gangs, crime, costs and even traffic are major issues in this town.
113. Our daughter was at ***** for 4 years and we thought about buying our retirement home then but we didn't. Now we can't afford the area and don't want to live either way out east or in a run down neighborhood to get a home in our budget. I'm very disappointed that we won't live there...
114. Rent is just too expensive. Need 2 people that have high paying jobs just to afford to even live in an apartment, let alone try to buy a house.
115. It doesn't matter where you look. It is impossible to find affordable housing. Even the higher crime areas are overpriced.
116. The housing/rental prices in Colorado Springs have made it hard for lower income families to find a place to live. I've grown up in 80920 area and feel safer in + around there. It's just not affordable here or anywhere in Colorado Springs. Even in worst areas of the Springs are not affordable!! I work for ***** and the income I receive per month would make my kids and I homeless! It's just not enough with child care fees, medical bills and other expenses, making it extremely hard to get a place within my budget. I'm renting a room in my parents house for my kids and I to have shelter! It shouldn't be that way. Even income based properties are booked years out and are still not affordable enough. The other factor is I don't receive child support from my ex-husband, who has moved out of the country. Yet since it was court ordered that he pay child support, income based properties will add on that amount to my income even though I haven't seen a payment in 5 years! It's not fair b/c the only income is truly what I get from my employer! There needs to be more income based apartments and townhouses in the Springs to help out more families. Preferably in the northern part of the Springs too!!! I work near ***** so it would be very inconvenient for both my kids and I to travel across town if the apartments were on the southern or central parts of town! Please consider adding more affordable housing in the Springs as this would help a lot of struggling families. Again, I work for one of the best ***** in northern Colorado Springs and it's extremely hard to support my two kids + I. I've graduated from ***** schools and went to college at *****. Yet with the prices of everything else besides my income going up it has made living here seem impossible.
117. the price is going up way to high with no income increase to support it. Please help fix that.
118. I have bad credit and 1 eviction from 2008 and nobody wants to rent to me because of my bad credit. Not because of my eviction.
119. I am moving in with family due to the increase in rent, from \$1500 to \$2000. It's been impossible to buy a house in my price range. I am actually looking to move out of state due to the market.
120. The cost for an apartment is very hi , what is affordable is not very attractive a bit run-down unappealing can't compete with military bases increasing the rent for their soldiers
121. The cost is why to high
122. We need more affordable housing for low income single mothers or families! All of the low income housing apartments are full with year long wait lists, not to mention the apartments that are low income are worn down and trashy! It makes it so hard for someone like me. I can't afford anything.. so I'm stuck living with family.
123. Too expensive and too competitive
124. I feel like every adult in the house has to have att least twojobs just to be able to afford to live here now. I can't even let my kids just focus on school or college without also having a job and pitching in.
125. You better apply site unseen. That is the only way to get a place these days.
126. Shouldn't be so bias against felons people make mistakes especially if the incident was years in the past
127. The quality of homes in this community is abysmal. \$600+ for homes that require \$50-\$100k work just to get it to builder grade'. Too many tract homes with little to no attention to quality. Very disappointing.
128. There needs to be more rent control. My rent started at \$850 and now it's \$1300. If I'm staying a place for over 10 years the rent shouldn't constantly go up. Rent needs to be affordable with minimum wage.
129. The hardest thing for me was "flippers" offering 20k over asking price and cash over my offers. Also needing a conventional loan most sellers were not even willing to look at my offers due to having cash offers on the table on the very few homes I found in my price range in the needed areas. I also learned that these houses were being flipped to become Air bnb's and rental properties. The market certainly is a for profit market. The sharks are out there and a single parent with a fairly decent income cannot survive. My sister owned a townhouse and she is now taking a cut in her potential gain on renting it just so me and my children have a safe place to call ours with affordable rent. I

- would love to buy and have the credit and income to do so. Just no way to compete with the profit sharks out there flipping these places to rent and make an income off of them.
130. I am about to start my second full time job as a ***** to raise my income in order to afford one of these old homes in colorado springs that are selling for 4 times more than they should. I am so frustrated with how over priced these homes are when I moved here to colorado springs in 1999, my mom and dad bought a brand new house here on Constitution and Powers for \$143k... those same houses are selling for almost \$400k now, and they all are 20 years old and need some work, paint, floors, windows, water heater, remodeling. ...I am going to work 2 full time jobs to see if I can buy a house soon I make \$43k per year and I must double it to \$86k in order to afford one of these old homes. I am pre approved for \$215k and can't find anything around here for that! please someone build some new affordable homes soon!!!!
131. Tried to buy a home September 2018 with an approved fha loan of 200000 and there was absolutely nothing in the market...ended up buying a mobile home because we couldn't afford rent anymore
132. If we move to something smaller, we'll have to pay as much as we're able to sell ours for. We need one level which is not common in CS. Older housing downtown is very pricey or requires significant work. Condos are also pricey, often two story or have common walls, and have HOA fees that will certainly climb as our income decreases.
133. Everything is to expensive here in Colorado Springs
134. I'd love to find a small house to rent (two bedrooms) that's in a safe neighborhood and that is in like new updated condition, and that I can afford (under \$1000) but it's impossible. I've been stuck where I'm at for 3 yrs now b/c I can't afford to move but the agency ups the rent every year w/o any upgrades to the place so I'm not getting much for my money.
135. It's extremely hard for a single parent to find an affordable place to live, make 3 times the monthly rent and have perfect credit. Every place I have looked at I may qualify for but it's in a bad neighborhood and they don't allow dogs, which is frustrating because Colorado Springs is supposed to be a pet friendly city I guess that only applies to home owners not everyone else. My pet is family and he is our protector so if we have to live in a bad neighborhood then we have him to protect us but no one will rent if you have a large dog.
136. It's become extremely expensive here. I'm Colorado Springs CO native. I may move out of state because of the cost of living.
137. Its hard to land the house that you want because somebody who works in Denver will come and offer 30k over asking price.
138. If you aren't making 6k a month and have 12k to move in and have a 700+ credit score you won't be approved, and you'll waste 200 in application fees
139. at the current cost of housing I won't be able to stay in the springs when I retire
140. The cost of housing has grown so much that I still would not be able to purchase a home for myself without getting supplemental income or needing a roommate. Newer homes are way too expensive and have no privacy or yard space and the ones that are affordable, have so many people wanting them that it's almost impossible to even see the house before someone has already purchased it. Or the house is priced so much over value that even after living in the home for a year I would already be over my head for what I owe. A townhome isn't an option for my needs and some of the HOAs or neighborhood covenants are ridiculous to maintain.
141. People coming into the state are able to afford what the natives can't
142. Living with my mom is fine but not exactly where I should be at my age. I can't afford much but what I can afford should be clean, in good working order and I shouldn't have to worry about getting mugged or killed in the parking lot
143. Gave up looking two years ago and decided to move out of the state where rents and the cost of living are lower. We have only stayed this long so our daughter could finish high school.
144. People can't afford houses that start in the low 300s, make places reasonable to afford, but within reason, 3 bedroom 1 bath house should not cost as much as it does. I understand stuff is market driven, but there are people that that's just not possible to do. We moved away from the area for cheaper housing.
145. Businesses and corporations buying up properties and land that is suitable. Examples, *****, *****, etc.
146. The market is over saturated. It is impossible to find affordable housing.
147. Some places are now charging a ONE time admin fee of 125!
148. The homes in safe neighborhoods with good schools are simply unaffordable for a young family starting out. More affordable housing needs to be created with good schools and low crime. My husband and I are Colorado natives and we are considering moving out of state where we can find a starter home for less than \$200,000 in top school districts. It's a shame that Colorado has become so unaffordable and is pushing out it's native population due to high cost of housing.
149. For outsiders coming in people would describe the market as affordable, for people, like myself who've been here their whole life. The market is expensive
150. Would be nice to have a safe place to raise a child with disabilities.
151. Wish there weren't so many scammers..been scammed numerous times. I know many who have.
152. It is impossible for felons to find somewhere to live. It's ridiculous! I understand to be hesitant about felonies especially when you work hard for what you have but when does it stop? As a family with a young baby we can't find anywhere to live, even though my husband has been living a respectable life for years.
153. Not enough apartments in decent neighborhoods - too many apartments that do not have central A/C and washer/dryer in each unit. Apartment rents are way too high.
154. I wish that it was more affordable to live on my own. Rent is way to high, not to mention applications fees to see if you even qualify. The places that were in my range were often falling part, had unsafe roads, or were just overall sad. I want an okay place. Nothing fancy, nothing huge. Somewhere small, safe and in good condition that is reasonably priced.
155. Rent is far too high for people to live on their own. I'm a single mom and I couldn't even afford a one bedroom for my son and I. I work full time at almost \$20 an hour and can't afford a one bedroom apartment on my own?! That's ridiculous. You have two or more couples/families living in houses and apartments to afford it, and then you get parking issues due to how many people have to live together to afford anything in this city.
156. The cost of housing is outrageous. For the price of rentals and the size of the rentals no one can afford to live and have money for anything but rent.
157. Accessible for deaf, safety issues, lights
158. I currently work full time (34-40 hrs/week). I rent a 1 bed apt. and every year I do a new lease, my rent goes up. This apt went from \$450/mo to \$765/mo now, with no added value with each increase.
159. I would love to buy a home but one of the biggest hurdles is the HOA fees are double the mortgage cost which puts those out of my price range. ex: \$100k house @5% interest is \$500/mo (very affordable to me) but the HOA fees are another \$400-\$500/mo which puts any hope of mortgaging a home out of reach. Also the selection of \$100k homes is scant at best. I would go for a condo/townhouse, which can be more affordable, but selection seems to be low and even they have the HOA fees which put them out of reach.
160. The prices have gone up so much but my income has not. I'm waiting for things to get situated before I look to buy again. I'm glad people are paying attention to this issue.
161. Colorado housing affordability id a real crisis hurting real Colorado residents. I dont care about people moving here who are making the market go up because of demand. How about the citizens who are getting pushed out and cant afford to stay here.
162. When I made 9.00 p hour, had great payment history and a 741 credit score, I only qualified for 90,000. I'm not moving to the 80916 area! Now, at 19.72 p hour and 550-610 credit score, with no down payment and a poor history due to just getting out of all of this debt, I know better than to waste my time getting a hard inquiry just to get unapproved, even though my family has grown and this space is way too small. Crying as I'm writing this. Hoping that something changes. Didn't realize it was this stressful until you asked.
163. Looking to rent or buy the prices for an affordable place to live for me and my family are way too high on a single income.
164. No one out here wants to rent to housing or people on section 8
165. Housing cost FAR exceeds wages. Cost of housing has caused the huge spike in homeless families, poor housing quality, and landlord/seller uncaring about condition of home. There needs to be some intervention quickly, or we will have a city of empty homes and people living on the streets.
166. Old ppl on fixed income are out of luck on housing here. I'm moving out of state because I can't live here with all the cost increases
167. I loved living in the city of Colorado Springs. My husband was born and raised there. But after much searching, being open to apartments, houses, or trailers, we were unable to find housing we could afford. We make 55k annually. It's not much, but it's not minimum.
- We were priced out of our home. I'm very saddened by that.
168. We would like to own our own home but because of the tax laws and the fact that we own a small business we don't look like we are able to make the mortgage payments when we are able and more then willing. We rent a house that is completely zero scaped both front and back yards and we have two young children, our drive way is very steep and cracked making it basically impossible for our kids to play outside. But this is what we could afford. Not being able to provide our children with the ability to play outside safely in our own space is disheartening. We are renting at a discounted price from some friends otherwise we would be in a two bedroom apartment in this neighborhood for the same price. So while we stay at our current home and save to for a down payment to own our own place, everything is getting more expensive and our needed amount for our own desired kind of home is \$100,000. We have been searching and saving for four years.
169. It is a dismal situation, for the housing market to be a market at all. I'm constantly astounded by the fact that consumers and owners refuse to learn from repeated housing market crashes, and refuse to make changes.
170. Rental prices are too high and then even when I can afford the price per month, the landlords wants me to make 3x the rent payment which makes it difficult to find a place I can afford. I'm a single mom of two kids and rental prices are terrible and too high!
171. The lack of quality housing in Colorado springs. Seems more focus on developing suburbia than upgrading city core. Nice trails but not a very walkable city.
172. Colorado springs needs more affordable housing and less family discrimination.
173. There needs to be more RV SITES available that are safe clean and not where they look like they are ramshackle drug and alcohol havens
174. Our household income is over \$100k/year and we still cannot find an affordable home.
175. I was looking to purchase a house in ***** neighborhood 3 years ago, had a very hard time finding anything in my price range when I did I put in offer at asking price immediately wasn't even considered! I gave up and bought what I was looking for in ***** for 200k less than comps in COS. I have been looking again because I will be working in Springs again but prices have gone up ANOTHER 100-200k! In that neighborhood. My mortgage in ***** is \$400 less than I was paying for rent in COS which is why I was looking to buy in the first place! I would rather put \$1200-1400/ mo toward building my equity. I am sure I wouldn't be able to find suitable housing for that rent any longer. That was a 2 br 1 bath house in *****.
176. In the past 5 years the cost of housing in the areas I want to live have almost doubled. A house that went for 165000 4-5 years ago, is now being sold in the estimated 300- 350 range. I find the whole thing is a joke.
177. We are an active duty ***** family of 9 (2 adults and 7 children). We have been unable to find any quality housing that is large enough for our family in a good school district within or near our housing allowance. This is the first time we've had this problem

