

Carlsbad Housing Report

April 2022



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Residential Living

Availability and Affordability

Apartment Occupancy

The table below displays the occupancy rates for apartments in Carlsbad, New Mexico from August of 2018 to April 2022. The current occupancy rate is 92%, with approximately 123 units available out of the total 1779 units. There are currently several apartments completed and additions in development. Arrowstone Apartments completed their units for a total of 132 with 8 units currently available. Cavern City Apartments on Chapman Rd. currently under construction with 120 units upon completion, as of March 2022 – 44 units are available. Lea St. Apartments are being built with an expected 14 units available. The Village has plans of adding 96 units to their already 144 units for a total of 240. When these new units are finished and become available the total number of apartment units will be 2040. Currently, all apartment complexes that provide income-based rental pricing are at capacity reporting with 100% occupancy.



Apartments	APRIL 2022			2021			2020		2019		2018	
	# of units	units avail	occupancy rate	March	March	March	Feb	occupancy rate	Aug	Occupancy ate	Aug	occupancy rate
Arrowstone Apartment	132	4	96%									
Avalon Apartments	176	0	100%	112	3	97%	1	99%	1	99%	0	100%
Cavern City Apartments	44	18	60%									
Church St Apartments	21		97%	21	2	90%	1	95%	0	100%	1	95%
Cielo Vista Apartments	51	4	96%	49	4	92%	1	98%	0	100%	0	100%
Colonial Hillcrest	76	0	100%	76			0	100%	0	100%	0	100%
Copper Ridge	24		100%	24			0	100%	NA	-	NA	-
Copperstone	448		90%	347	11	97%	5	99%	0	100%	0	100%
Kircher St. Apartments	8	0	100%	8	4	50%	4	50%				
La Posada	12	0	100%	12	0	100%	0	100%	0	100%	NA	-
Mesa Grande	72	13	32%	72	1	99%	1	99%	0	100%	0	100%
Northbrook	10	0	100%	10	0	100%	0	100%	NA	-	NA	-
Pecos Vista	204		85%	204	101	49%	20	70%	NA	-	NA	-
River Oaks	38	8	79%	38	3	92%	0	100%	NA	-	NA	-
Riverwood	50		72%	50	4	92%	0	100%	0	100%	0	100%
Sun Village	11	0	100%	11			0	100%	0	100%	NA	-
The Village	144		77%	144	2	99%	0	100%	1	99%	0	100%
Tia Maria	40		100%	40			1	98%	0	100%	0	100%
Vista Del Rio	112	0	100%	5	10	92%	1	99%	0	100%	0	100%
Vista Del Sol	48	0	100%	48	5	90%	2	96%	0	100%	0	100%
Mission Apartments	68	0	100%	68	0	100%	0	100%	0	100%	0	100%
Yucca Flats	34	0	100%	34			0	100%	0	100%	0	100%
Total:	1823		90%	1498	150	90%						

Table 1: Apartment occupancy 2018 - 2022.

Apartment Rates

Table 2 displays various apartment complexes monthly rental pricing with their corresponding floor plans offered and square footage from May 2017 to April 2022. As of April 2022, apartments offer one-, two- or three-bedroom unit options. The monthly rates for the different units are as follows:

	Carlsbad Apartment Rental Pricing							
	Bed/Bath	Sq. Ft.	April 2022	21-Mar	Feb-20	19-Aug	18-Aug	17-May
Arrowstone	1x1	669	\$1,015	\$1,095				
	1x1	753	\$1,180	\$1,160				
	2x2	1038	\$1,335	\$1,535				
	2x2	1246	\$1,745	\$1,745				
	2x2	1225	\$1,735	\$1,735				
Avalon	1x1	613	\$975	\$955	\$1,150			
	1x1	650	\$1,015	\$985	\$1,200		\$995	\$859
	1x1	725	\$1,055	\$1,025	\$1,250	\$1,150	\$995	\$899
	1x1	737	\$1,075	\$1,055	\$1,300			
	2x2	843	\$1,175	\$1,145	\$1,575			
	2x2	925	\$1,225	\$1,205	\$1,650	\$1,500	\$1,300	\$1,199
	2x2	956	\$1,245	\$1,275	\$1,650			
	2x2	1000	\$1,325	\$1,295	\$1,725	\$1,600	\$1,400	\$1,299
	3x2	1250	\$1,725	\$1,645	\$1,825	\$1,800	\$1,530	\$1,399
Cavern City	1x1		\$1,000					
	2x2		\$1,300					
	3x3		\$1,550					
Cielo Vista	1x1	700	\$799	\$900	\$1,095	\$1,095	\$995	
	2x1.5	1400	\$899	\$1,235	\$1,395	\$1,505	\$1,405	
	3x2.5	1550	\$999	\$1,500	\$1,600	\$1,605	\$1,550	
Copperstone	1x1	669	\$995	\$1,075	\$1,075	\$1,075	\$975	\$850
	1x1	753	\$1,055	\$1,135	\$1,135	\$1,135	\$1,035	\$955
	1x1	739	\$1,055	\$1,135	\$1,135	\$1,135	\$1,035	\$950
	2x2	1038	\$1,330	\$1,500	\$1,500	\$1,500	\$1,350	\$1,215
	2x2	1078	\$1,575	\$1,575	\$1,575	\$1,575	\$1,425	\$1,240
	2x2	1157	\$1,375	\$1,760	\$1,735	\$1,735	\$1,525	\$1,345
	2x2	1246	\$1,695	\$1,705	\$1,705	\$1,905	\$1,495	\$1,315
	2x2	1225	\$1,735	\$1,695	\$1,695	\$1,695	\$1,485	\$1,305
	3x2	1190	\$1,675	\$1,675	\$1,675	\$1,675	\$1,525	\$1,360
	3x2	1338	\$1,855	\$1,855	\$1,855	\$1,825	\$1,620	\$1,450
	3x2	1424	\$1,825					

Mesa Grande	1x1	590		\$1,000	\$1,100	\$1,100		\$850
	2x1	806		\$1,150	\$1,250	\$1,250		\$995
	3x2	980		\$1,300	\$1,475	\$1,400		\$1,150
Pecos Vista	1x1	766	\$1,174	\$1,300	\$1,640			
	1x1	943	\$1,510	\$1,878	\$1,963			
	2x1	1001	\$1,545	\$1,625	\$2,037			
	2x2	1056	\$1,690	\$1,750	\$2,202			
	3x2	1303	\$2,110	\$2,250	\$2,670			
River Oaks	1x1	1200		\$800	\$1,100			
	2x1.5	1300		\$1,000	\$1,300			
	2x1.5	1300		\$1,100	\$1,400			
Riverwood	1x1	760	\$799	\$875	\$1,000	\$1,000	\$900	\$800
	2x1.5	920	\$849	\$950	\$1,075	\$1,025	\$950	\$875
	2x2	1090	\$899	\$1,050	\$1,150	\$1,150	\$1,025	\$950
The Village	1x1	671	\$915	\$1,065	\$1,200	\$1,175	\$900	\$850
	2x1	766	\$1,145	\$1,265	\$1,500	\$1,475	\$1,000	\$950
	2x2	901	\$1,165	\$1,315	\$1,600	\$1,575	\$1,100	\$1,075
	2x2	1001	\$1,215	\$1,365	\$1,700	\$1,675	\$1,175	\$1,150
Tia Maria	2x1	800	\$950	\$950	\$1,100	\$1,000	\$875	\$800
Vista Del Rio	1x1	619	\$1,000	\$1,000	\$1,000	\$925	\$725	\$700
	2x2	835	\$1,150	\$1,150	\$1,150	\$1,025	\$825	\$800
	3x2	1032	\$1,250	\$1,250	\$1,250	\$1,125	\$925	\$900

Table 2: Carlsbad apartment rental pricing 2017-2021.



