



Vail Daily Cartoon (03/08/18) responding to the findings of a national report.

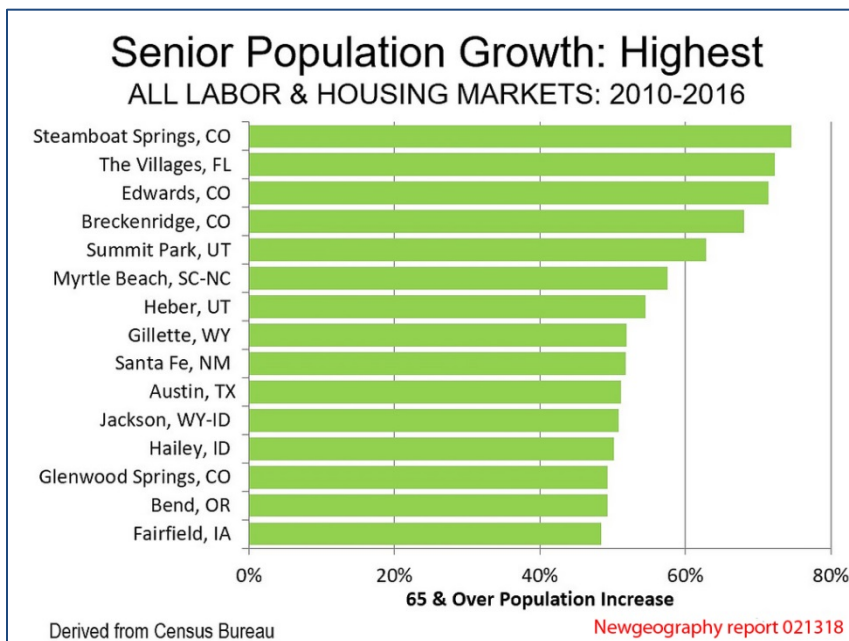
# VAIL HOMEOWNERS ASSOCIATION

## 2018 Visioning Report – Aging in Vail – Parts 1 & 2

March 30, 2018

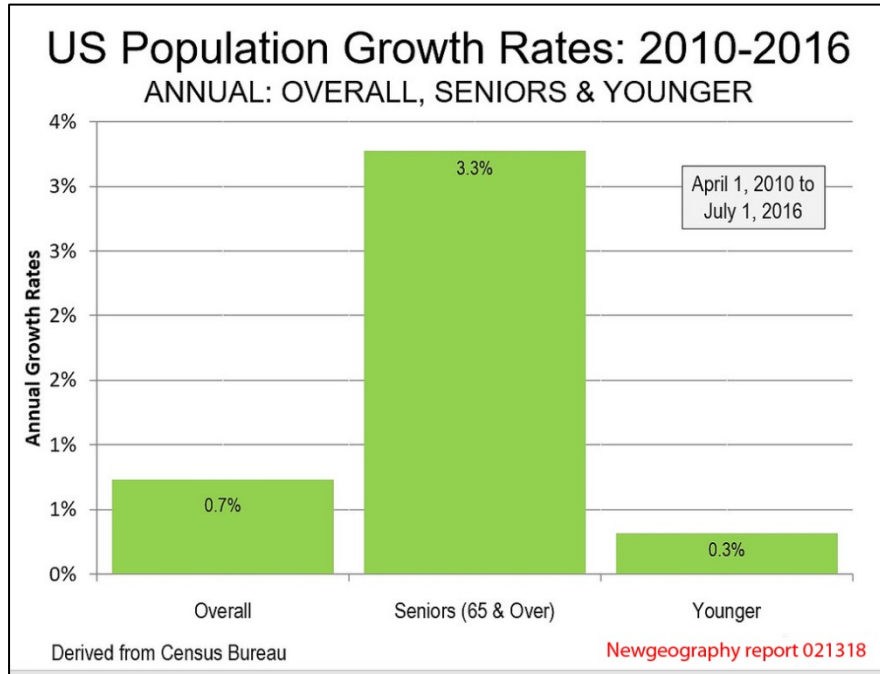
**The Graying of Vail:** Vail, is already or will soon experience acceleration in the growth of its “graying” resident population. According to a recent nationwide demographic study, Edwards, Glenwood Springs and nearby Colorado mountain resort towns are already among the highest communities in the growth of senior populations in the nation.

