Alpine Villages

Chronic Housing Shortage in Eagle County

- Lack of affordable housing
- New development continues to lag- NIMBY
- Traditional models are insufficient- SFR, Condo, Duplex, Multifamily
- Negative impacts on community, resorts, employers
- Unacceptable living conditions for most vulnerable

Co-living is part of the solution

- **Connected Convenience-** Ubiquitous tech, secure access, remote work friendly
- **Living as a Service (LaaS)-** Furniture, utilities, transportation, food, flexible terms, etc...
- **Access to Education-** Personal and vocational opportunities
- **Green Culture**- Embracing sustainability across LaaS
- **Harmony with Community**- New educational and culinary opportunities

Community Personas

	Resort Workforce	Adventurer	Special Programs	Remote Worker
Age	20s to 30s			
Stage	Recent college, entry level, resort and related employers	Outdoor-oriented, not tied to season	Education-focused, gap years, corporate events, seasonal govt	"I can work from anywhere…"
Priorities	Affordability, transportation, community, flexibility			
Comments	Direct transportation and plug-in to ECO Transit; limit to acceptable commute	Flexibility, affiliation with other programs (Nomad, Krash, Embassy Network)	Fill-in off-peak demand, cluster beds for sessions	Effective work-space is critical

Conventional

Traditional Unit

Studios, 1, 2 bedrooms

$40 / Resi GSF
700 / NSF/BED

Coliving

Shared Suite

3 - 6 bedrooms

$60 / Resi GSF +41%
300 / NSF/BED

Education Programs

Extension Programs
- General university (e.g., CU, CSU, ASU)
- Hospitality (UNLV, Cornell, NAU)
- University summer sessions
- Corporate training programs
- Gap year programs
- Sustainability education

Vocational Programs
- Culinary school
- Resort/hospitality training
- Forest service / fire fighting
- Artistic workshops
- Other technical / vocational

Value Imperatives

Affordability

A bed must cost less than 70% of a studio apartment

Transportation

Must be <45 minutes from employment centers

Value-Adds

Education, Meal Plans, Sustainability, Community

Harmony

Host community must realize value from community

- *Educational opportunities- Extension and vocational*
- *Leverage infrastructure for ghost kitchens, catering, food trucks, and new options for community*

Investment Imperatives

Density   *Yes, density does matter; move beyond conventional bias*

LaaS   *Expand revenue streams with Education / Culinary*

Govt Support   *Transportation is critical; consider programs*

Scalable   *Extend model to other resort communities*