- in 20 years of military moves. Our family will not be moving to Colorado Springs with the service member because we can not afford to live in Colorado Springs. It's a shame that the ridiculously high cost of housing is forcing our family to be apart.
178. I've always paid my rent on time and to be told that due to credit issues that I cannot be a lease holder, without any consideration to rental history is very frustrating. My credit issues are one thing, I've had to let my bills go at times, to PAY THE RENT!!!
179. Even a studio apartment is expensive plus utilities.
180. The cost are outrageous
181. It is very frustrating trying to find a somewhat affordable house (\$250k or less) in this city. Everyone keeps saying it's because of low inventory or it's the market. We're tired of those excuses. I think a big part of this is greed. Homes should NOT cost this much.
182. Simply put, housing is too expensive everywhere I look. There needs to be some sort of rent control in place to make housing affordable.
183. People are greedy raising rent prices to make a profit. Lower the rent cap and the housing situation will be a little better its ridiculous that someone charges 1800 dollars for a house they only pay 800-900 in mortgage costs.
184. Can't get an affordable home because there are more than 20 applicants per home in my price range. Also, the application fee per home kills my bank account. Can't afford to stay in my apartment as the prices rise every year but can't afford a home either because the prices rise every year. Can't afford to move out of state.
185. I'm stuck where I'm living because rentals have increased beyond the income two adults provide.
186. Just wish the pay would match the rising housing cost or that the housing cost would drop so we can decrease on homeless and etc
187. There is no affordable housing, I have lived here since 1964 & Landlords have gotten away with not doing repairs, raising rent for no reason except we don't have Section 8. Or you live in unsafe place. Rent control should be in Colorado. Landlords are stealing from tenants.
188. Colorado Springs is really turning TRASHY vs AFFLUENT. I make almost \$30,000 a year and can not afford a 1 bedroom apt. in the bad part of town even? It seems as though the government helps pay rent for those that don't work?? I am the working poor here in Colorado Springs.
189. In many cases there are families such as i that need a 3+ bedroom house working 60+ hours a week to try to make a comfortable living for my two kids and one on the way. I live in a horrible area where i have to worry about making sure nothing breaks or goes wrong in my little two bedroom apartment because my landlord waits 3+ months to get things fixed or even checked out. I work in the correction field and i thought it would make a better difference on our living status and it hasn't. I stress every day looking for a new place in my children's school district that is affordable and decent.
190. I'm afraid I would have to move.
191. It is a slow frustrating process
192. No lower rent
193. Everything is too expensive, even the "cheap" places in the co springs ghetto
194. Kick out Fort Carson and the troops from El Paso county and City of Colorado Springs. They are the main reason we are in this mess. The get subsidies housing through the DOD, and pay anything, while we locals get pushed out. Also with Fort Carson/Soldiers and their families have made the roads unsafe, and crime rates have gone up. Get them out of here!
195. To try and find a two bedroom house for rent under 1,100 a month for rent is non existent. Being a single mother I would like to buy but until then I need to be in a decent place for my son and save money. Even apartments are too expensive. The section 8 waiting list has been closed for years as well as any other housing program. I've been forced to move back in with my family as I'm not able to afford anything
196. I'm a native to Colorado Springs and I'm probably going to move to a different state if the housing market doesn't crash. I have a feeling the market is going to crash worse than 2008 by 2020. They are literally extending peoples mortgages to make it possible to afford it month to month. People are buying homes way out of their affordability just to prevent from extreme rent prices and poor renters rights. Landlords are nearly criminal rackets and current home owners are making huge profits off of squeezing the life out of every renter in Colorado and its quite disgusting. There is a huge increase in crime and homelessness and there is no end in sight unless the market crashes. All in all, its best to leave than try and stay here.
197. Just that you might add a course in sensitivity(a " How would YOU feel?") as an applicant applying for housing course to help applicants AVOID/ REPORT employees like I mentioned earlier. I would place locked commwnt card boxes on the walls inside the housing authority near the front desk that ONLY the housing mgr/ supervisor has access to w/ a requirement that he/ she send ALL comments to HUD mgmt on a REGULAR basis and w/ those HUD officials being REQUIRED to RESPOND to the applucants by mail/ and/ or phone. That way there is some accountability for employee inefficiency/ bad behavior and to IMPROVE the already HUMILIATING waiting process for the clients they serve!!!
198. I would really love to buy a home for our family but everything within our size (bedroom wise) and budget is poor housing. Anything ideal for our family in a decent area is way out of our price range.
199. Prices need to drop!!
200. Need more programs for people on disability and help those on disability to navigate all the complicated paper work
201. Getting too expensive
202. The price of housing in Colorado springs has risen higher than wages and the only places that are affordable are run down unsafe places or income controlled. Have had to move in with family because the price of rent in Colorado springs
203. I am a teacher and had to move back in with my parents because rent became too high.
204. The cost of housing in Colorado Springs is WAY too expensive.
205. I have noticed the homes don't keep up with the price. As homes quickly become more expensive, neighborhoods that one would think would be nice for how much the home are look run down.
206. The rent prices in CO Springs in insane. I work full time and am making a decent wage but rent is would take up 80% of paycheck leaving almost nothing for food, gas, and water. I would be in major debt just trying to keep a roof over my head.
207. When a person buys a home, they should be required to live there for at least 5 years, unless extreme circumstances arise. Then the flipping may slow down and one that wants a house to live in can do so. Give those that have lived here for at least 20 years the first shot at a housing purchase.
208. Seems like there is repeat trend. People with new cars and 300k homes. Not sure how people afford it
209. It's frustrating to me because I have good credit and make good money and can only buy run down bad houses. Growing up my parents income and credit were significantly lower than where I am now and I can't afford to live in anywhere half as nice!
210. Rental companies continue to accept application fees when they already have a tenant in mind. The schools suck for the cost of living. Absolutely SUCK. 3x the rent is a discriminatory requirement against fixed income disabled and elderly. Especially with ***** , who claim to be low income housing. There is NOTHING for people on a fixed income where they can feel SAFE.
211. With home prices being completely outrageous for anyone making under \$80,000 a year this city needs decent rental options. It is almost impossible to find a place to live for under \$1200 for a one bedroom. This is outrageous. Can this city please control the massive rent increase. Please!
212. It everyone makes 150,000 a year .. this is a major retail community and retail pays nothing ... we are a cookie cutter town many of us are 50,000 a year and considered poverty.... kids are living at home and 55 and older are moving in with their kids...the crime.. homeless ... and the young generation have no clue... this town needs a reboot...
213. Lots of internet scams, and too many credit requirements
214. Colorado Springs has gotten ridiculously expensive. When we purchased our home in ***** in 2013, homes in Skyway and Rockrimmon were on par in price. Since then the cost of housing in all three neighborhoods has sckrocketed, but particularly in the Skyway area. When you combine the increase in housing costs with rising interest rates, we would be paying more per month for a smaller house that hasn't been updated since the 1980s. We have absolutely no inventory in town. My husband and I both work in the *****industry 1(I as a ***** and he as a *****) and we see it every day. We'll get people pre-approved and then they'll spend months trying to find something in their price range, often getting outbid. The 350k and under market is particularly competitive.
215. I have been looking for over 2 years. I am a single person, so I only have my income. I'm not looking for much, 2-3 bed with 1-1 1/2 bath. There is NOTHING in my single income price range. As a native of Colorado Springs I find it ludicrous that I can't even afford a home in the city I was bored and raised. Why not offer some kind of housing affordability to natives? Why not have more starter homes for people like me? WHY allow housing prices to sore high as more of us have to become homeless and move in with family? Colorado Springs needs to look out for their natives before we all move away and the city misses out on raising another native generation here.
216. Please make Tiny homes easier to build on properties as main house NOT secondary house. Not everybody wants/needs 3000+ sf house. Our perfect house is less than 400 sf for two of us.
217. Mine & my children's lives are here. I'm a single mother of 4! No help from their fathers. And we've been homeless for 3 yrs total. This means sleeping in our car, camping, couch going hopping. Do you know what that does to children? No stability?? I can't work 3 jobs and still raise my children. Let alone afford child care to do so.
218. I have lived in Colorado Springs area since 1992. As a single person in their 30s, if it wasn't for my job I just found and my parents, I would be out of here in a heartbeat. I love my adopted state, but you are pricing people out of the state
219. I work 70 hours a week and my husband works 40 and goes to school, however still dont make enough money to move out of his parents house. I've lived here for 10 years and this is the worst I've seen it.
220. The prices for some of these houses in the neighborhoods I am looking is down right stupid. Houses with old fixtures, carpet,etc... And they expect top dollar is s ***** joke. But all these ***** out of state people are stupid enough to buy it.
221. The housings price dose not meet the neighborhood and it is crap to talk to a financial person and find out that the price of the house is being keep up because the construction is going slow. That the city didn't step in and say that this is too much. That they are building homes that cost out the roof but they are making them cheap and it's not worth the price. But people haft to pay 1800 a month for a place that when I was younger I only payed 700. So when is a nuff a nuff. O wait maybe it is not because everyone's pockets are getting money and the people who don't have the money are out on there butts with no place to live or can't do anything with there families because all there money gos to rent
222. even if I find something in my price range for renting, there's already 10+ applications on the house so it's impossible to get into a house
223. I have a great job with a great income. However between daycare and housing rates in CO Springs, I can not afford to move anywhere, now I have to consider moving out of CO just to afford raising my kids. I was born and raised here, sad to think I might have to leave because the cost of living is outrageous.
224. Live in Pueblo because can't afford rents in Colorado Springs
225. The coat of living in Colorado Springs has sky rocketed for the past 7 years. I use to rent a 1,100 sq foot town home for \$825.00. Now your lucky to find a decent one bedroom apartment for that when none of the amenities have changed, the condition of rental properties has also not changed. I've lived here since 1997 and the cost of living has raised so much the Wages from employers is not keeping up. Apartments, landlords and others are taking advantage of the influx in people moving here, by not only accepting non refundable application fees from multiple applicants,