The national study corroborated a trend identified in the Town of Vail’s 2016 community survey, which found that a significant number of the town’s 2<sup>nd</sup> homeowners intend to retire in Vail. This is a major change from the growth assumptions in the Town of Vail 2007 20/20 Plan, which had aging local residents selling their properties to a new generation of incoming part-time 2<sup>nd</sup> homeowners. The 20/20 plan assumed a shrinking local population, which the recent census-based Newgeography report, suggests is just the opposite. Adding to the new assumptions about population changes, Eagle County projects that the



fastest population growth in Eagle, Garfield and Pitkin counties will be among residents older than 65. According to Eagle County officials, the region's overall population is projected to double between 2010 and 2035, while the number of older adults age 65 or older is expected to quadruple during that time.

The lengthening of the average age of the local population appears to be following a long term trend that for the foreseeable future will be sustained in large measure by successive waves of 65 year olds and those who are younger that have attained similar economic stature.



**Is Vail Ready?** From all indications it appears that Town leadership has yet to adjust planning to this new reality. The Town’s marketing plans remains focus on millennials, the 20/20 plan population assumptions remained in place in the Town of Vail’s 2016 Affordable Resident Housing Plan and its Transportation Impact Fee Plan to finance \$95 million for Frontage Road and related improvements and local policymakers have so far downplayed the new emerging reality of increases in retirement population. Indeed, as inferred by the Vail Daily cartoon (above), seniors, for the time being, may experience a chilly reception from Vail’s youth culture that currently dominates policy setting.

Empty nesters however bring different needs and a different perspective to lifestyle expectations. Compassionate attentiveness and in-homecare plays a major role in the needs of seniors, which are scarce, labor intensive and expensive. A graying population will require a shift or at least an expansion of the work force for senior services. A graying population also portends an increase in political activism, which could rebalance public policy toward “quality of life” community building issues in contrast to increasingly urbanized resort focused commercialism. And a graying population could also require a refocus of cultural activities to ones that are more consistent with their expectations.



Accessibility is important to Vail’s ability to accommodate seniors

To date community leaders have remained largely silent about strategizing for the expansion of Vail’s graying population. Their silence could in part be due to reliance upon placing millennials as the central focus of their generational change strategy, which has underpinned much of public investment since 2007. For some in leadership positions there has been an intentional effort to prevent Vail from becoming a “retirement” community asserting that senior’s oppose change and higher taxes. But unlike second homeowners who do not have a vote, senior residents do vote and a continued ignoring of the coming changes can have consequences.

In the meantime Eagle County has moved to address these challenges. In 2015 it launched its “Aging Well” initiative and a newly arrived major health care provider is sponsoring, a “we are here to serve” initiative aimed at the “aging in place” retirement population.



[VHA reported in October 2016](#), “By all indicators, permanent residents are poised to rise, not fall. The responses to the [2016 Town survey](#) shows that about 38% of second homeowners plan to retire and/or move to Vail in the next 10 years. Applying that data to the projected number of second homeowners, means an additional 3,800 permanent residents by 2027. When those residents are added to the natural anticipated growth in Vail, they will bring [Vail’s permanent population](#) which stands today at 5,500 to near 10,000.”

When the tourist population is factored in (which will also grow), over the next ten years there will be need to address a host of infrastructure issues in addition to workforce or middle class housing; such as, transportation, roads and other support facilities along with the increased government staff to service the needs of the expanded and graying population. These costs of an increasing population should be taken into account any time there is a proposal to invest millions in a single program.

There are many generational cross over environmental and social equity issues for which there are shared aspirations throughout all strata of Vail’s population. Age should not be perceived as a barrier to constructive change and multigenerational collaboration. VHA recommends that public policy acknowledge and be adjusted to provide appropriate improvements and services that address an expansion of Vail’s graying population.

**VHA Reports:** We trust that the Vail Homeowners Association engages with the issues you believe are important to sustaining the value of your investment in the Vail community. If not, please let us know.

We speak up and speak out when we see the need to inform and motivate constructive actions. Our efforts are aimed to assist the community in taking advantage of the opportunities and challenges needing to be addressed. We see a greater willingness for the community to join together to face unforeseen and long standing challenges.

On behalf of the VHA Board of Directors, we would like to urge you to support the efforts of the Vail Homeowners Association. Thank you for the support you have given us, and we look forward to continuing our mutually supportive relationship to make Vail the very best that it can be.

---

Community Service Links:

[Ski and Snowboard Safety](#)

[Town of Vail Community Survey](#)

*Please provide us with Community links that you find useful.*

---

VHA [Membership:](#)

© [Copyright 2018](#)

Post Office Box 238 Vail, Colorado 81658

Telephone: (970) 827-5680 E-mail: [vha@vail.net](mailto:vha@vail.net) Web Site: [www.vailhomeowners.com](http://www.vailhomeowners.com)