The average monthly rate for a one-bedroom apartment has decreased from \$1,085 in March 2021 to \$1,021 April 2022. Similarly, two-bedroom apartments have decreased from \$1,378 to \$1,300 and three bedrooms in 2020 were averaging \$1,639 and are currently averaging at \$1,576 per month.

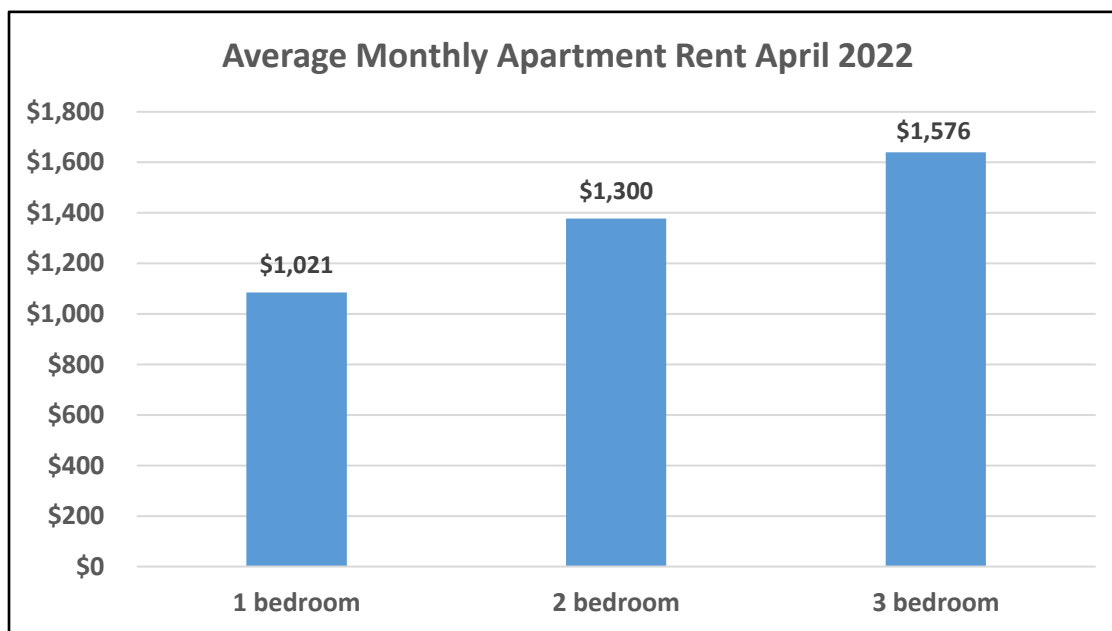


Figure 1: Average monthly apartment rent 2022.



Hotel Rates and Occupancy

Table 3 displays the nightly rate for a standard hotel room in Carlsbad, New Mexico from August 2017 to December 2021. From the February 2020 survey to December 2021 survey, there has been an overall decrease in hotel nightly rates. This decrease may be attributed to a variety of causes, namely, decreased travel due to state restrictions related to COVID-19, more hotel rooms being added to the market area, solar and pipeline projects ending in December. The average hotel occupancy for Carlsbad as of the time of this reporting is 70%. The lowest reported occupancy rate was 50% and the highest reported occupancy rate was 100%.

Hotel	# of Units	December 2021	21-Mar	20-Feb	19-Aug	18-Aug	17-Aug
Candlewood Suites	81	\$169	\$269	\$269	\$349	\$369	\$210
Carlsbad Inn	30	\$64	\$59	\$79	\$109	\$150	\$120
Caverns Motel of Carlsbad	46	\$59	\$55	\$75	\$85	\$85	\$90
Comfort Inn & Suites	87	\$111	\$154	\$249	\$349	\$279	\$209
Days Inn by Wyndham	50	\$119	\$109	\$139	\$244	\$184	\$139
Econo Lodge	124	\$68	\$69	\$69	\$79	\$159	\$79
Economy Inn	24	\$47	\$60	\$55	\$100	\$100	\$74
El Rey Motel	20					\$275	\$70
Executive Suites & Hotel	Closed		\$50	\$70		\$100	\$69
Fairfield Inn by Marriott	91	\$118	\$139	\$299	\$409	\$354	\$229
Fiddler's Inn Bed and Breakfast	3	\$169	\$166	\$176	\$229	\$196	\$170
Great Western Inn & Suites	84	\$52	\$55	\$75		\$130	\$75
Hampton Inn	84	\$156	\$179	\$350	\$419	\$384	\$309
Home 2 suites	99	\$151	\$169				
Holiday Inn Express	80	\$149	\$169	\$189	\$369	\$405	\$171
Hyatt House Carlsbad	104	\$129	\$140				
La Fonda Motel	14	\$65	\$65	\$60		\$85	
La Quinta Inn & Suites	96	\$114	\$160	\$264	\$294	\$249	\$214
Mainstay Suites	81	\$125	\$156				
Motel 6	73	\$50	\$68	\$76	\$112	\$136	\$90
Parkview Motel	30	\$61	\$70	\$70			\$89
Post Time Inn	40	\$93	\$129				
Quality Inn and Suites	53	\$116	\$109	\$189	\$279		
White's City Cavern Inn	60	\$100	\$99	\$110	\$180	\$120	\$109
Rodeway Inn	60	\$63	\$70	\$89	\$150		
Royal Manor	26	\$65	\$65	\$70		\$389	\$80
Sleep Inn	75	\$107	\$134	\$189	\$309	\$269	\$209
Stagecoach Inn	60	\$59	\$58	\$58			\$90
Steven's Inn	205	\$109	\$85	\$130	\$120	\$120	\$156
Super 8 Motel	56	\$75	\$67	\$84	\$140	\$201	\$106
TownePlace Suites by Marriot	94	\$205	\$299	\$319	\$579	\$289	\$349

Trinity Hotel	9	\$149	\$149	\$149	\$259	\$209	\$189
U.S Travelers Inn & Suites	53		\$115	\$125	\$189	\$203	\$100
Average Cost		\$97	\$117	\$145	\$243	\$218	\$146
Total Hotel Rooms	2134						

Table 3: Hotel nightly rates in Carlsbad 2017-2021.