- they're also charging ridiculous amount of rent for properties that are non sufficient for said price. Not to mention the infrastructure of Colorado Springs was never designed to sustain this amount of people. The requirements for some of these rental properties are astronomical and only cater to the rich that want to spend over two thousand dollars a month in rent. Some of us have small families with a lot of family home grown right here in the springs. Unfortunately a lot of locals have been forced out due to the fast paced high rising cost of living when wages simply aren't keeping up at the same pace. So much for the American dream here in Colorado.
226. price ceiling is a government-imposed price control, or limit, on how high a price is charged for a product, commodity, or service. Governments use price ceilings to protect consumers from conditions that could make commodities prohibitively expensive. There needs to be a price ceiling!
227. I work at ***** and I can barely afford my current rent now that there was a significant increase this year. I come within \$100 each month and have little savings because over 50% of my income is rent. My first apartment here had roaches and a sewer that flooded four times, but I could afford it better. I shouldn't have to choose between living without pests and saving for a townhouse.
228. All I can say is that the housing crisis is really bring this town to its knees
229. This is a retirement area yet it is almost impossible to find ranch homes suitable for older people in a decent price range.
230. It's hard to do it with bad credit
231. If things don't change, it is likely that we will be leaving Colorado. And that really stinks because we love it here!!!!
232. It has been awful and heartbreaking. I feel like I will have to move out of state to find affordable living for myself at this point...
233. Fix the Southeast. STOP allowing companies to build new buildings and letting unoccupied ones rot. PUT EFFORT into the lower income areas. And do better with this homelessness. Make sellers provide proof their houses are clean from meth and other big issues in the area.
234. Unfortunately since we have an average size family and two working adults, it is expected that we can afford more on housing. Our credit and debt to income ratio doesn't give us the option to properly' afford rents in this town anymore.
235. As a veteran I'd think the ability to find a home would be easier. It's just as hard and disappointing.
236. Please make housing affordable.
237. We were evicted from my (leased) home of 15 years after a developer bought the property because he needed a PARKING LOT for his new condos. I am a senior, disabled, retired Pera employee and no one in Colorado Springs gave a *****. I ended up buying a house in *****. It was either that or be homeless in the Springs.
238. I am a 50-year-old white disabled female on SSDI. I could no longer afford to live on my own and had to move into my mother's basement. This city needs affordable low income apartments that are in a decent part of town and near grocery stores, etc.. Though I own a car, many of my friends with disabilities rely on public transportation, but cannot find affordable housing near a bus route or Amblicab. We don't want to live in a slum just because we're disabled! Also, the city needs to better advertise how to get housing vouchers, and needs to give landlords better incentive to accept vouchers. Thank you for doing this survey.
239. Housing costs are extremely high. Pay in Colorado springs does not match up with the cost of living. Not enough inventory
240. The housing market is tuff. We can't find anything in the price range we qualify for due to the property needing upgrades etc.. not to mention the 6 bids already in within two hours.
241. Decent housing in decent areas not affordable in COLORADO SPRINGS on fixed income at my age
242. The price of the LOWEST COSTING apartment in the springs would cost my whole paycheck. I get paid 12.50 an hour, which is above minimum wage. I can't afford to move out at all
243. sellers know they can get high prices, because of housing shortage.
244. I live a 45 minute drive east because we cant afford to live in the sorinhs. Yet i have to commute there every day
245. The city has made my own property less valuable by deeming my residential street a "main arterial" and by not enforcing truck route laws. This has affected my home's foundation too. Not FAIR.
246. The price is too much and I'm a native. I'm about to leave this state.
247. Too bad I can't upload pics of my living situation. The politicians need to stop their lip service. I dare ANYBODY to switch places with me!!!
248. Avarice. People r extremely and horrifically greedy.
249. THIS RIDICULES TOWN IS CONSUME WITH SCAM ARTIST. LAWS SHOULD BE TAKEN AGAINST THESE PEOPLE AND WHERE SQUATTERS HAVE MORE RIGHTS THAN THE HOME OWNERS OR TENANTS. COLORADO HAS LOST MY RESPECT. MY INTENT IS TO HALT MOVEMENT TO COLORADO SPRINGS. THE PROBLEM WITH THE HOMELESS IS 420 AND HAVE MORE RIGHTS THAN THE TAX PAYERS.
250. I am a native of this area. The housing prices are incredibly high for a senior citizen to move to a safer neighborhood.
251. My family and I are 4 Colorado natives that are now moving out of state because 2 full time jobs don't cut it here anymore
252. Even the bad nasty apartments that have roaches and bed bugs are priced at alike 875\$ a month for one bedroom. That is ridiculous. I make 45k a year and can barley afford thag
253. Housing in CO is ridiculous and I wish I could afford a home. I work 55 hours a week and can barely afford rent with utilities.
254. In the area we are looking for houses in, there is very little inventory.
255. I have lived in Colorado Springs my entire life and can't even manage to afford a two bedroom apartment. As a single parent, we have to be able to afford a two bedroom based on current income levels in the area. I know many people in similar situations that make too much for assistance but can not afford to pay \$1200 in rent a month, usually equating to half their salary as a single income after health insurance. It just doesn't add up. As a single parent it is also important to feel safe in the area you live and know that you and child/children are safe and the bare minimum of affordable housing that is available are in crappy neighborhoods and impossible to obtain. I think it is pathetic that current affordable housing is renting in the range of \$1000-1100 a month. In order to be doable it would need to be in the \$800-900 a month range, minimum. This beautiful city is for all of us, not just those who make \$100,000+ a year.
256. Very disappointed in what type of house is available for \$300,000 in the springs. They are all outdated, unless you build a new home, which are too far out of town, and just having the basics (like, wiring for ceiling fans) start at \$350,000.
257. The reason I was looking for a new rental was my landlord raised my rent by 18.8% from last lease to the new lease. Would not discuss why and added a lease renewal fee of \$50 on top of that just to stay. While that's not illegal it certainly isn't the way I'd want to do business. Being on fixed income that \$1140.00 isn't something I can just find in my budget.
258. For a young , working, single person the options for renting are non existent. Most apartments want you to earn 3 times the rent per month. For a decent apartment that would mean I would have to earn 2400\$ minimum. There are no options for people in my situation who aren't on public assistance and just want a decent place to live. Now, if you are getting section 8, have multiple kids or want to live with 4 or more people then you have options. The rental rates in this city do not align with the pay scale.....
259. Many of the newer homes are too close to each other, with little to no yard. If I wanted neighbors that close, I'd buy a townhome. Stop trying to cram so many houses into an area! Even if I could afford these houses, I wouldn't want them.
260. Living in Colorado Springs has become way too expensive. I have lived here my entire life and have to move now because my family cannot afford a place here.
261. My husband works 2 jobs and we can't afford ANY health insurance, yet he makes too much for Medicaid. It's never been this bad before. I was born and raised here. Something needs to give.
262. That it's super difficult trying to find a place to live both me and my husband work full time and our rent is 1450 for 2 bed town house it's hard to even live comfortably
263. Have given up trying to live here. Things seemed OK from 2004-2011 yet have dramatically changed since pot was legalized, the City of Champions was forced upon us, the Waldo Canyon and Black Forest fire events occurred, etc....my apartment rent tripled from 2014-2016 alone. Currently in national job search that will enable relocation out of state.
264. I'll probably move out of Colorado springs as prices continue to go up
265. I'm living on Social Security, but because I receive over \$1,500 a month, I do not qualify for any benefits. With expenses rising everyday, I am getting poorer by the day. Senior citizens should not be shunned for their age.
266. Limited on my income.
267. If rent amounts continue to rise you will lose the core of the city, the families that have lived here for decades. They will all move elsewhere and when the new housing bubble bursts you will be left with a ton of housing that no one will be able to afford.
268. The non refundable fees for running a credit check they know they are not going to rent to you but still take your money, Or they are not up front with you knowing they are in the process of running a background check on another applicant. STOP allowing OUT of Town Buyers to come in our State and Hike up Prices!
269. For someone in his early thirties, my outlook for housing in Colorado Springs is pretty bleak. Moreover, the reason's that I choose Colorado Springs over the Denver Metro area (size, affordability, access to outdoor amenities) is no longer a defining factor. Colorado Springs is now a suburb of Denver.
270. It is so sad how hard it is to find reasonable prices. I am paying the same now for a 2 bedroom apt that I did for a 4 bedroom house 1 1/2 years ago.
271. Cost of living is too high. I'm lucky i had friends to take me in but what was supposed to be temporary has become long term do to cost of living
272. Houses are just too expensive and incomes don't match the market. Home prices continue to increase but incomes don't
273. If I want to pay New York City rent prices, I'd live there. The rent prices that are currently advertised does not equal to the low paying jobs in the area as well as the lack of an urban feel. This town is still nowhere near NYC living.
274. Too expensive!!
275. Ultimately there needs to be a balance that is poorly taken care of. Between wages that haven't appropriately gone up, to the rates of which prices for rent and homes have gone up is absolutely absurd. Renting was meant for those who did not intended to have a home and yet is sits at being largely more expensive to rent than to even own a home. Asinine.
276. housing cost are far to high for any young single parent to afford
277. It is overall too expensive. Me working full time as a *****and still can't afford to buy a house unless its falling to the ground or in a terrible neighborhood
278. It is almost impossible to find a decent home in a decent neighborhood without being 15+ years into a good career.
279. Colorado is becoming too expensive for natives that grew up here to raise their families here. It's a shame
280. there is no empathy (or ineffectual but welcomed at least) and the laws are being broken in having certain amount of affordable (section 8) and rent increase with flagrant discrimination. Lawyers and corporations are out of control!
281. Finding affordable house in colorado springs has been a nightmare for years. I had to leave the city and job i loved bc i just couldnt afford it anymore
282. The housing market in Colorado Springs definitely does not take single hard working parents into consideration.
283. It is forcing my age group to look elsewhere to live, which means we are looking for employment elsewhere also.
284. It is completely unconscionable to me that housing prices have risen so high in a 5 year time period, and

for no reason whatsoever. Colorado Springs is the same city it was in 2014 and my only regret is that I was not in a position to buy back then. These out state developers are running natives like myself out of town! I refuse to live on the southeast side of town just to find my family the home they need at a price we can afford. I am so fed up with it that for the first time in my life, I'm considering moving away. This cannot continue any longer, or nobody that calls Colorado Springs their home will be able to live there.

285. Price of housing goes up but wages do not. Single family houses are turning into three and four family houses because of the price of owning AND renting.

286. Discounts for Natives since everyone here are implants. Or look at housing like instate or out of state tuition does when they charge you to come to Colorado.

287. Rents are too high and wages are too low. I make too much for any sort of assistance but not enough to afford rent, utilities, my 3 children, AND things like fuel or a car payment without having to have a roommate

288. Nope just ridiculously expensive and I'm born and raised here (I'm 27). It is at the point where we are looking into moving out of state

289. increase income

290. Homes in my price range have ridiculous HOAs \$400+ making mortgage over \$1000. All I want is a yard for my dog and that is near impossible to find.

291. HOA can't replace housing burned in my neighborhood. If you want to look at townhomes the average price is comparable to that of a house. Houses in the south end of town are going for the same price as parts of the north end of town. People that don't update their home expect market value when it needs significant upgrade. New housing models (ex: *****) expect to sell a house at 300k while reducing space and amenities and consider it "luxury".

292. Way to expensive to live in this town anymore. Unless you are making 90 thousand.

293. 3-4 years ago the price of the homes we were looking at were 20%-30% cheaper than what they are now! That part alone is the reason we stopped looking for a bigger home! Also the price increases of home owners insurance has almost tripled over that same time span adding \$150-\$200 per month to my current mortgage!

294. There must be a way for builders to do new builds cheaper than \$200,000

295. Colorado Springs to expensive

296. Was approved for \$120,000k with a morgage of \$900. Won't buy an "apartment" I want a house. There are no houses for that price

297. It's not the rent that goes up to much. It's the price of everything else around here. Housing is hard because of to many people moving in faster then construction

298. The price and cost of living has had us look into moving out of state and I was born and raised in Colorado. By the end of the month my family will be moving across the country

299. There should be a limit on app fees and the process should be first person that qualifies gets it. Not these ridiculous open houses where they make a killing and probably don't even run all the apps they collected fees on. There should also be a cap on rent based on income of people in the middle class who are the ones actually

renting.

300. A one bedroom apartment shouldn't cost \$900/ month let alone \$1200 dollars. There should be one bedroom apartments in safe areas around \$650 in a city this size, but there's not.

301. Too many people are moving from out of state to buy in co springs and its taking up alot of the available real estate

302. Sold my house 2 yrs ago had to move to another state. Could not find work because I am over 50. Could not get any assistance. House was to large and to expensive to keep. Could not find anything smaller that cost less. Bought house 1997 150k sold 2017 265k. The houses are just not worth that much! I could never move back. No jobs for older people hkuses cost too much!

303. My husband and I are both working full time making a combined income of \$70,000 annually yet there are still so many obstacles to even using his VA loan. Every house we are trying to look at (within our price range) is not worth the money they are advertising. Sellers are trying to sell their \$200,000 houses for almost double that amount yet don't want to put the work into the home to justify the cost increase. I'm sorry but I'm not going to pay \$225,000 for a house that is in a very unsafe neighborhood that sorely needs work just to make it move in ready. You can't even rent here unless you make 3+ the times income and the average price for a 2+ bedroom is running \$1200 and up (even for the ones in the high crime area). Build more houses that are affordable for the working man. When we are realistic about staying in the \$200-250K price range so we can live within our means, build houses that are in that price range & worth paying for (that isn't in a very high crime area). We work way too hard for our money just to have to live in fear of our safety because this house is the only thing available for that price in this city.

304. The prices are unbelievable, not sure how anyone is able to buy or rent a house in this state anymore. Sad sad sad.

305. I found it to be beyond discouraging to look for anywhere to live in Colorado Springs over the past two years. Rent rates have exploded, so I could never save up for a down payment on a condo or house. I moved to Denver because of this. The renting rates have become, sadly, close to equivalent between the two cities, so I moved to where I could get a job that would pay me enough to make rent payments. I wanted to live in Colorado Springs for the rest of my life, but I don't know how feasible that may be with the way things are going. It is actually heartbreaking for me.

306. Local government needs to implement rent control practices and require builders and developers to space homes further apart, as well as offer more inventory. Keeping inventory low keeps prices high. It's ridiculous.

307. The process for getting a house or apartment is ridiculous. One wrong mark on your credit is viewed as discriminatory and will be auto denial. ***** will deny you for anything they want and is either too expensive or owned by a slum lord. The housing that is income based has waiting lists years out and that is never even an option. People who are not even legal are allowed to get housing before those of us trying to work as hard as we can just to be denied. Its as if those of us who

truly need the help are forced to leave state just to get current, not even ahead. The so called section 8 is a joke in and of itself. Thousands of people apply, such a small percentage is chosen. I've been waiting since July last year and am still waiting. How is this even possible? If I was on the street with my daughter I would have had her taken away because I can't get housing! This needs to be fixed, and fast!