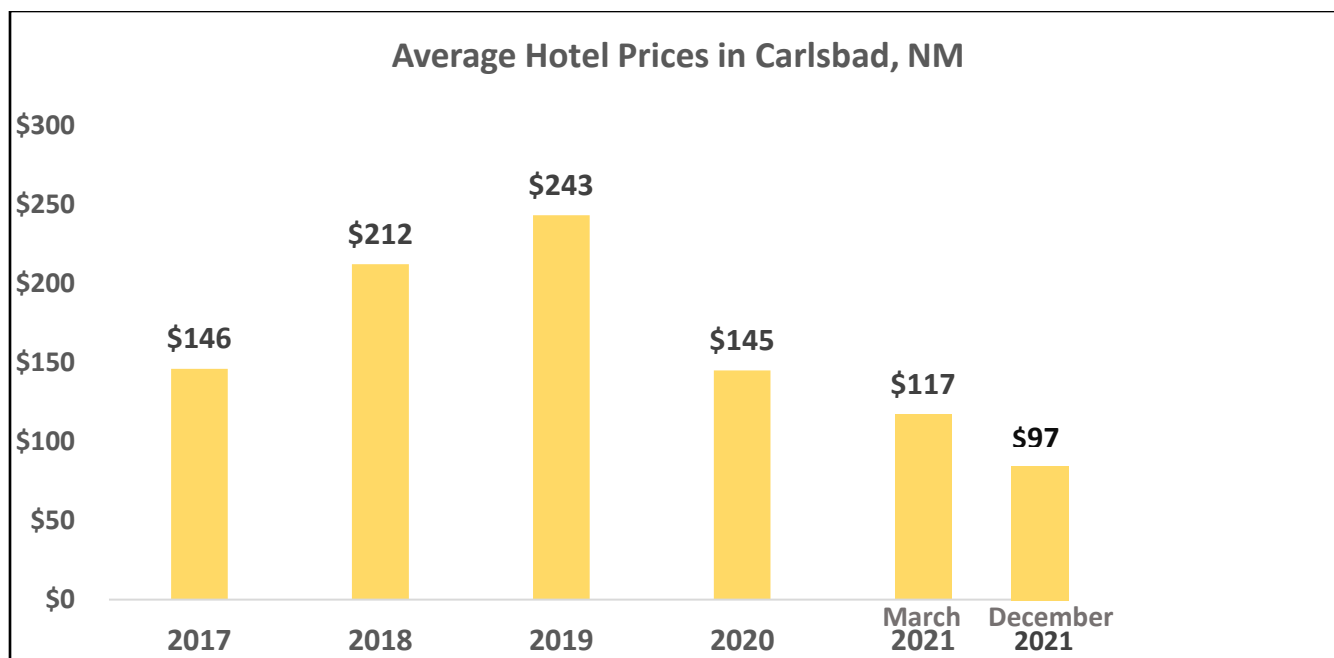


Figure 2: Average nightly hotel prices in Carlsbad, NM from 2017 to 2021.

RV Parks

RV parks make up a significant portion of the temporary housing options in Carlsbad with approximately 2425 RV spaces and over 30 different parks in and around the city limits. The current average occupancy rate for RV parks is 42%. The highest occupancy rate reported was 90% and the lowest was 40%. The parks range in size from as small as 8 spaces up to 334 spaces. It's important to note that some of the lower occupancy rates that were reported come from parks that have over 200 spaces. The average monthly price for an RV spot at the time of this report is \$445 compared to March reporting at \$556. The highest reported monthly rate was \$850 and was for a covered RV spot all utilities included. The lowest reported monthly rate was \$450.



Single Family Homes for Sale

According to the Multiple Listing Service (MLS) Carlsbad, NM, there were only 80 single family homes on the market in December 2021, compared to 88 in March 2021. Table 4 below illustrates the availability of such homes for sale in Carlsbad over the years according to MLS data points from our CDOD records from 2012 to now. Even though more data points to fill in the dates would be more conclusive, the effects of COVID and the 2020 market dip in the oil and gas industry can be seen from the data in the apparent rise in availability exhibited between March of 2019 and December of 2021.

Year	Manufactured Homes
2012	223
2014	137
2015	149
2016	79
2017	68
2018	46
2019	48
2020	99
May 2021	88
December 2021	80

Table 4: MLS Single Family Listings 2012 to present



Greater Carlsbad Area Building Permit Data 2017-2021

This data is from the City of Carlsbad's Planning and Engineering department's monthly building activity permit reports.

Year	Manufactured Homes	Single Family New Residence	Apartment complex	RV Park	Man-Camp
2017	40	122	0	0	0
2018	40	135	1	0	1
2019	58	199	0	1	1
2020	42	139	3	3	0
2021	20*	71*			

Table 5: 2017-2021 building permits. *tentative numbers awaiting confirmation from City of Carlsbad

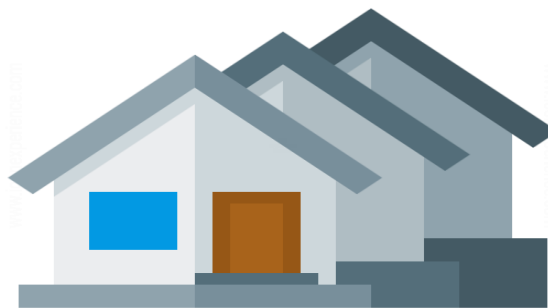


Carlsbad Temporary Housing Man Camps 2021

	Lodging Units	Units Avail.	RATES
2021			NIGHTLY
Permian Lodging	245	104	\$65
Target Hospitality Seven Rivers	650	44	\$60
Eclipse Global Lodging	144	137	\$60
Kabani Inn	30	20	\$68
TOTAL	1409	325	Avg. \$63

Table 6: 2021-man camps

Table 4 shows the current open temporary housing -man camps in Carlsbad, New Mexico. Combined total of lodging units 1409, with total units available in December 2021 reported 325. Average nightly pricing \$63.



Employer Housing Survey March 2021

In 2021, the Carlsbad Department of Development conducted a survey of Carlsbad area employers to identify the current housing needs and community housing concerns. From February 22nd to March 19th, an online survey was open for completion. The survey had a total of eighteen questions and took an average time of eight minutes to complete. A total of 36 survey responses were collected. One business mistakenly submitted the survey twice, therefore, there is a total of 35 sets of answers considered for this survey's results. The employers and representatives who responded answered a wide range of questions primarily intended to evaluate: (1) housing types needed for the Carlsbad area workforce at the moment; (2) desired price ranges for rental homes and homes for sale; and (3) the difficulty level for employees to acquire available housing.

1. Type of Business

The Carlsbad area employers who responded to the 18-question survey represent a variety of industry categories. The highest percentage of represented industry sectors included the fields of construction/trades at 14.2%, followed by mining, oil and gas, finance/insurance/banking, and government departments/agencies, all of which represented 11.4% of the responses. The remaining percentage represented Carlsbad area employers who represent the fields of education, manufacturing, communication/utilities, environmental services, health care services, housing, retail/restaurants, hotels/motels/lodging, research, non-governmental social services, and engineering/architecture. The "Other" category was comprised of non-profits and news/media.

Business Type	Number of Responses	Percent
Education	2	5.7%
Mining/oil and gas	4	11.4%
Manufacturing	1	2.9%
Communication/Utilities	1	2.9%
Construction/Trades	5	14.2%
Environmental Services	1	2.9%
Health Care Services	1	2.9%
Housing	2	5.7%
Retail/Restaurants	1	2.9%
Hotels/Motels/Lodging	2	5.7%
Finance/Insurance/Banking	4	11.4%
Government	4	11.4%
Research	2	5.7%
Services-Engineering/Architecture	1	2.9%
Services-social (non-government)	2	5.7%
Other	2	5.7%
<i>Total Responses</i>	<i>35</i>	<i>100%</i>

Table 1: Survey respondent's business type.

2. What is the current number of employees at your business location(s) in Eddy County only?

Of the thirty-five companies and entities that responded to the Employer Housing Survey, a total of 3,143 employees were represented. The size of each employer's labor force varied from 2 to 750 employees, with an average number of 90 employees, and median of 20 employees.



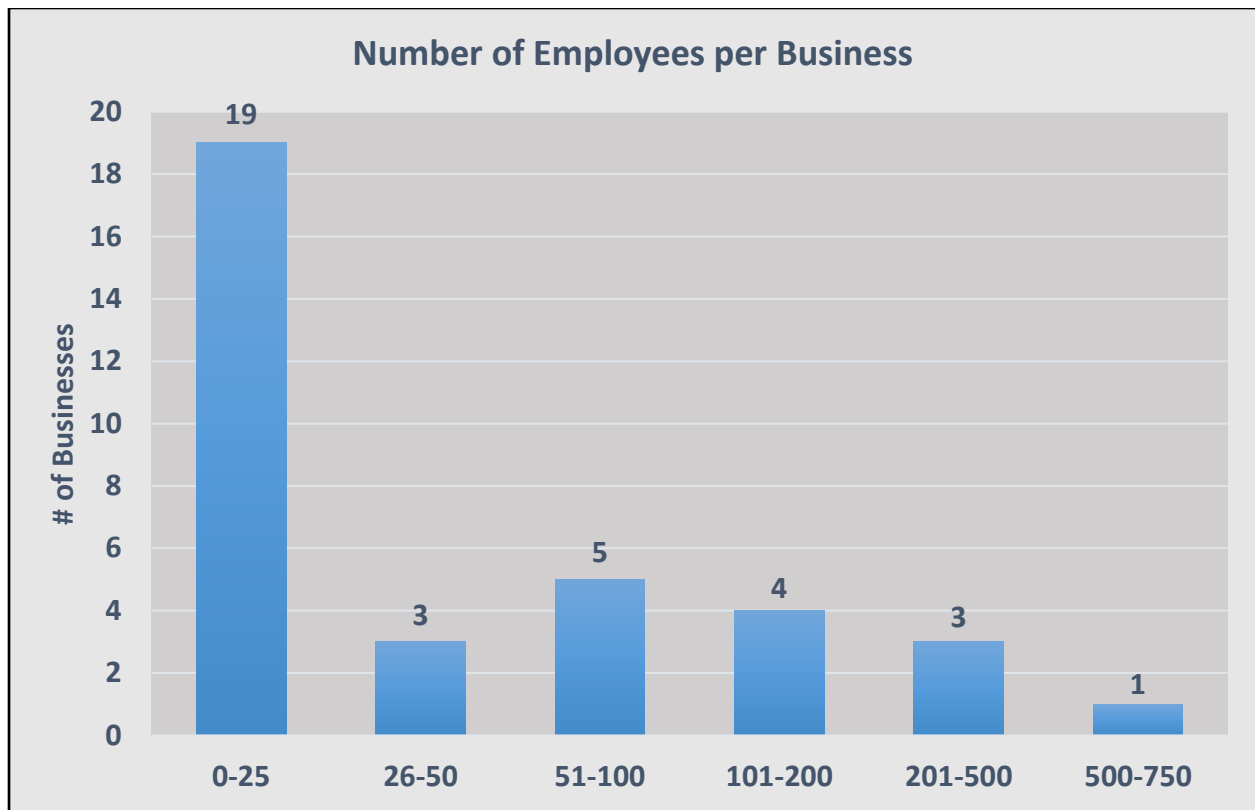


Figure 1: Employees per business.

3. How many jobs in Eddy County are currently unfilled?

Of the thirty-five businesses that responded, 51%, or 18 out of 35, had part-time, full-time, or a mixture of both positions available. There were a total of 152 full-time positions and 46 part-time positions that were unfilled at the time of this survey.

4. How many additional employees do you anticipate hiring over the next five years?

The majority of employer respondents, or 58.8%, anticipate hiring less than ten employees over the next five years. The remainder of employers include: 17.6% that anticipate hiring 10-25 new employees, 11.8% anticipate hiring greater than 25 employees, and 5.9% anticipate 'no change' in staffing. The remaining 5.9% selected 'Other' and wrote the following comments:

- "Don't know depends on the markets we work within"
- "Replacements for attrition (number uncertain)"