308. Part of the issue we're running into is that so many areas around Colorado Springs have infrastructure and transportation issues stemming from the city simply not being able to support the amount of people that are living and moving here. Highly congested and dangerous intersections, lack of adequate parking, crime rising everywhere, ridiculous rent prices near military installations etc.

309. I think trying to buy a home in this city is awful. Even though there are programs to help first time home buyers, that still doesn't cover the basic cost of living. Affording a home or apartment is outrageous. It's no wonder there are so many people living on the streets. No one can afford anything. Whoever it is that votes Colorado Springs as the 3rd best place to live clearly doesn't live here. It's so expensive.

310. Moved to Texas

311. No matter how hard you work even 2 jobs you get told you can't afford the house you need but you can afford to pay 1600 to 1700 for rent. Prices on houses just from last year have gone up pushing first time homebuyers out. Last year I was approved for 195k couldn't find a nice place this year we have 235k and still can't find a house or if we do they are gone before you can look. The market I feel and all over are trying to get ride of hard working families trying everything to buy cause rent cost way to much. Your only choices are pay 1600 to 1700 a month in rent for a house or 800 to live with bed bug or roaches in an apartment or live with family or be homeless unless you can buy a house that just last was 200k 230k now are 260k300k. It's sad I lived here most of my life raised my family here and now can't afford to live. It heart breaking I love it here but want to buy cause rents way to much so I rather buy an not pay for someone to get rich.

312. Way too expensive!!

313. Even at an annual pay of 30,000 we cannot afford to buy anywhere in Colorado springs or surrounding areas. I have multiple friends from the area who are being out bid on housing. It's very sad.

314. The housing price increase does not match the wage increase. It goes beyond the wage increase which is affecting the availability of houses for families. My husband and I both grew up in Springs and had two children we wanted to raise here. With the cost of living, we are scared we will have to move our children away from our families.

NOT SEARCHING FOR HOUSING

286 RESPONSES

1. Unfair practices by landlords are rampant. Landlords keep application fees of many applicants just to make money.
2. The market is changing too fast and people are not able to find housing in neighborhoods that they could just 3 years ago.
3. lack of affordable housing for middle-income, working folks. Plenty of high-end housing available. City needs to sponser housing projects.
4. rent is way too expensive in Colorado Springs
5. Even though my wife and I are not looking (our house of 27 years is paid off), we do hope that if affordable housing is made available, that great care is taken to assure only those in lower income brackets are allowed to purchase such housing. My concern is that if prospective buyers are not carefully screened, wealthy real estate investors would buy up the lower cost housing then turn right around and rent the units for the maximum rent the market (and the law) would allow. If this happens, then I believe that totally defeats the purpose of providing lower cost housing.
6. As a city, there needs to be a LOT more affordable housing. The cycle of poverty, under- and unemployment will only continue to repeat itself if people are expected to overpay for rent and then can't afford clothes or transportation to a job, etc.
7. Stop the growth of new developments. YOU are causing too much traffic and when the bottom falls out we will all be stuck. Contractors will be gone with the money. Who is in charge of development. Roads can't support.
8. Yes, property tax increases are making moderately affordable home ownership much more difficult
9. Single-family new builds are too large and too expensive
10. Not looking for a house, but trying to improve my current house. Most of the issues for anyone trying to build in this community is related to bad zoning and past zoning errors. If you live in a moderately priced neighborhood (*****) where homes were built in the 50s (Ranch Style) where building code was non-existent, you are stuck and unable to use the property to the maximum with back lot setbacks that make no sense. Only option is to rent out that house and move. Thus killing the neighborhood by removing owners. Lack of housing options in this city are due to the fact owners hands are tied when trying to improve their properties. You get crappy design, create a meandering house plan that makes no sense and completely destroys the integrity of the original home. Most cities our size have adjusted zoning to allow growth and density. Instead we just keep spreading like there is no consequences. Sincerely hoping City Council will make changes that actually help owners, the economy and neighborhoods. Look at Academic centers like Boulder or Cambridge, MA for inspiration and learn from their mistakes. The ADU zoning changes are an example of where we need to go and there are groups that are fearful about short term rentals... Then add really high taxes for short term rentals. Win win.
11. prices have soared and there are few options available. it is difficult to look when everyone requires

- an application and \$ just to apply for the house
12. Affordable housing, especially for the most vulnerable must be a top priority for Colorado Springs now. It affects our community's ability to support a good quality of life, maximum individual health status and strong economic development.
 13. Most recent search included need for multi-generational layout. Almost none exist. Decided to renovate current home to meet our needs.
 14. Lack of coordination by government, non profits, and businesses to work together out of their silos. Another step to help is encouragement of programs to help people plan to renovate home for older years. Good example of group working together is the *****
 15. For me, it is inappropriate that the City Government work on Affordable Housing. It shows a neglect and lack of focus on real issues like crime, public safety, police, fire, ambulance response times, etc. At most, City involvement should be limited to providing incentives to private builders to provide affordable housing. In particular, the Accessory Dwelling Units proposal, really a hidden tax on homeowners, is a real loser. If the City wants to raise taxes to support affordable housing, the City should just put a tax increase on the ballot.
 16. Please no ADU's, will ruin Colorado Springs.
 17. We chose a neighborhood zoned for single house lots. The ADU idea is discrimination towards these neighborhoods. Being a landlord is not easy. Crowding a neighborhood is not the solution.
 18. 2 full time jobs doesn't guarantee a mortgage in this economy. This is an expensive place to live.
 19. I don't think ADUs at the expense of our older downtown neighborhoods are the answer to shortage of affordable housing. They will only make it easier for large hotel chains to buy up single family housing, build ADUs and open unlimited STRs. This is corrosive to the stability of our older neighborhoods that are now seeing an influx of young families. This will not last long term. The city council should never have given STRs carte blanche. Don't undermine our neighborhoods further by allowing ADUs. It's unfairly targeting us because we don't have HOAs that would allow us to make our own decision on the issue.
 20. Survey should contain questions on how best to solve housing problems in Colo Spgs.
 21. I am a Realtor and am not sure how the questions you have asked will help you identify strategies for affordable housing. I think people need to be realistic about starting with something they can afford (and that might be a small condo or other multi family unit) and work their way up to larger homes if that's what they want. If areas of town were cleaned up from crime (ie. the southeast side of COS) then that would help alot. It can be scary down there.
 22. Homes are priced too high especially when major updating is needed
 23. ya know that was a dumb questionnaire. more about discrimination than anything. my son would like to live here in cos but he is disabled with a mental illness. the choices for him are dismal to say the least. i thought this survey would let me give some input as to what this city needs. but not really. all you want to do is grow grow grow and who cares if there is housing or if the roads & other infrastructure can support that growth. very poor survey!!!!
 24. why not require developers to include some very affordable housing in all neighborhoods being built? value what home owners value about their current homes. stop messing with zone change in residential R 1 by adding physical buildings but allow current single family care giver rooms and extended family in existing home.
 25. Better employment opportunities are needed. Not "affordable" housing. People need to work to get what they want. Owning a home is not a right, it's a privilege earned by hard work.
 26. I have been reading and following the information and discussions on the accessory dwelling units in existing single family zoned areas and am totally against allowing this to seep into existing communities. This should only be considered on a case by case basis in new development.
 27. They really need more affordable housing also in nice areas !
 28. While we are in a house and generally "like" the appreciation of our property, the price make it hard to look to downsize and stay in the area. It seems like we are only building large homes that raise the cost and make it difficult for "average" individuals to get into a home. We will most likely retire in place of we stay in the Colorado Springs or look to a more affordable place in the country to retire.
 29. Cheap land is out west. To make housing affordable but still avoid 'urban sprawl', we should look at creating a hub out east that provides great transportation to downtown and shopping areas. Maybe bus, maybe light rail. Might hook into potential rail going along the front range.
 30. We are a couple aging in place with no needed assistance from anyone, due to past hard work, even harder saving, and planning for our old age, even with a serious medical issue.
 31. We need more infill, ADUs, tiny home communities that are affordable but not trashy, more affordable downtown housing, a downtown grocery store and a train to Denver to attract young professionals.
 32. Yes Government waited to long with this crisis to protect us elderly people could have protected us with rent control way earlier now surveys you know the facts protect us NOW not after we are homeless from greed
 33. With the pay being average, the fact that 1 bedroom apartments is over 1200\$ a month is ridiculous. There needs to be a realistic rent rate. Having people house poor isn't good for the community.
 34. If I didn't have a friend to rent from, i'd be living in my car. It was OK when I was 25, but not 40 yrs later. You can't find anything safe for \$2500/yr
 35. Do not force low income housing into nice neighborhoods. There's nothing anywhere requiring "economic integration." No one has a problem with a racially mixed neighborhood as long as all of the people in the neighborhood are in a similar economic situation.
 36. The housing market is really just comes down to supply vs demand.
 37. If you make minimum wage, there's no hope of finding a place to afford to live and most jobs only pay minimum wage
 38. Housing cost isn't the issue--wages are. We are 2 professionals (***** and *****) with 1 child and can't afford a basic, middle-class home without renting to roommates. We're lucky we bought when we did (5 years ago) and lucky we had good credit and low debt. We wouldn't be able to buy if we were looking now.
 39. The areas surrounding downtown COS are my preferred neighborhoods (*****, *****, etc) and I've lived in those neighborhoods most of my adult life, primarily because single-family owner-occupied homes in established neighborhoods have a permanency and pride of ownership that makes these neighborhoods a joy to live in. Adding ADU's increases traffic, adds a more transient renter population and takes away from the character of the neighborhoods. The City needs to look at repurposing all the vacant lots along S Academy and putting apartments up outside of downtown, so as to not overcrowd our established neighborhoods
 40. The cost of living in the Springs is ridiculously over-priced. The City leaders have done absolutely nothing to zone area for affordable housing. They have zoned a LOT of costly downtown condos, higher-end apartments, and large houses; nothing for the working class.
 41. It took us a while to find the housing we liked but we searched on line with the help of our realtor. He stuck with us to get what we wanted.
 42. Making the neighborhoods around downtown more dense is not the answer to the city's needs. Why can't CS be more forward thinking and proactive about things rather than reactive and ***** bent on doing what is not working for other cities. Powers, Colorado should be it own city and have its own downtown. We really need new fresh and progressive leadership in the city's planning department. Now is the time to make Olympic City great but instead planning wants to do what already has been done in other cities that has not been a disaster.
 43. Housing is extremely expensive in Colorado Springs. Seems that housing costs are rising and wages are staying the same. Lots of homelessness in the area especially for the seniors
 44. I bought 7-8 years ago and housing wasn't in demand back then.
 45. Finding single level homes in Colo Spr in the 400,000 price range are near impossible; don't want a mini mansion, just well built in a nice neighborhood. Been looking for years. Builders want to do all the bells and whistles; I don't want, don't want to pay for them. No one is building single family homes for older persons trying to downsize, one level.
 46. I answered this as a homeowner of only 40 months. until then I lived primarily in rentals downtown. the house we bought is higher than the price range we wanted but are making it work. nothing affordable could be made to work for us; given our particulars. i found out 12 months after we moved the rent in our former place went up over \$300. thats crazy. colorado springs always reasonable rents, from '97-2012 we were able to find reasonable rents - and the last couple of years '12-'15 we were fortunate our landlord did not raise rent on us... allowing us to save up and get our house... but we had to move out of our neighborhood in south downtown, because, you-know... two or three people own all the properties in south downtown... we bought at the right time we'd never afford to live here if we had
 47. Potential homebuyers should be made aware of HOAs from the moment they put an offer on the house. Or get rid of HOAs in neighborhoods with homes older than 15 years old.
 48. Taxes are going up and up
 49. You don't really get to pick at this point you have to grab what you can because if you actually take your time at all what you want will be gone.
 50. It is SO expensive to live here!
 51. Ordinances need to be set or created to give tax breaks to housing units to provide affordable housing to PERA members.
 52. I am fortunate that I am not looking for housing but those who are at the lower income level in our city are at a great disadvantage. There is not enough affordable housing! Way too much growth in the high end side. We don't need more construction. We need to renovate what we have and make it affordable especially to help our neighbors experiencing homelessness!!
 53. I am not currently searching for housing but I work with families who are. Affordable housing does not exist in Colorado Springs.
 54. Totally missed the important issue of universal design and housing for seniors. Who created this survey?????
 55. Also no opportunity to signal the unfortunate practice of HBA in building overly large houses.
 56. Cost of living keeps increasing but wages do not increase. Had we not bought our 20+ years ago we wouldn't be able to purchase a home on our income. My husband and I both work full time and it is sad that we can't move to a different home like we would like. Cost of homes are so high ;-/
 57. Springs had rapidly become u affordable to live in and more and more neighborhoods are being gentrified. I have not seen any sustainable solutions.
 58. No, just feel the cost of living here, especially housing, is getting way too high
 59. Prices have gone up significantly in the past year. We're think of moving out of state to some place more affordable in the next couple of years.
 60. I help other people look for housing and it is almost impossible. Elderly people cannot afford to live in our city. Single parent families cannot afford to live in our city. Survivors of Domestic Violence and Sexual Assault cannot afford to live in our city. Single people cannot afford to live in our city. Vets cannot afford to live in our city. Our homeless are shoved out of town and given tickets, no affordable housing without a 5 year wait list. NO AFFORDABLE HOUSING!
 61. Make sure you have an indoor place for your car or cars, Too many cars are using the streets for parking which makes it dangerous!!
 62. nothing further
 63. Worry about uneven playing field due to government funding of housing which has always failed in the past over the long term!
 64. We moved here 17 years ago!! we bought our home new and love it
 65. Not everyone gets housing pay like the military. I wish