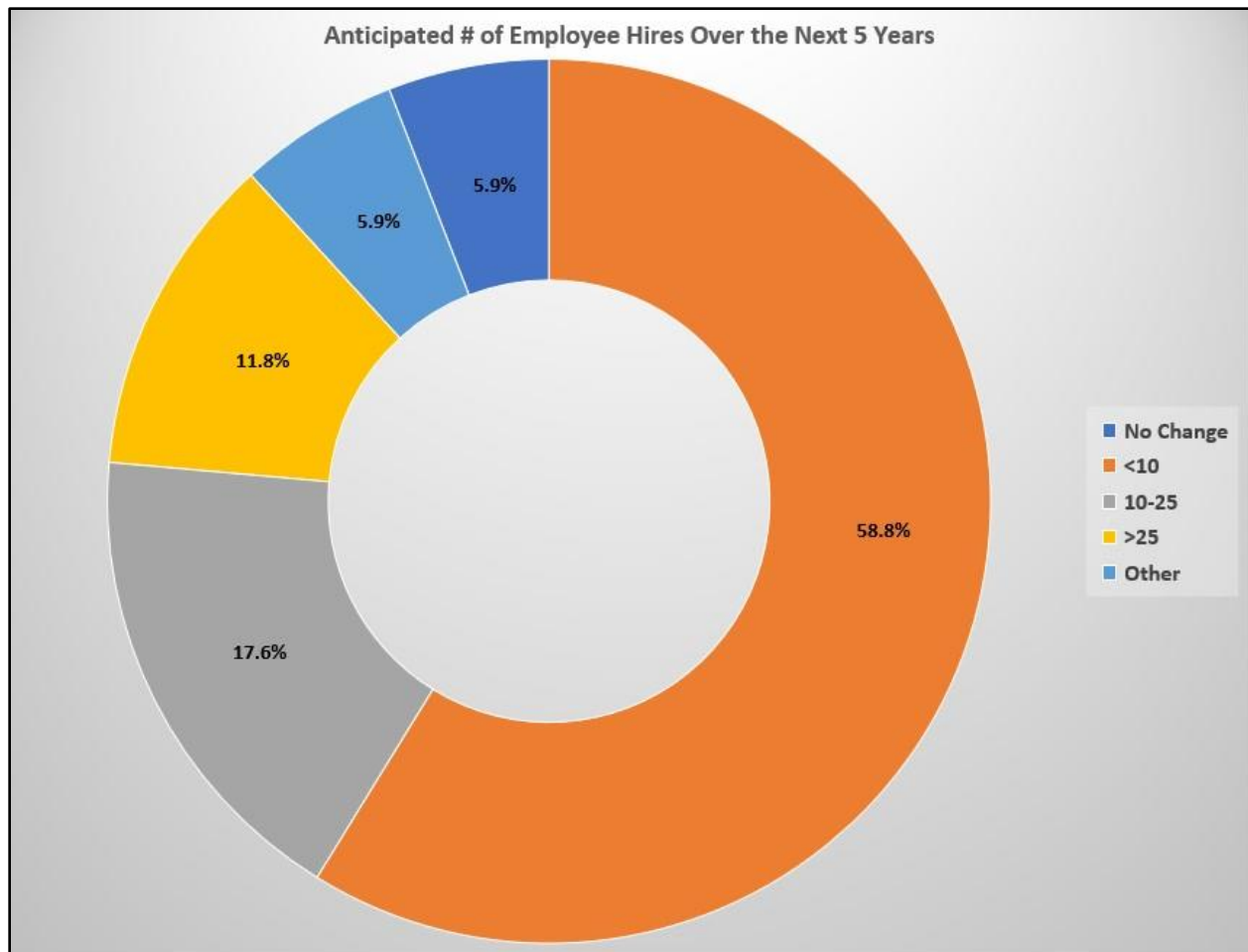


Figure23: Anticipated employee hires over the next five years.

5. Do you offer housing for any of your employees?

Survey respondents were asked to answer ‘yes’ or ‘no’ to the question above and if they answered ‘yes’, then they were asked to describe how many employees they offer housing to. Nine of the employers, or 25%, offer housing for employees. The number housed ranged from 2 to 92 employees for a total of 110. One respondent who answered ‘yes’ stated they house “most of them.”

6. Please estimate the percentage of your employees that live in the following geographic areas.

By far, the largest percentage of employees 2,609 of the total 3,143, or 83%, live in the Carlsbad service area. About 11% live outside the Carlsbad service area in the surrounding communities such as Artesia, Hobbs, or Roswell. About 5% live in Texas and another 1% answered ‘Other areas.’

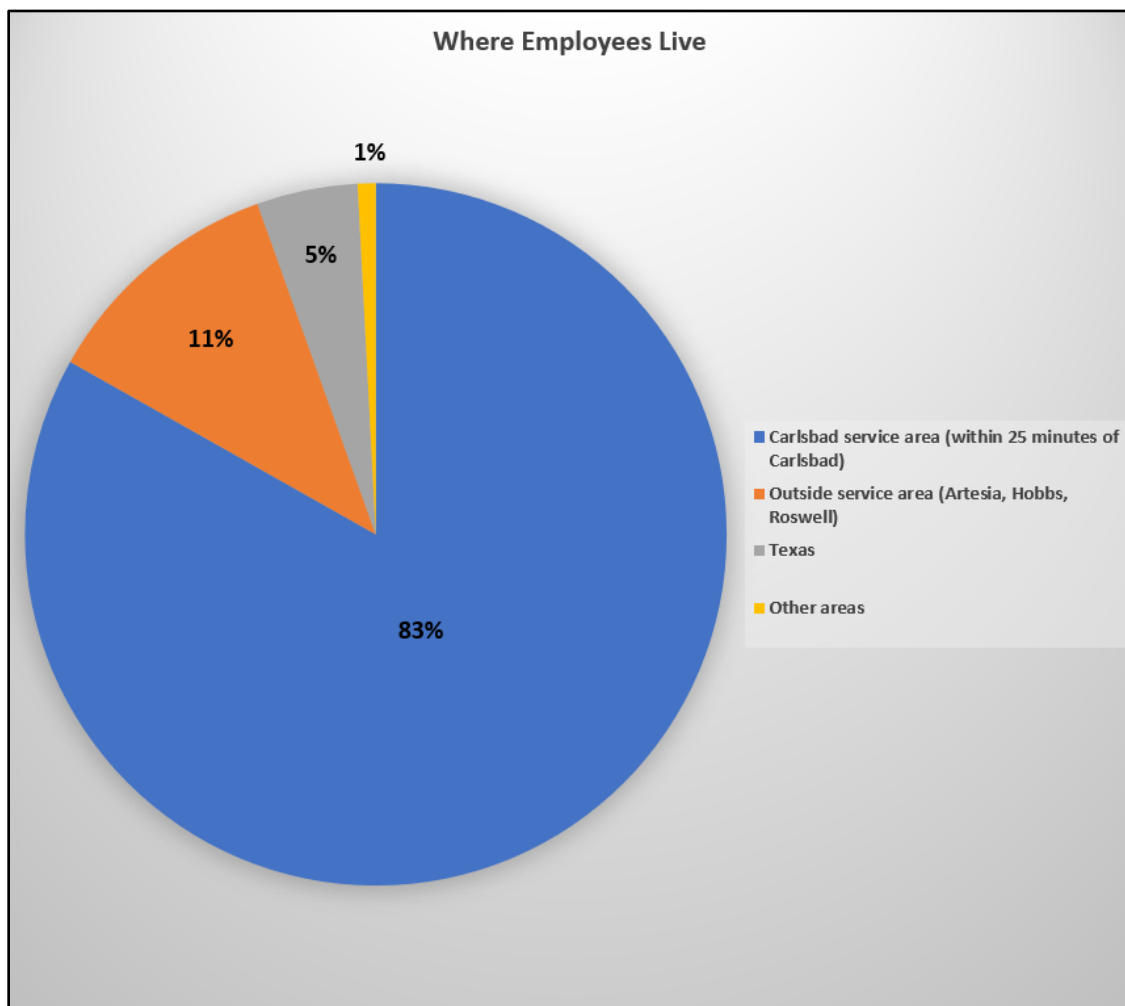


Figure 3: Where employees live.

7. Please estimate the percentage of your employees that need the following housing types.

Of the 27 employers who responded, twelve answered the question correctly. Of these 12 employers, on average, approximately 20% of their employees needed short term rentals, 37% needed long-term rentals, and 43% needed homes to purchase.

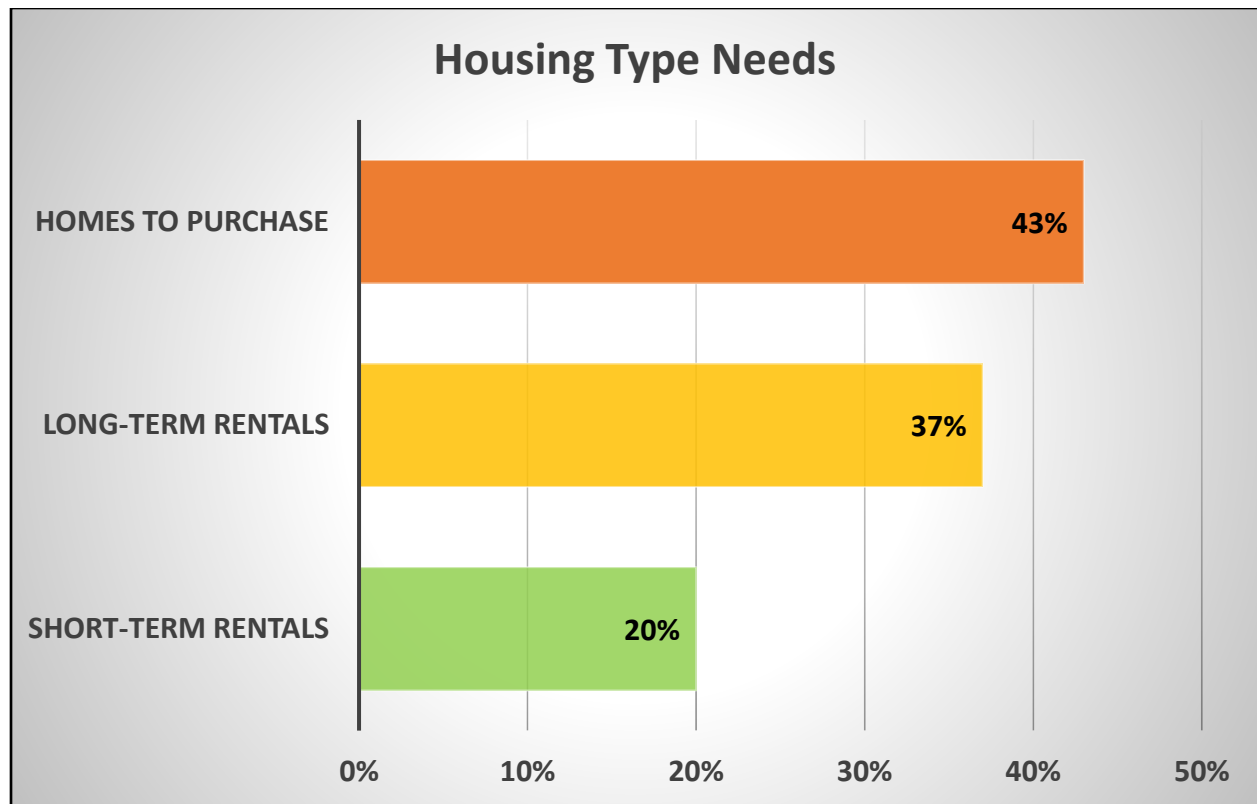


Figure 4: Housing type needs.

Short-term rentals were some of the least requested, but the companies who did respond to the question correctly with over 50% of their employees in need of short-term rentals fell into the category of construction services. Those needing long-term rentals for over 50% of their employees spanned several sectors, such as finance, building, and housing. Employees with over 50% of their employees needing homes to purchase were employed in several different types of sectors, such as government, mining, banking, information technology, and government-owned contractors.

8. What monthly rent range would meet your employees' needs? Indicate the estimated percentage for each price range.

Of the 27 employers who responded, 17 answered the question correctly. Of these 17 employers, on average, approximately 30% of their employees need rentals priced at below \$800, 29% need rentals priced at between \$800 and \$1000, 26% need rentals between \$1000 and \$1200, and 15% need rentals above \$1200.

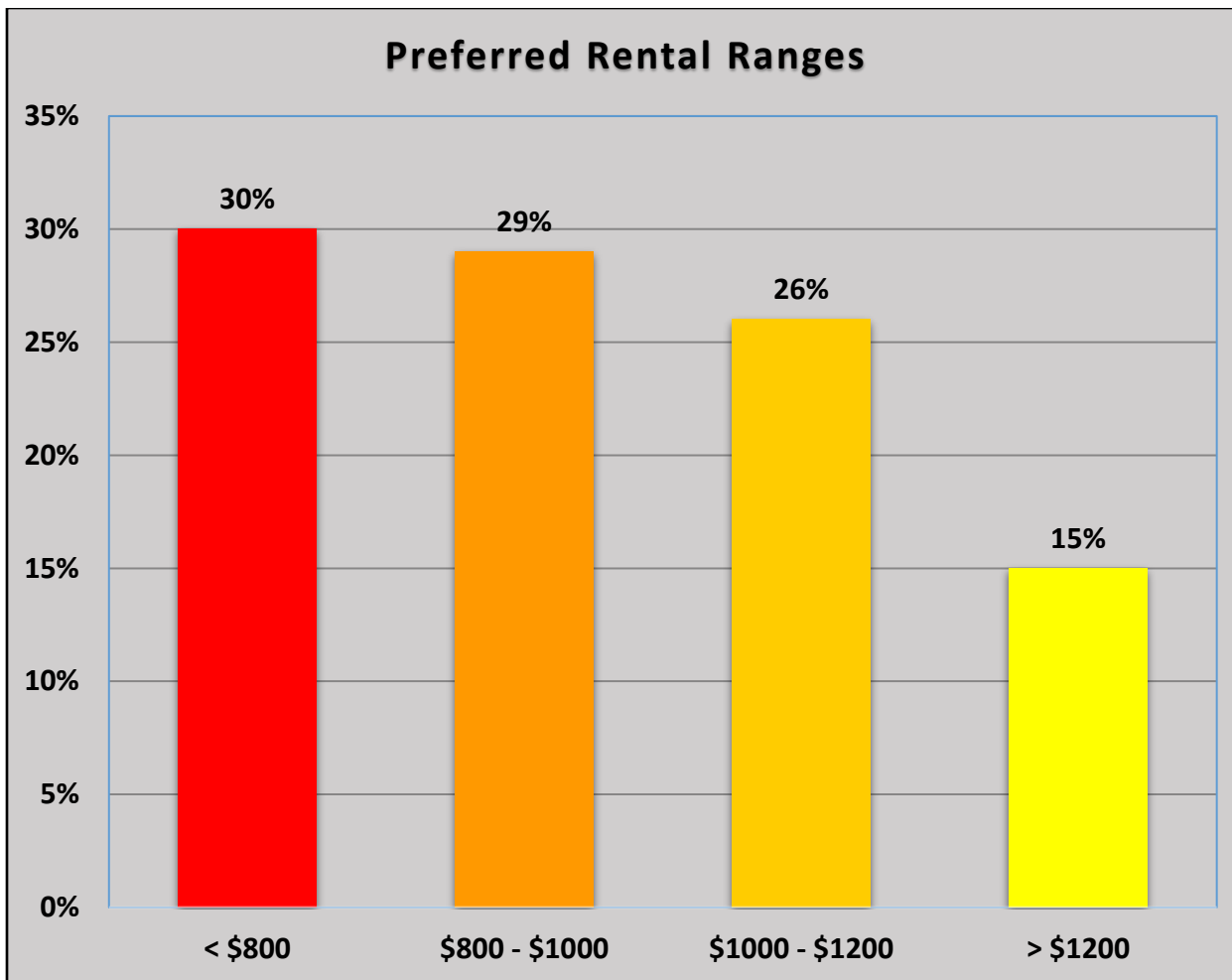


Figure 45 Preferred rental ranges.

Rentals priced below \$800 were some of the most requested, and the companies who did respond to the question correctly with over 50% of their employees in need of rentals below \$800 spanned business sectors such as oil and gas services, information technology, and construction. Those needing rentals priced at \$800 - \$1000 for over 50% of their employees spanned several sectors, such as finance, banking, oil field and trucking services, and mining. Employees with 50% or greater of their employees needing rentals between \$1000 and \$1200 were employed in several different types of sectors, such as banking, building and construction, and housing.