- they would base the rates at real people income rather than what people get the government to pay for them. I hate Colorado springs and cannot wait to be able to afford to leave. My husband makes decent money and we still have to live like we are broke just to get by. No hope for the future here
66. We need more higher end homes in the Southeast to create housing diversity. Any improvement will raise the median income bringing better jobs to the south.
 67. The springs needs more moderate single family housing, in the 250000 range and with smaller square footage. Would be nice to have more housing less than 2500 square footage. Don't need huge lots.maybe 2000 to 1500 square feet for houses. For young adults and older residence. Not more town homes. My children cant afford to buy houses here.
 68. My first home was difficult to find, but I got lucky. Where I live now is a lot safer, but the neighborhood still has to stay on alert for burglaries.
 69. The price of apartments is way too high
 70. Safe, affordable and accessible housing needs to be acknowledged as a community priority.
 71. base on my income its hard enough to pay rent but every year it goes up and up.
 72. I need help to buy a house
 73. Mountain views are increasingly hard to find and require a major premium. Without the view, Co. Springs becomes much like any other city. Maintaining views where possible should be a priority.
 74. Washington State Congress passed a historic tiny house bill, 95-0. It creates practical provisions for placement of tiny houses on wheels within community settings. Senate Bill 5383, sponsored by Senator Hans Zeiger, is far-reaching and multifaceted. Most importantly it legitimizes THOWs as permanent dwellings. <https://tinyhouseblog.com/announcement/washington-state-congress-passes-tiny-house-bill/>
 75. The cost of renting was horrid. I was able to buy a home instead but with taxes going up and the hail and wind storms my savings is gone. Affordability needs to be a priority - and enforcing laws that take care of slumlords.
 76. Very happy with value increse, very unhappy about crime and homeless population milling about my neighborhood.
 77. My age group, on fixed incomes, whose working careers are basically over, have very little options. Living with family is not what my family wants. And I cannot find anywhere to go. Even apartments are too high, especially when you add in HOAs and such. Not pleasant.
 78. I am very frustrated because I have to work 5 jobs, yes, 5 jobs, in order to make ends meet and afford a house in a neighborhood so my daughter can finish school at her school. My rent went up 300 dollars in 3 years that I have been living in this house. And the house is not in the best shape, 80's appliances. It was a mess from the previous tenants when I moved in. And I'm stuck with this house for another year because I can't afford a nicer house or can't even find a place to live in my price range. I would love to own a house or even a townhouse but the prices are ridiculous. I'll probably be moving out of this town after my daughter graduates this year. I've lived here for over 29 years and the cost of living here is pushing me out.
 79. I have had great luck in my home searches. My broker is amazed and she wants me to have exactly what my family needs. I feel that home prices have remained average for the last ten years or so. While rent prices seem high for some areas, they are not exorbitant if you want a safe home and neighborhood for your family.
 80. It would be nice if mayor suthers would not depreciate house value by putting affordable housing in affluent neighborhoods. Don't know why he let ***** buy him out
 81. There is little on the market in the \$175,000-245,000 range in good neighborhoods
 82. There are few renter's rights in COS
 83. I, personally, and not searching for housing at the moment, but I have family and friends that are and it's far too expensive for them. Even the downtrodden areas are expensive so they're paying a high fee to live in dangerous areas, which is absolutely ludacris. I know some friends that have resorted to living with roommates that they barely know and that is extremely dangerous. It should not cost the cost of healthcare just to provide a place for your children to live without fear. My husband and I were contemplating on moving from the gone we own, but that idea was dismissed quickly due to the cost. We both have careers and it's still hard on us, so I don't know how the city is expecting single mothers/fathers so be able to do this on their own.
 84. Low credit score, no buying experience, ineligible for low cost buying
 85. Having section 8 vouchers makes it very difficult to find decent housing in a decent, safe area. Some landlords say they accept vouchers, but always make it very difficult to actually be able to rent. There always seems to be some barrier!
 86. This town ***** anyone with a prior eviction. So many people are homeless because they can't find housing that will accept evictions. Also, landlords are no longer giving leases so they can collect additional monies in the form of month to month fees. That's just bad business.
 87. When we were looking for a place to move a few years ago, it was very very very difficult trying to find a place that even with two incomes that we could afford. We ended up in an apartment complex that was at the bottom of my list. Beautiful state great views affordability of living is not the greatest. I'm only living here still as of this time because my daughter wants to continue living here.
 88. This state sucks, its time to move the ***** out
 89. Let's address the true cause of the radical increase of housing costs in Colorado Springs: Flippers and speculators.
 90. Must have connections to purchase a home
 91. Colorado Springs does need more affordable housing options, but we need to keep a reign on growth to preserve open space, mitigate traffic impacts, and maintain the small-town feel. Work with neighboring communities like Monument, Fountain, Security/Widefield, Fountain, and Ellicott on a joint plan for zoning affordable housing projects. Preserve open space and ensure traffic management plans are built for the future, not for the present or past.
 92. Homes in our area sell quickly for over the asking price. Several co-workers gave up looking and had homes built on east side of city. We could never afford to buy the house we currently own if we had to purchase it with its new value. Buyers and investors from other states are plowing over locals. Buyers and investors from other states do not care about Colorado. This applies to commercial real estate too.
 93. Living in Colorado Springs is almost impossible. A one bedroom apartment is almost \$1000 and a two bedroom is over that! Hardly any apartments offer amenities anymore. If you want a nice place you would have to work two full time jobs and then what is the point of having a nice apartment. Places also should take into consideration good renters. Paying on time every month, not being a nuisance, things like that should allow you to not have your rent hiked up every year. Colorado Springs needs to realize they aren't everything they're cracked up to be. And they need to realize that affordable housing is more financially savvy than trying to take care of homeless people. Do your research Springs and get off your high horse.
 94. We understand from selling a house last may (2018) that there are very few options below the \$250K range and not many in the \$250-\$300K range which was probably why it was so easy to sell our house for \$282K. Also, we had done a lot of upgrades before putting it on the market so the buyers actually got a really good deal.
 95. Too many weed heads coming into the state pushing the cost of housing up.
 96. It's entirely to expensive to live here anymore the amount of pay to cost of living is no where to being equal.
 97. Prices are too high!!! It's next to impossible for a single person to buy a house.
 98. Unable to start a family currently because we are unable to afford more than a one bedroom apartment. We had hoped to buy a home in a safe neighborhood to raise a family but now we don't even know how we will afford a mortgage in a safer neighborhood.
 99. I am not searching but a good friend is. Just a few years ago you could find lots of 2-bedroom rentals in her price range. Now you can only find a room in a basement or shared housing for that same price. She is not low income but where does a single mom find a rental for \$900 these days? Only in the ghetto.
 100. Most apartments I have rented in the past are now so high priced that even suggesting someone look there to rent is out of the question. Find that it is impossible for a family to afford a one bedroom apartment that costs more than their income while unable to find full time work. Still, having full time work would not leave enough to pay rent, pay utilities, buy groceries, put gas in a vehicle, pay for insurance, and all the other little things that go along with just living. Currently we have three families living under one roof because two of those families do not earn enough to pay \$900 dollars a month in rent for a small apartment. There is nothing out there for a small family to rent that is affordable and safe. Currently, my grandson is living in a one bedroom apartment with two room mates. Rent is \$900 a month. I don't have an income high enough to afford this. My ***** is leaving the Springs as she knows she will never be able to move out while living here as she also has a little one to think about. She is going back to ***** where she will try to find a house that she can share with her step sister. The two of them will be able to afford a house, each paying about \$600 per month, plus utilities. Sounds like a better deal to me.
 101. We are lucky, even though the taxes on our house have risen to the point we need to start looking elsewhere to live. But there are so many others that aren't as lucky as we. My son had to live with us because he could never find affordable housing. He's left the city. If it weren't for my husband's job we would leave too!
 102. I am not involved in a housing search, but if I were, there is no way that I could afford to buy within current housing prices.
 103. Being an older and widowed woman I want a safe place to live and I'm being completely priced out of this area. I've had stable income for years but I'm afraid my rent will increase leaving me out on the streets or in a more dangerous area.
 104. I haven't searched but my daughter and 2 grown daughters live with us and can't afford to get a place on their own. With all of us it's hard to make ends meet and we all have income.
 105. Apartment complexes take 300.00 per pet plus a monthly fee they don't disclose trash water etc is on top of base rent . Roaches bed bugs . Homeless break in doors and sleep in hallways . When you give notice to leave they never refund any money or written explanation of why . Just dishonest landlords with hidden fees . The city needs better enforcement on hazards and surprise visits. I had neighbor was tenant 16 years and they kept adding charges and he was never late than sent eviction for these surprise additional charges ... I'd send someone to rent in a few places undercover see for yourselves . Should be a crime the elderly they have put out and added charges. I was told give 60 days and I was fine to leave 3 years later I'm getting a bill for 1000.00 Current. Situation renting a home happy however with new tax increase I won't be able to afford it here ...
 106. As a case manager who works with low-income families, I have to say that housing is the number one stressor and burden to these families. There is a lack of low-income units, and if a unit is available, they cannot afford the deposit, applications fees, and first months rent. I have seen multiple apartment complexes raise the rates exponentially just because they can, and this is not fair to the families who are struggling to make ends meet.
 107. The city has talked about affordable housing for quite some time. With all the places going up there is still nothing available for a secretary on a tight budget that is taken well care of. The new places cost more or about as much as I take home a month. I have a very respectable job as a principals secretary and live a very respectable life but can't afford a respectable home
 108. Traffic in this town is terrible, making the most ideal neighbors difficult to get in and out of at all hours of the day.
 109. Housing prices and rent is so high it is not affordable for the younger generation to have their own place. Grandparents and parents are providing housing for family members. Better to build.
 110. Rent goes up every year, even for long term residents
 111. The property tax increase is ridiculous. A 1899 home should not go up \$100,000 in value when it still has knob and tube electrical

112. it is extremely difficult to find a decent home in a decent neighborhood, near decent schools and close to work. include the over all price of rent, utilities, gas, food, insurance...something has to give. I eat basic food, nothing fancy to have a decent place that most call ghetto so my kids can have a place to sleep and shower.
113. I think there should be some type of affordable housing for Colorado natives or long-term residents.... We are the ones being pushed out. Born and raised here wanting to buy first family home.... Having to look in other states.
114. Wages and materials costs continue to rise. Trump tariffs exacerbate materials costs. About the only thing the city/county can do is modify permit and comparable costs...probably a drop in the bucket.
115. Developers have too much power in the city. They are developing and not thinking about the infrastructure required around it. Cost of housing has risen sharply such that we cannot afford to move up, or sell (renting costs more than our mortgage!) and the traffic off of Powers has recently emulated driving /commuting in California. We may eventually be forced to move out of state. Job market in COS can't support salary increase for increased cost of housing. Pot growers bought up the old affordable housing. We have been here over 20 yrs and this is not a good housing trend.
116. My children are still renting and the rents are too high compared to their incomes and they are professionals.
117. The inflated rental prices in Colorado Springs have kept me from seeking alternative housing for 3 years and counting. With these influxes in pricing each year it's enough of a fiscal concern just battling the rate increases when renewing my annual lease.
118. As a would-be first-time home buyer, the biggest problem is the rapid price increases. 3 years ago, my price range could have easily gotten me into the area I wanted. That is definitely no longer the case, and it gets harder as time goes by because my target down payment puts me in a much different area (because of the rapid price increases), and life happens - other expenses come up that delay my purchase. Meanwhile, rent keeps going up (I've seen like 300-400 dollar monthly increases in the past decade, and it's starting to take up a larger proportion of my income), further limiting my ability to save up a down payment - not by much alone, but all the cost-of-living rises are adding up. So, the frustration comes from having to save up potentially more for a much-less-desirable home. I really think a big focus on increasing the all-around supply for the upcoming years would help a lot.
119. Rent is too high for apartment complexes that have not been updated in the last 20 years. Also, there is no incentive for current renters since complexes up the rent at the end of every lease term so whatever they are currently charging for new renters. Buying a house seems difficult because building up a significant down payment for houses that are minimum 250,000 is nearly impossible given the amount of income that goes to living expenses (rent, groceries, utilities) every month.
120. We bought our home in 2015 and with both me and my husband working full-time, we had one area that had appropriate homes that we could afford. This year, the homes for sale in our neighborhood are \$100,000 more than what they were in 2014 and our income has stagnated. There is no reason for two people working full-time with no children should have problems finding a decent home, yet there is no way we could have become homeowners if we had waited even a year.
121. Rents are comparable to mortgage payments in COS.
122. Thank you for putting this survey out. Although I am a native and excited that Colorado Springs has become very popular, it is hard for single family household to afford to buy a home in Colorado Springs in decent neighborhoods. I am currently renting but the rent will be going up when my lease renews because of all of the development going on in my area.
123. The price of housing and rentals in Colorado Springs is a joke, especially considering the crime, drugs, and noise from Fort Carson.
124. Homes and apartments are too expensive for the average family. Had I not bought my home many years ago, there is no way I could afford one now. Landlords are charging too much for most homes in this town, including the dumps.
125. Housing needs to be more affordable.
126. I know bad credit isn't a good thing but every rental agency discriminates against anyone with bad credit and the requirement for rent to be a third of what you make monthly is insane most jobs pay minimum wage and for a 1 bedroom apartment to be over 1000 a month in rent requires that you make over 3000 a month which is hard even for some management positions I've even seen just a bedroom for rent 800 a month for a bedroom how is a family of 5 supposed to live in that.
127. I am not searching, but my neighborhood is being gentrified. I could not afford my house in the current market. There may come a time when I can't afford the property tax either.
128. It is just too expensive to buy a home we don't want to be renters however if we bought we would have to live down south which is not something we want to do & even then because we don't have spotless credit we are having a hard time getting approved
129. I am a teacher who works at *****. I can't afford to buy a house in the school district I work in. I can't afford an apartment without roommates. If I can't afford it, I know my boyfriend can't because he is the building manager in a school. I also know that my student's parents can't afford it either - which is why I have a very transient population with 73% free and reduced lunch and have at least 10 students who are living in hotels / motels / shelters / cars.
130. Housing is too expensive for middle to lower middle class families in Colorado Springs.
131. Colorado Springs is out of control. Poor urban planning with massive new developments especially in east and north east. We need to slow down housing development otherwise we will have no water, strained infrastructure. We need to stop encouraging people to move to Colorado Springs
132. Most people my age are likely using an app like Zillow, not the "internet" to search.
133. The houses I would like to downsize to are in older, dilapidated, unsafe neighborhoods without walking trails, or they are near major roads and too noisy. Or, they are just unaffordable.
134. Housing in 80906 area code has extremes - either very small "fixer uppers" or over \$500,000. Dual, median-income households (teacher salaries) have a challenge finding affordable homes.
135. Arbitrary raise in tax evaluation and money hungry-ness of this city.
136. you need to be better at crime reduction. why offer more "low barrier" beds for homeless? that attracts more that want to stay in that way of life. there used to be pockets of "not good" areas, now it seems to be over flowing. the houses that are \$300k and below are seriously smoking crack. most places are going for \$150/sq ft. That is ridiculous for the areas, condition, and access to amenities (i.e. grocery stores, ect.)
137. We need more affordable housing in this city!! People should be able to afford an apartment working full time. Period. And there should be a way to work oneself out of experiencing homelessness.
138. It is hard to enjoy my home when all around me is homelessness, varagrancy, as well as friends trying to make the rent work month to month, always on the verge of homelessness. It is too unfair.
139. The city needs to do more to encourage up-building and higher density planning. Buying a house doesn't do a lot of good if it's 20 minutes from everything in any direction
140. Housing here is actually affordable. We chose to live here because we could afford it. We chose not to live in San Fran or NYC because it's too expensive. If someone cannot afford to live here, then they should choose to live where the cost of living fits their income. It is not the city's job to provide or subsidize housing for those who choose to live here without sufficient income.
141. 5 years ago I rented a 2 bedroom apartment with utilities included for 545 a month. You can't even get a studio for that price now. My growing family has to stay in a trailer that's falling apart and too small for our family because we cannot find a bigger house in our price range.
142. I believe the time has come for rent control. Our military families cannot afford to live here and yet they have to be here.
143. Local natives to Colorado can't afford to buy houses here because they are constantly out bid by all these transplants moving here from out of state. The populus that is local and from Colorado are getting screwed over. That is why you see so much hate towards people moving here from out of state.
144. I am a landlord and my rents are below market, but still my renters have a difficult time paying the rent.
145. The housing market in the Springs has gotten out of control. It's ridiculously over-priced. And how many more apartments and townhomes can we fit in this city? The roads can't even handle the current population.
146. Rent is continually rising every year. New construction is all around yet no change in rent, still rising. Buying a home is ridiculous, unless you want a run down home in the unsafe area
147. Keep the government OUT of housing. You will only screw it up more than it already is.
148. If the salaries matched the cost of living, this wouldn't be an issue. Wages here match those of states with the lowest cost of living, yet our actual cost of living is in line with states who have the HIGHEST salaries in the nation. The state needs to designate more land as natural resource land. WE DONT NEED more apartments. This causes infrastructure issues that will raise our taxes even higher- to broaden roads and build more schools... All of which NONE of the current residents want and/or need. Stop putting Coloradoans in the position for tax hikes because the government lets our land be sold off for apartment developments! Apartments are for service members who aren't here long OR for the financially irresponsible with poor credit. Build more housing on base- not in our communities. We don't need more renters in our community. We need more financially responsible adults with long term goals and an interest in equity. Putting up apartments increases traffic AND strain on neighborhoods exponentially.
149. This city is upside down on on median wage and average cost of real estate. It has been commented by a person on the north-side that the east side and the SE side should be bulldozed to improve the springs. NOTHING is being done to develop anything on the se side. Prove that to be true. Shame on you Colorado Springs
150. My wife can no longer handle stairs. We've talked about moving to a 1-floor house but affordability is a huge stumbling block. One expects a smaller house to cost less but it seems that these days, a smaller house may cost more.
151. Rent control does not work. I think there are plenty of examples nationally of what happens to cities that have it. I own rentals and no matter how good the renter is, we almost always have to spend a couple grand in between renters to address various things they mess up. Rents and home values are based on supply and demand. There is not enough supply to make up for the MASSIVE influx of people that keep coming to the Colorado. Yet we still don't see increases in new building unless it is out east, missing the fact that we can start adding some high rises to our city. We have not raised our rents on some of our long term renters because they will be homeless and can't afford it. However, when you let the government start dictating what people can charge for their own property, people who do own rentals are going to just sell them. Not only removing additional rentals from the market but leaving the rental market with more slum lords than land lords. If the government here truly wants to help the community start looking further into wages issues here and look at adjusting the supply and demand gap.
152. I don't think the government should be involved in providing affordable housing. It will just increase prices just like the government getting involved with healthcare. Let the free market decide.
153. The city needs to keep up with supply and demand and let more building take place.
154. We need the mother in law additions approved for disabled and elderly.
155. Unbelievable bidding wars!!
156. I volunteer at ***** and know we are helping more and more people with food because their rent keeps going up
157. Actually to be honest, not only is housing expensive I would argue one problem is base wages/job economy as a whole, we have few selections in jobs type and wages are appalling low and thus cost of living is

- nearly impossible
158. I have not searched in a while for myself, but I have friends and relatives who have had a very hard time finding affordable housing.
159. There are too many flippers & not enough decent priced homes. Those of us that are young adults are unable to buy houses due to this.
160. Before we purchased our home in 2017, we had searched for 7 months. We put in various amounts of bids and always got out bid by more than \$20,000. The housing is getting very expensive in Colorado. The area where we live is a becoming area nearly free of crime. If Colorado Springs decides to build affordable housing, that will bring more crime to that area that we just don't need. We are already dealing with over 1500 homelessness people that wander all areas of Colorado Springs. The people that work hard for the money don't need people that can't afford affordable housing to effect their daily lives.
161. There are many nice houses but the neighborhood is bad. Wouldn't live in SE Springs on a dare.
162. Not my own search, but my son is a realtor. He said that the soldiers who are below E3 rank Can not afford a house here, and some families are having to share a rental. That is sad considering what they do for our country and our town!
163. Buy an abandoned Mall and create a place for families to temporarily stay while looking for a place. Create Works projects to support this and transform the mall.
164. If I wouldn't have found a functional fixer upper, not sure what I would've done. I think it's sad for people spending 1/2 of their income on housing. That's not quality of life
165. It's not up to our government to get directly involved in housing. Maybe look at existing policies that interfere with the ability to create more affordable housing (when tap and parks fees are appx \$15k, that goes directly to the consumer)...
166. Prices are way above the current pay that an individual receives. One has to work two jobs to stay above water.
167. The housing market in Colorado Springs is obscenely high. It is impossible for people in lower income brackets to buy into our market. In addition, rents are beyond most people's means as well.
168. Most families have pets, especially dogs, and it is nearly impossible to find rentals that allow pets, leave alone in a decent price range.
169. Stop the explosion of apartments on Powers!
170. I haven't formally started house buying process yet. I have only scratched the surface to get design ideas that my significant other and I like. I want to see about finding land and building a house on that, but haven't started that either. I recently got a bigger apartment to accommodate my girlfriend moving in with me. That process was easy and we did not have to look too far for a bigger apartment. Rent was reasonable and we both are satisfied with the price and space.
171. If you're in the military, you're on funding and time constraints. This makes it hard to compete with the general population.
172. You didn't list school districts as a factor, which it is for many people. Also crime, parks or trail access nearby, streetlights, and noise from major roads.
173. Immediate affordable housing crucial for elderly, disabled, poor (sec.8 & like) SPREAD ALL OVER Spralldorado Springs
174. Not enough yard space or close access to parks. We still need green outdoor space regardless how much the population expands.
175. I was fortunate I initially moved into an apartment with a great landlord. And this kept my wait for **** housing bearable. However I currently have watched young relatives struggle as their rent has gone from \$750 to \$1200 and their pay check does not change. Landlords charge what the market will bear but lose good tenants in doing so. Answers: find best practices in similar cities.
176. Everything is moving north. The south end has a lot to offer.
177. My 23 year old son works hard, full time and will never aff look r to buy a home in cook dogs. He couldn't afford a 1 bedroom apartment unless he wants to live in the ghetto and dodge bullets everyday.
178. Springs feels overcrowded, add tourists and life on west side is hardly manageable. Getting worse now. Looking for space in county.
179. I'm poor, but no so as to qualify for housing assistance, even though I need it very much. I'm considering leaving the state, because it's so expensive to live here. We need rent caps, especially on studio apartments. No one should ever pay more than \$400 for a studio apartment.
180. It's just so expensive. I've lived in multiple places and cost of living vs housing is the largest gap I've seen in my travels. This city is set up for military and without that things can be difficult
181. It is too hard for a single mom with disability, raising a child with disability, to build credit, or any savings. Without those, trying to find affordable, and also decent, housing is impossible - especially permanent. We are "stuck" at renting with rent way too high (and not enough watch on landlords!) because it is month to month paying of bills. Everyone who is month to month fears losing their home, but can't get OUT of current situation.
182. We will hold off and see if the housing prices come down a little bit. Not affordable currently. My daughter and her family will probably have to rent forever, and that is outrageous also!!
183. Most people are afraid we are in another housing bubble. That is why so many people do not want to sell.
184. Too many short term rentals crowding out buyers.
185. Extreme growth is not the answer to affordability.
186. Housing here is way more affordable than San Diego county.
187. Many lenders around Colorado refuse to except income made from the Marijuana industry as income. When trying to get a loan for Housing it is almost impossible if you work in the industry.
188. At 56 years old, my generation was able to get a job and afford to rent an apartment and become independent. Today's youth are out there working full time jobs and can't even afford a studio apartment.
189. Student loan debt is my primary reason from being able to buy a home.
190. I can't compete with all cash buyers who only turn around and rent the place. The city's future is going to be more renters than owners
191. You can't rent if no one reports to credit bureau. Have VA certificate for a loan and can't get 100 points needed because I do not have credit score range
192. I moved here from Texas. Texas has very low cost of living compared to Colorado. However I prefer the political climate here.
193. Prices need to be lower.
194. Greedy developers.
195. I love my home... I purchased it in 2012 because the beautiful open space behind it was zoned to be a park. Now, the city plans to rezone it to residential and cram houses in there. While there may be a need for affordable housing, there is also a need to be smart about growth and development and preserve the natural beauty that Colorado Springs is known for!
196. Housing is more expensive each year. I don't know how people earning less than \$20 an hour can live in this city
197. I live in a senior community, but the income required to live here is now \$2400, which a lot of seniors don't have. There needs to be more cost effective housing without it being a slum.
198. All the homeless people in my neighborhood near ***** and *****.
199. I'm not currently looking for a house, but have been interested in the housing prices in the Springs. I feel lucky to have bought my house 7 years ago because if my house were back on the market now, I'm not sure I could afford it. The changes I see in the homes that are available now are:, smaller, higher density, "creative" lot configurations. I support some of these tactics, but they seem to becoming more extreme. I worry that the over extension of the community to afford homes will lead to a lower quality of life i.e. more stress to pay the mortgage. That being said, I think the market has to make the change, not the City trying force something. I'm in favor of a laissez faire attitude from the City.
200. Cost of living goes up yearly, but my pay does not. The fact is people will pay whatever the market allows. If no one is buying and over a long period the prices should decrease. Plus, the housing in a good price range need repairs that is equivalent to a complete tear down.
201. I feel like the ease and low-cost of obtaining rental property keeps house prices high and keeps Colorado natives from being able to purchase a home.
202. I'm entering the teaching field and based on the income I will earn, I will not be able to move out of my parent's house. I would love to rent or own a house but it does not seem feasible with the current prices.
203. Need more affordable places to live in colorado
204. Although I own a home, I have helped several friends and family search for affordable housing. It is nearly impossible for a sigle parent working full time to afford a place to live. I would like to see more transitional housing programs for homeless families.
205. If the leagal age for an adult is 18, how the ***** are they suppose to afford rent? It is also near impossible for a young adult to purchase their first starter home. Or for parents to downsize size after their children have left. Housing is absolutely nonsense.
206. The people who have rentals are asking to much in my opinion. I know many people who are having a hard time finding something they can afford.
207. Not searching, but I like to look.
208. The city needs more affordable housing when the developers submit plans for the new communities they need to have some lower-priced houses in their master plan. The city should not adopt the proposed changes for allowing a second property on the same lot is this will just destroy our Community by increasing traffic in the neighborhoods. And changing the density rates to the single-family housing the people bought into. Stop letting the developers decide what happens City needs to tell him what they're going to do if they're going to develop more areas. Average price of new developments is too high. The average price in the new developments needs to include some starter homes!
209. Absolutely no rent control!!! If there is something that local government could do, it would be to drastically reduce the permit fees and utility connection charges for new housing units.
210. Something needs to be done about Colorado Springs. I think new homes need to have an extremely large fee when built to support Colorado Springs. Where is all the water going to come from for all this growth? Poor road conditions? How are they fixed? Terrible crime. Bad drivers. This city is growing faster than the city leadership can handle.
211. use bike lane funds to provide another homeless shelter
212. Too expensive! EVERYTHING!
213. We own 3 4plexes that we believe help the city with affordable housing and wish more buildings like that were being made.
214. Salaries are kept artificially low because military wives will work for anything. Military people don't take care of their houses resulting in neighborhoods going downhill, or going rental. COS has no jobs and poor salaries, particularly in education.
215. I'm looking to leave Colorado Springs to a more affordable area of rural Colorado so that I can actually have some acreage and a house twice the size of my current apartment for less than my current rent. It's not worth it to live in the city - the only houses I could afford are those where you can reach out your kitchen window and touch your neighbor's wall, which isn't worth it.
216. for low income persons it would be better to pay for one back ground check and then hand the control number over to property management . Saving money for person looking.
217. I'm 75, disabled, have no transportation, & way below poverty level. I have a voucher, but my rent goes up every year, for an apt. that's not ADA accessible, way overpriced and badly deteriorating since it was built in the 60's! I need ADA accessible housing, close to stores, etc. but that's almost impossible to find on my budget with no transportation except city bus and Metro. There is very little affordable housing in this town, and rent keeps going up ever higher with no end in sight and not nearly enough affordable housing being built. Builders in this city only want to build the half million \$ McMansions and nobody wants to build affordable housing, and nobody wants it in their neighborhood! I'm stuck here, and several of my neighbors are in the same predicament. Please build more affordable housing, and especially more elderly low-income housing! We're not all high-income golf players looking for luxury retirement homes!!!