9. What price range would meet the needs for entry level staff looking to purchase a home?

The following graph represents this question and the following two questions:

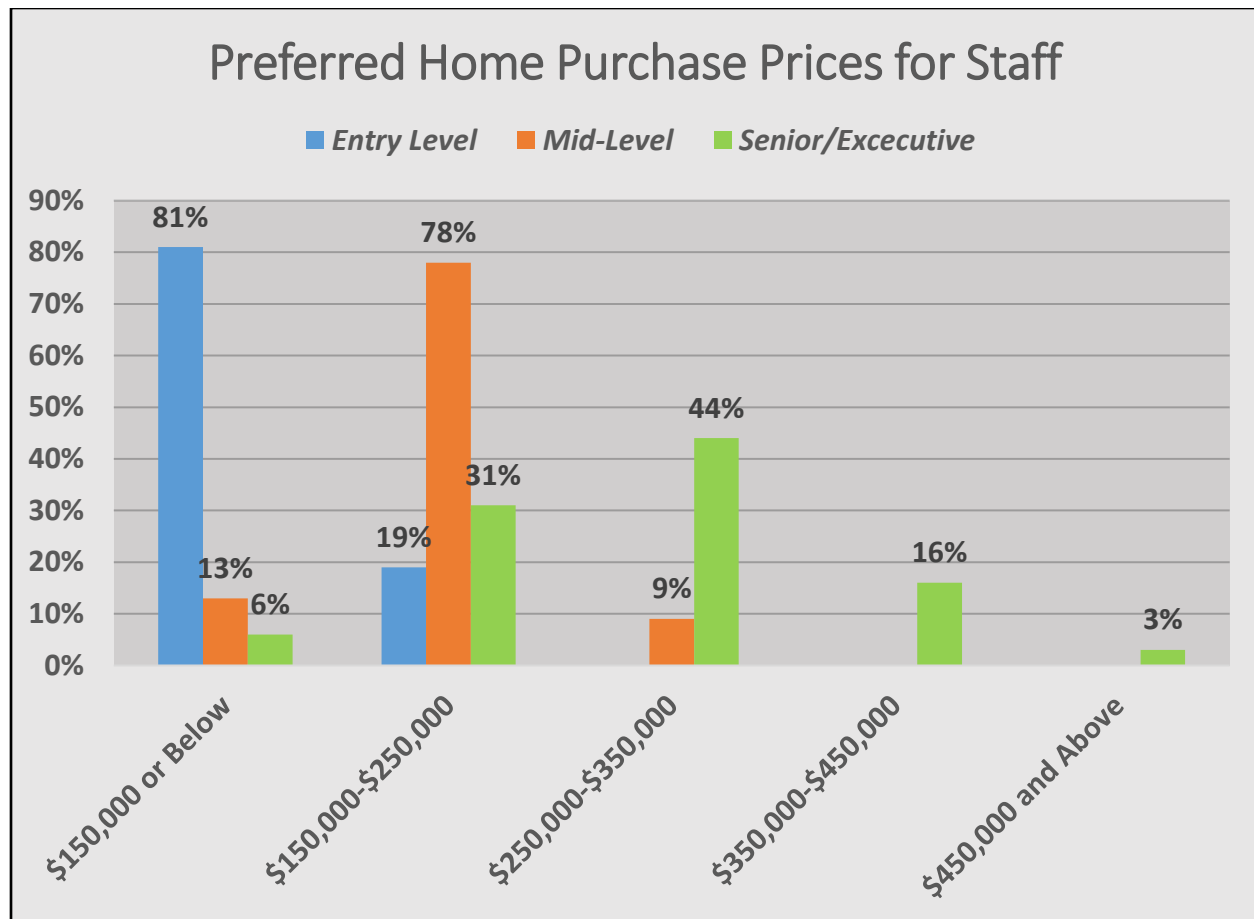


Figure 6: Preferred home purchase prices for staff.

For entry level staff, the preferred price of a home purchase, with 26 responses had a mean of 81.25% of the total number of employees needing to purchase homes priced at \$150,000 or below. The home purchase needed for entry level staff between \$150,000 and \$250,000 averages about 18.75% of employer's staff with about 6 responses.

10. What price range would meet the needs for mid-level staff looking to purchase a home?

For mid-level staff, the preferred price of a home purchase with 4 responses had a mean of 12.50% for \$150,000 or below. The home purchase needed for entry level staff between \$150,000 and \$250,000 averages about 78.13% of employer's staff with 25 responses. With three responses, an average of 9.38% of staff have a need of homes costing \$250,000 - \$350,000.

11. What price range would meet the needs for senior/executive staff looking to purchase a home?

For senior/executive staff looking to purchase a home, the preferred price of a home purchase with 2 responses had a mean of 6.25% for \$150,000 or below. The home purchase needed for senior/executive staff between \$150,000 and \$250,000 averages about 31.25% of employer's staff with 10 responses. With 14 responses, an average of

43.75% of staff have a need of homes costing \$250,000 - \$350,000. Based on five responses, there was an average of 15.63% of senior/executive who desired homes between the prices of \$350,000 and \$450,000. One response from an employer stated that senior/executives needed to purchase a home priced at \$450,000 or more.

12. In your opinion, is there currently enough suitable housing in the Carlsbad service area?

On average, about 25.71% of employers said that there was enough suitable housing in the Carlsbad service area. With the majority of responses, an average of 74.29% of employers responded with, “no, there is not currently enough suitable housing in the Carlsbad service area.”

13. Is suitable housing availability a factor affecting your employees?

With 19 responses, on average, about 54.29% of employers said that suitable housing availability is a factor affecting their employees. An average of 34.29% of employers responded with no, suitable housing availability is not affecting their employees. Lastly, 11.43% of total employers responded with ‘Other.’ For those that selected ‘other’ they were asked to specify. The following comments were left:

- “Not at this time.”
- “Not as of 2020. Prior to 2020 suitable housing was an issue.”
- “Not currently”
- “If we try to recruit someone that does not already live here”

14. How would you characterize the experience of your employees finding housing in Carlsbad?

With four responses, on average, about 11.11% of employers said that it was easy for their employees to find housing. Twelve responses, with an average of 33.33% percent of employers responded by saying, “it was neither easy nor difficult.” 27.78% of employers said, “it was difficult,” with ten responses. Three employers, an average of 8.33% of total employees responded with “Very difficult.” Seven employers responded, an average of 19.44% of the total employers’ responses, under, “Lack of housing has made it difficult to recruit employees.”

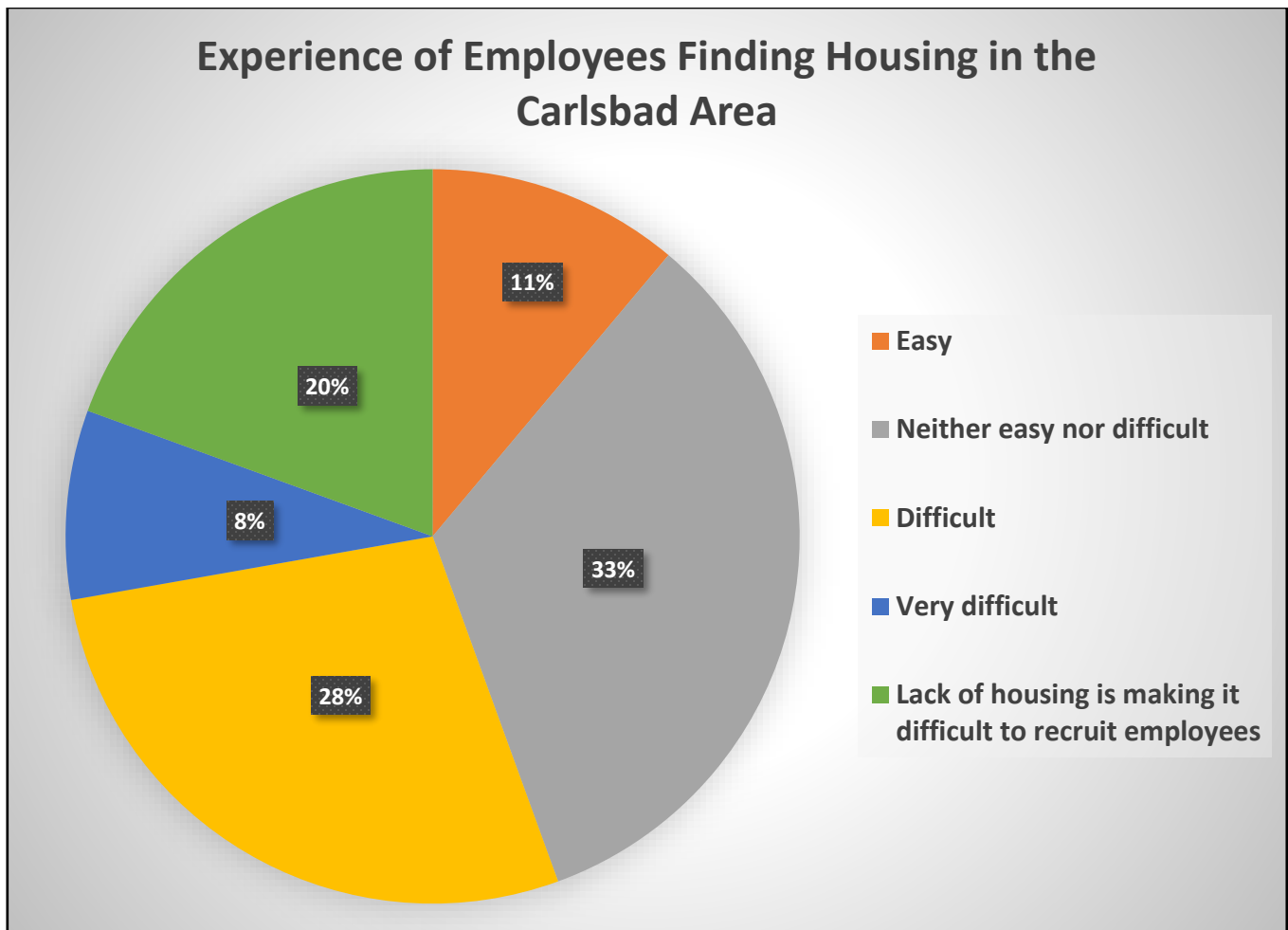


Figure 7: Experience of employees finding housing.

15. If you answered “difficult”, very difficult”, or “lack of housing is making it difficult to recruit employees”, why are your employees having difficulty finding housing?

The following responses were left by the twenty survey respondents this question applied to:

- “Finding right price range and to code.”
- “Cost of housing is high, not many available.”
- “Apartments are typically rented the day they come available. Rental homes are very similar. The homes that are rentable are very expensive and have not been reduced since the economic impact of Covid.”
- “Housing has improved slightly, but during the oil field boom, very few homes or apartments were available. Not enough housing or too high of price.”
- “Most of the available houses are in poor condition or in less than desirable areas.”
- “Lack of housing.”
- “Rent or housing is too expensive.”

- “Before oil dropped, we have employees finding housing in Artesia easier than Carlsbad. Currently the situation has eased.”
- “The cost is very high and the perceived value low compared to cost.”
- “Rent is too high. They cannot afford to pay more than \$1000 for a single bed room apt and this is the reason I have a hard time recruiting new people and keeping them in Carlsbad. I cannot bring students as an intern. **I would really appreciate if we have a cheaper housing/rental options.**”
- “Pricing.”
- “Can’t afford what is available if have home out of state. For a while they could not find a place to live at all.”
- “My employees have trouble finding affordable homes to rent or buy. Many things that are affordable are rundown. My employees make between \$15 and \$25 an hour.”
- “It has calmed down a little bit, but in the past, it has been difficult to find affordable places to rent.”
- “Price and availability.”
- “Varies person to person. Some have had good luck and found something quickly. Others waited over a year. The issues are affordability and options. It may be a little now with the drop in the oil boom.”
- “Company felt it was necessary to provide a housing stipend to employees working in Eddy County to assist in bridging the gap between available and affordable housing to enable our employees to find reasonable accommodations due to tight markets and inflated pricing.”
- “Over the past 4-5 years, it has been an issue for potential employees to find affordable housing. The price of homes to purchase has been very inflated compared to the rest of the county, and rentals were outlandish.”
- “Suitable rental property for entry-level employees is difficult to find.”
- “Lack of affordable rental or affordable entry level homes to purchase.”

16. If your employee housing needs have dropped in the last year please select all that apply. If your employee housing needs have not dropped please select 'none of the above.'

<i>Answer Choices</i>	<i># of Responses</i>	<i>%</i>
None of the above	15	46.88%
Employees have found housing at industrial lodging facilities.	1	3.13%
Employees have found housing in apartments and/or single family homes.	13	4.63%
Staff reduction due to recent changes in governmental regulatory restrictions and/or mandates.	2	6.25%
Staff reductions due to market decline.	4	12.50%

Table 2 Question sixteen respondent answers.

17. Do you have any additional comments concerning housing for your employees?

- “Need more affordable housing. Man-camps are simply not the solution. The city needs to invest in more infrastructure (water, sewer, power) beyond what is currently provided. The city of Carlsbad requires the landowner to invest in the infrastructure to their property which slows growth. The city needs to make the investment to make land more usable instead of allowing a bunch of temporary housing throughout the area.”
- “Homes are usually expensive for the salaries, even though employee salaries are among the best in the state.”
- “Need more available housing”
- “Housing in late 2020 and early 20201 in the Carlsbad area is a completely different market. Prior to March 2020, housing was a major issue; however, since March 2020 housing doesn’t appear to be a problem.”
- “Mainly that cost of housing is high here, I believe being an oilfield town drove up on housing pricing when they should be way lower”
- “Affordable housing and Apt would is for my employees”
- “Housing needs to become more reasonably priced”
- “All our employees are established in the community”
- “If the oilfield picks back up it will become very difficult to find affordable housing.”
- “The cost of living in Carlsbad is not consistent with the size and available amenities it has to offer. Cities with high costs of living usually have better amenities or other attractions that merit the high cost.”
- “No”
- “No”
- “None”
- “None at the time”