218. We would like to sell and upgrade our home but very little to choose from and the prices are way to expensive.
219. Not currently looking, but the housing crisis is real and needs to be addressed.
220. HOA seems to be something of a huge problem. If it's not being purchased with the home, we shouldn't have to deal with people that refuse to even deal with people face to face or show proof, evidence, or tell the truth on their end. Good hard working people seem to get attacked by these people over something ridiculous but yet five houses down there's 12 cars parked everywhere and it looks like they're hoarding in their garage but by having an extra pet that's quiet or possibly an extra pot of flowers you just get glared at. I hope that makes sense? Anyways, I suppose there's a lot of issues that could go into owning a home renting a home or even trying to find a home there's one thing that really annoyed me when we bought our home which was we were looking for a particular price range and a lot of these builders put up advertisement stating that they're going to have houses in the mid 200,000. only when you go and you actually see the homes you find out they don't have anything in that price range despite what they're cleaning that they're advertising when you find a home you like you actually realize that you're going to pay an extra hundred thousand and they can't explain why? also depending on what area you're looking on buying the price goes up and an additional price and yeah it could be the same model that just got built in the Springs area for a hundred thousand less. it's just frustrating especially for people who are on a budget but work really hard to maintain what they need and what they want so that they can have a home and a place where they can feel safe at night for their children and for themselves. I hope this helps the discussion and hopefully we're able to change a few things for everybody by providing some information on buying/renting a home.
221. It is very difficult for first-time buyers to find a place and to save for a down-payment.
222. Colorado Springs is getting too expensive, in the future my kids at the current rate won't be able to buy a house in Colorado Springs.
223. I am deeply concerned about short term rentals in Colorado Springs. They are driving up the cost of housing and taking valuable numbers of units off the market. We are catering to tourists instead of residents. They are also making our neighborhoods less desirable. People do not like living next to short term rentals. We want neighbors, not strangers.
224. horrible over priced environment. single father who just cant wait to leave the springs. horrible over priced community with no real housing alternatives pathetic wage vs expense community
225. During the times I've had to search for housing, I spent countless hours going through listings mainly because I couldn't afford most of them. The job market isn't sufficient enough to afford a decent home here.
226. Too much new housing being built.
227. If prices keep increasing, we won't be able to buy here. We will end up moving out of town or out of state.
228. Tenant policies may be too strict.
229. In 2014, I was working on paying off debt to be able to search for housing. Then in 2015 the housing boom started and got completely out of control, in a few years time I'm debt free but completely priced out of the market because my income hasn't increased much since 2015. In 2014, I could have afforded a home at the 2014 rates. Now, those rates have skyrocketed and my income has not.
230. Colorado Springs is a desirable place to live and more people want to come here than there is currently housing for. This drives the increases in housing costs. Affordable housing initiatives will provide temporary relief until those places are full too. Instead of just focusing on cheap housing please also consider the community and why people want to live here. There needs to be a balance between what makes people want to live here and our growth (e.g. people love the outdoors here, but more and more people using the parks and trails takes a toll on the outdoors, and overcrowding/not enough parking makes it harder and less enjoyable). Our city needs sustainable growth that doesn't destroy the best things about the area.
231. I work with the homeless and the rent prices are too high for average wage employees. I have people who work 2 jobs, minimum wage and they can not find affordable housing
232. Prices of houses are expensive for no really good reason.
233. This city needs more places to rent that are TRULY affordable. The average individual probably makes 15.00-18.00/hr working 40 hours a week. If I want to live in a townhouse or apartment that has 2 bedrooms and 1.5-2 bathrooms with washer/dryer and a garage I'm looking at paying low end 900.00 to over 1200.00. 4-5 years ago I was able to rent a 3 level townhouse 2 bedrooms one full bathroom and 1/2 bathroom with a finished basement included washer/dryer and a garage the cost 900.00 ample space with wood floors. That same townhouse now is 1200.00. I have to get a second job to be able to afford what I want
234. I felt like there was too many people looking and it made the home search really hard as the landlords would only look for that perfect tenant.
235. If people can't afford to live here then they need to move elsewhere. I can't live in San Francisco because I can't afford too. Same goes for people here. It's a desired location which increases home values. Move along.
236. I had a great experience searching for my home. I have accumulated a lot of equity in my home. I do not want the city to change the market which will lower the equity in my home. That means a loss for me. Not a good thing.
237. Bums affect neighborhood. Many areas are great if we didn't have to deal with baggers. They devalue property They Don't CARE!
238. My first place here, turned off boiler heat April first. It was plenty cold afterward .. paid rent, should not have to be cold.I got lucky with present situation. Moved in just before prices skyrocketed. On my third year and am lucky because my rent has small increase each renewal. New renters pay more than I.Had I not moved in when I did, I probably wouldn't have been able to get in.
239. Am not searching now,,but when we were it was hard to find something affordable and that would take pets,,if they did it cost too much to have ..Our rent has gone up 180 in a year.We love our duplex have up graded alot but wont be able to stay here if it goes up another 100 dollars.We are seniors and one of us is on ss.
240. Yes, we moved into our new home in March in 2016. We were in fixed incomes. My spouse passed away since. I just received my new property tax valuation which indicates a 29% increase in property taxes in just 2 years time! Also, my home owner insurance skyrocketed, and deductibles ridiculous, even though I have had no claims, and have also researched other companies. Landlords are passing on these increases of property taxes and insurance costs. Homeowners cannot pass on these costs. We need property tax caps limiting these enormous increase. Indiana does this. We need to reduce the 10 year residency requirement for seniors. We moved here to be close to a son during the terminal illness. It is tragic that I do not qualify due to the 10 year rule.
241. I am not searching for a new home at this time because I know I cannot afford anything different here. I thought I would be able to afford to live in my home into retirement in approximately 10 years, but like many others, I find myself being taxed and insurance priced out of my affordable mortgage. A 25% tax increase on a 120 year old crooked house with no garage, no finished basement,
242. I feel for those out looking for housing. Rents are sky high for apartments as well as houses. Too many minimum-wage jobs here who can afford housing. Reason for many homeless!
243. I can't see how we're not heading for another housing crisis. Cost of homes and taxes have gone up. I'm pretty sure people who have bought a home in the last couple of years are already stretched thin and the increase in property taxes is going to be the final straw.
244. low income people and people who are homeless but really want a place to live and be safe can't afford it at all. we have to work multi jobs and or lots of roommates
245. The reason my house is hard to sell is that the land has been declared a landslide area and the property taxes are sky high.
246. The market here is awful. When we were looking for a house, it took 4 years of making offers on various places and thousands of dollars of lost deposits and such. There is a reason that the cost of living here has skyrocketed. People that are in the lower middle class and below that want to be homeowners can't because it is not affordable. It's right up there with the requirement of medical insurance. I can have one or the other, but not both.
247. The apartments are charging way too much for rent in this city! People are having to move back home with there parents or other relatives just to make it here.
248. Searching is hard. 1 yr lease for rent to go up yearly and no wage increase. When wages increase so does rent. Cannot get ahead
249. It is near impossible to buy a home with one income. Younger generations have to live with multiple roommates and even then, their portion of the rent takes too large a portion of their income.
250. I cannot purchase a home. I have 2 children, and pay 1500. Per month for rent. I do not qualify for help, but do not make enough to survive in this economy.
251. Affordable housing won't fix the bums that don't want to work. The homeless camps need to be made illegal
252. I'm a single home income and that seems to hurt my search more than anything. It makes it difficult when you make to much for government help but not enough to qualify for a home.
253. Yes, I went through that whole process just to make a point. How about addressing the limited affordable housing this way. When ever a new apartment complex is built assigned a small percentage of units say 7 percent to a reduced rent. That availability would be ear marks for entry level professions just starting out. You should also include working single parents. I am not referring to individuals that are on the dole.
254. I inherited my current home from my parents but prior to that I was living in a one bedroom apt with my grandson, his girlfriend and their new born. we couldn't afford anything else as I was the only one working. But I have been around alot of young adults just starting out and most of them have to live with family because they can't afford even a one bedroom in a decent area. after moving out of the apartment I was living in and paying 800 a month for they upped the rent to over 1000, which was ridiculous for 500 square feet of living space. the rent or even trying to buy a home is getting exactly like california. colorado springs used to be a pretty decent place to live and work but over the last 20 years I believe it is getting to be just like california with the crime and traffic and housing along with the cost of living. its hard to do anything except live from one pay check to the next with no vacations, or being able to enjoy any activities because of the cost of everything here. if i were able to move out of colorado i would in a heart beat but my kids are here. My mother used to say nothing good would come out of colorado and at this point i see exactly what she meant.
255. It takes around 2500.00to3000 to move into a rental
256. I found what I wanted in 3 month, so it's quite good.
257. Searching for a hinge 16 years ago was much easier. My current mortgage is less than the rent back then. Today, the cost of looking for a new home could get cost me 3 times my current mortgage. Plus, I could possibly experience discrimination. I contemplate where to move outside of Colorado Springs. There is so much building, but no public transportation infrastructure. Is that to keep certain people in certain areas of the city?
258. I remember when 3 bed apartments were \$800. Affordable housing should go back to that price range. 1 bed apartments range \$800 and up and its ridiculous.
259. Very challenging area.
260. My landlord will be raising the rent in the fall. That will create more difficulty for me as a senior on fixed income. I don't know how the young families afford anything today. Rent prices are out of this world and very limited amenities
261. We need to stop going off of credit and income. We need a cap on rents and a even credit. Someone who has poor credit does not mean they are irresponsible
262. I purchased in October of 2016, not that long ago, the selection of available housing in the market that I found desirable was poor and even poorer was the

- condition, cleanliness and overall maintenance of the houses that I was looking at.
263. There are absolutely no, none, zip, nada homes in my price range, leaving me crippled and living on the second floor. You prefer your disabled sleeping in tents or maybe we will just go away?
264. Younger and single people cannot find affordable small housing. All new houses being built are 4+ bedroom and extremely expensive, or are overpriced townhomes. New development of SMALL 2 bedroom houses is desperately needed.
265. Safety and neighborhood presentation are the most important factors. Homeless camps, RV's and people living in cars on neighborhood streets make many locations undesirable and create a place that would not be willing to live in. The parks and trail systems could be a great feature in this community but I feel as though they are almost unusable as I will not allow my family to use many of these areas, and I dont want to live or work near them either.
266. They keep putting up housing for the granite countertop set yet people who need a roof over their heads get little affordable choices
267. The problem is I could sell my house for a good profit, but all of that would be lost when buying another house which would be overpriced. The city/ developers should convert old warehouses/buildings into apartments for low income families vs building all brand new.
268. There are too many expensive luxury apartments being built here for those 55 yrs old and older - high rent \$3,000 - \$5,000 a month & higher. That's ridiculous! The average senior citizen can't even afford to rent them, and they are being left out of the whole picture.
269. I am disabled. I qualified for housing but was not well enough to find my own rental, which is what you have to do. Also, I refuse to live in SE Colorado Springs, which is where it seemed there was availability. They suggested that I see if housing would pay for my apartment that I am in now. There is no way this apartment would have passed the ***** safety inspections. Landlords are not accountable, apparently. I have thought about turning them in because they need a new roof desperately, but I fear retaliation, and still am not quite healthy enough to move.
270. So much of the single family households in this city were built with clay sewer pipes (that the city authorized) that are becoming offset, deteriorating and having severe root blockage issues. The cost to replace these sewer pipes can range from \$30,000 - \$80,000 which is absolutely beyond the means of families to pay for. The city should offer some kind of help to assist with these repair costs.
271. Housing values/taxes are rising way too quickly. Pricing lower income out of the city completely. Developers are building only for Military officers and that pay scale and ignoring needs of lower income and seniors on fixed incomes.
272. We cannot search for housing, even though we would love to. We are "stuck" in our home because we cannot afford to go anywhere else. Yet our rent keeps increasing making it hard to save if we could afford to move. My husband and I both work full time, opposite shifts, do about daycare expenses and still struggle due

- to increasing rent.
273. I just wish with the cost of rising employers would give employees raises. The cost of everything in Colorado is so outrageous for home and auto insurance and etc. I plan on moving back to the midwest once I get my house to put on the market also I have to secure housing and employment in the midwest
274. If I was to find housing (in my price range). You have overbid by thousands of dollars, because everyone is looking as well.
275. I keep up on my neighbors homes as the sell just to have an idea of the worth of my home. My dad just bought a house for half the size of mine and he's paying the same as what I bought mine for two years ago. It's ridiculous
276. If I didn't own my home, I would not be able to afford the rent prices in CS. I was very fortunate and was able to buy my home in 2014, but I have friends and family currently struggling with housing.
277. We bought just at the right time. My friends cannot find a house they can afford. They both work. I think affordable housing is a huge problem. I think rising rent prices are also a problem.
278. As a landlord trying to keep my rent down so it is more affordable, I can not do that this year. With the cost of insurance and property taxes rising by hundreds of dollars per year, I must pass that cost on to the renter starting this year. My properties are up between \$700 a year increase all the way up To \$1400 for one of them. As landlords cost rise, it will have to be passed on to the renter, decreasing the supply of affordable housing.
279. I had my home build for 55,000 in 84 but now I couldn't afford to live here if I didn't already have a home
280. Get the homeless/ bums off the streets
281. Stop over building Colorado Springs and surrounding areas. Stop making it too easy for developers to create densely populated areas and not contribute to the sudden need for schools, roads, police, fire, and other infrastructure. People who have lived here a long time didn't get to tell the developers "no", but they get asked to pay the increased taxes needed once the developer has created the population problem.
282. Need housing that is accessible and affordable. My house is worth a lot more than we paid for, but there's no way to afford anything remotely close to the quality home we have and have the accessibility we need. We will likely be moving out of the area.
283. All housing now is HOAs and Retirement Apartments!! There are no safe neighborhoods in the city that aren't in an HOA, and after buying my current home of 5 years, they started building huge ugly apartments for the elderly on the powers strip that block the view of everything.
284. As a one income family, it will be very difficult to ever buy a home in this market in Colorado Springs, and I've been here since i was 2 years old
285. Housing is expensive everywhere and costs are high but the answer to these high costs are not in lowering the price of housing. The answer to this and many other socioeconomic challenges is in enabling people to earn living wages. If wages had kept up with inflation since the early 1970's workers would be earning dollars per

- hour in the low \$20's.
286. I have 29, 26, 20 & 18 year old children. The oldest moved out of state because they cannot afford to live here, employers in this community do not offer full time hours to people who aren't management. Houses start around 300000 in this city, it's ridiculous young people are supposed to take on 300000 mortgages or pay 1200 to 15000 month on 12 to 15 dollars an hour not full time.

NO SEARCH STATUS SELECTED

14 RESPONSES

1. I have a hard time with the fact that as you look for affordable housing the County assessor is raising the price of older homes a lot. We have rental property in the ***** area and the values went up and average of \$ 30,000 dollars. We try to keep our rent lower than market because we rent to the working poor. With the tax and insurance costs going up it is hard to keep the rents reasonable. We just had to raise our rents to help a little. We gave the people 6 months notice of the increase.
2. 3 bedroom apartments in a "nice", safe, preferred neighborhood are ridiculously expensive. You might as well try to find someone to stay with when you have kids as a single parent to save money to try to see if you will even qualify for a house at some point because at least that money is going toward something you own and not down the drain. Who can afford \$2,300.00 a month in rent when you have 3 children? Apartment cost is too high and even looking at homes to buy is becoming more and more expensive if you would like a decent new build or newer build within last 5-10 years that has been previously owned.
3. At this rate- we will beat Denver if we are not careful.
4. I moved to Col Springs in Summer 2017. I actively searched for a SFR rental for my family and I with the help of a real estate agent and my own online research. Every time I physically went to attend an open house or visit the house during a showing, it was unavailable within a matter of days.
5. I was born and raised in Colorado Springs and was forced to move to delta because of the increase in rent. I have a baby on the way and still struggle out here. Where can I live????
6. I would love to own a Home here in Colorado Springs someday. I currently rent, and I'm struggling to get by. I can't image being able to afford a mortgage if home prices are over \$300,000.
7. It's so difficult to find nice new two bedroom house rental or apartment in a safe/nice neighborhood that's affordable.
8. The city makes tons of financial concessions two companies seeking to relocate here, and yet we make no accommodations for affordable housing builds. We do nothing to incentivize landlords to take vouchers. Regional building is incredibly full of red tape. And then, our mayor celebrates in the newspaper what an attractive place we have to live and seems to be proud of the fact that our community does not accommodate people of diverse economic means. It's gross.
9. Stop building and destroying this area. We don't need

- any more homes. Fix the downtown and southern area of the city and kick out the homeless and there would be more then enough areas where people would want to live
10. I am a senior our house needs repairs property ins toooo high house payment went up because of that
 11. The rent in this city is ridiculous I lived in Orange County CA paying these types of rent
 12. What we have is in poor Condition and no way to make improvements because of the low wage jobs here!
 13. I find it appalling that a one bedroom apartment, with poor security (my car has been broken into 3 times in one year) is \$1300/mo. With my dog and my car port spot, that price is now \$1500/mo. My utilities are outrageous (considering I'm only home from 10:30p to 9:00am). I am only there to sleep most of the time. it's outrageous!
 14. Affordable housing should be available for all not just upper middle class and above.



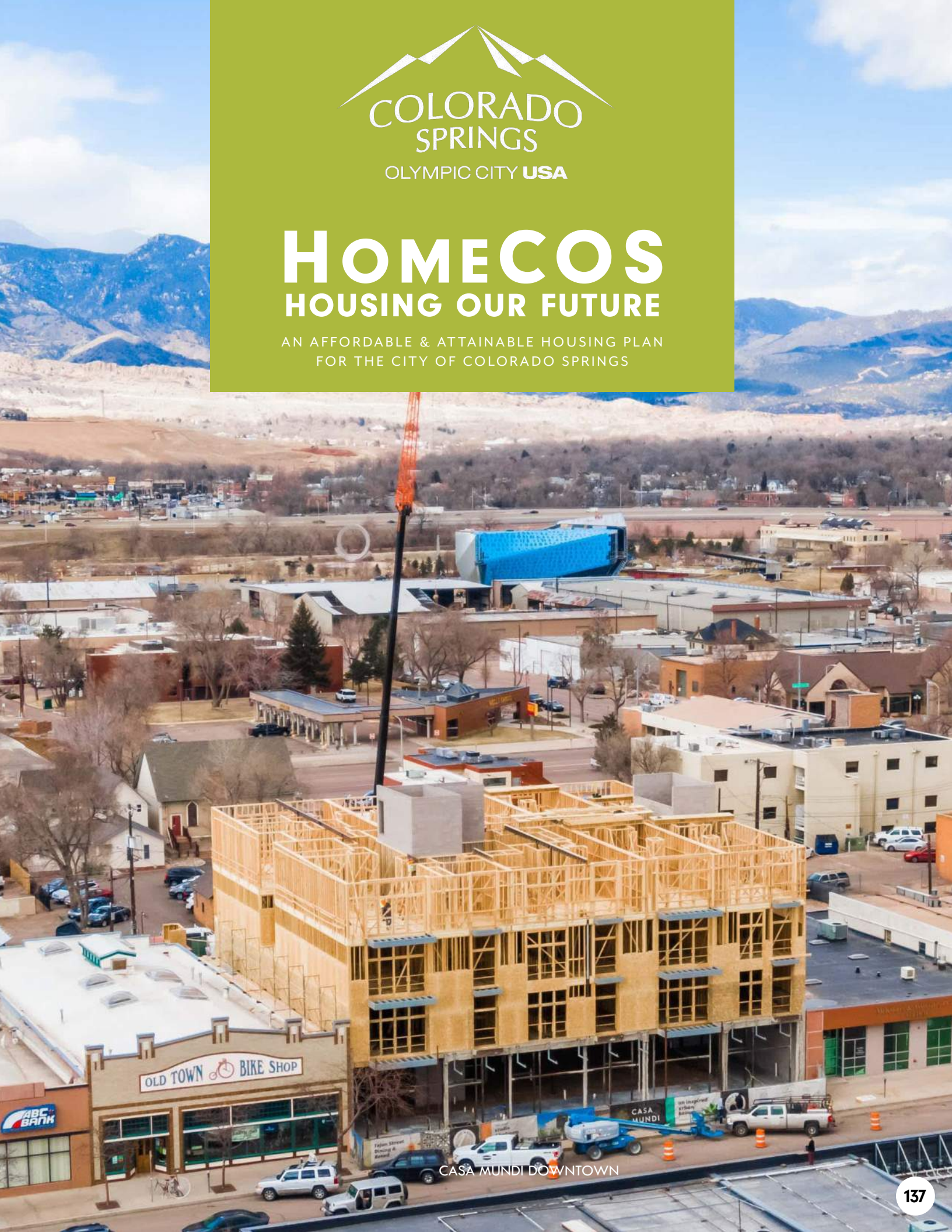


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