



2022 Eagle County Community Housing Inventory & Assessment

An inventory of current community housing and future expansion opportunities in Eagle County, Colorado and a review of current guidelines and strategies affecting supply

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Partner Communities



EAGLE COUNTY

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SECTION 1.0: LAND INVENTORY OVERVIEW

1.1 Introduction

In May 2022, the Town of Avon contracted with ELEV8 Inc. and Zehren and Associates to conduct a community housing assessment in Eagle County. The purpose of the study was two-fold. First, the consulting team sought to summarize the existing policies and strategies utilized by the County, as well as for the Towns of Avon, Eagle, Gypsum, Minturn, Red Cliff and Vail (i.e. Partner Communities as shown on Figure 1.0 in the Mapping Section of this report), that are intended to provide housing opportunities to workforce participants that are unable to afford current market rates. Secondly, the consulting team (working in conjunction with the Partner Communities) inventoried:

1. existing community housing;
2. community housing projects that are planned, approved or under construction, and;
3. identified vacant parcels and currently developed, or under-developed, parcels that may be suitable for developing additional community housing.

The partner communities are collaborating to create an inventory of real property in the Eagle River Valley to provide a baseline of both the existing and potential for resident occupied community housing development.

Using a set of desirable development criteriums such as proximity to public transit, being 1 mile from highway 6 and I-70, water and sewer availability, property with slopes less than 40%, vacant lands, publicly owned parcels, existing zoning, and other relative attributes, a **live map** or GIS-based tool (found at [Eagle County Community Housing Inventory](#)) developed as part of this assessment, of each jurisdiction is available for use in planning evaluation and analysis.

More specifically, partner communities will be able to incorporate this information in designing and analyzing community housing opportunities, prioritize the development potential goals for specific areas or unique properties, and infuse this data in long-range planning efforts, like in creating sub-area plans or infrastructure design. This data will also allow communities to springboard off what they have learned from this exercise to shape and execute each community's vision and goals for future growth.

1.2 Limitations

This report assumes the Partner Communities have provided the most up to date spatial and tabular data to fulfill this scope of work, including: parcels, Assessor's Office property records, zoning, and bus stop locations and other information used in this report. It also assumed there would be ample time to meet and review data with each of the Partner Communities including housing policies and strategies, identification of parcels for potential redevelopment as well as available environmental studies, investigations, and mappings. Although each Partner Community was available and has collaborated on this report, the level of review and input varied by community and availability. It should also be noted that the development status of individual parcels can and will change over time, the benefit of the live map is that with limited effort, the GIS based mapping may be updated over time to accurately reflect changes to the status of the parcels. Finally, each community has varied individual priorities when assessing community housing and how and where it best fits within their individual community. The development criteria used in this effort utilized an average of the scores that were combined from each partner community and do not necessarily reflect the ranking each community might use on its own.

SECTION 2.0: HOUSING POLICIES COMPARISON

2.1 Summary

Each community in Eagle County, including the County and the unincorporated communities, utilize different policies and strategies to promote community housing development. One of the goals of these policies is to provide immediate and long-term solutions to increasing the supply and affordability of homes for year-round residents living and working within Eagle County. Due to Eagle County's location as a highly sought-after mountain resort area, coupled with a lack of readily available new land for development, home purchase prices and rental lease rates are beyond the financial means of many local residents.

High home prices and numerous short-term rentals have also contributed to a lack of available rental housing, resulting in very high rental prices, making Eagle County one of the most expensive places in Colorado to live¹. Average prices in the County are typically well above what a family making the median income or those making well above the median can afford, creating a large affordability gap.

The housing issues vary from community to community. Those neighborhoods closest to the resorts of Vail and Beaver Creek typically have higher market prices and a more significant delta to what is affordable to the workforce. Communities away from the resorts (down valley) typically are less dense, have more land available for additional development, and can still produce housing at prices within a closer reach of the local workforce. The downside to affordability and location is the environmental offsets of having housing down valley and employment centers up valley. The most obvious of which, is the impacts felt from traffic and in having a dependable workforce of different income levels in proximity to job centers. While this variability of housing needs is reflected in the goals, land use policies, and workforce-related land use code requirements of each community; what is not primarily reflected is that Eagle County as a whole is one region, and all jurisdictions are largely dependent upon each other for these reasons.

To date, the communities within Eagle County (including the County itself) have taken an individual approach to community housing as reflected in the policies outlined in the following pages of the report and summarized in Table 2.1 below. In general, the areas feeling the most pressure (Vail, Avon and the County itself) have the most stringent and comprehensive policies. These areas also have considerably more resources than many of the other communities, which has allowed them to expend more resources to address the housing issue. Other communities such as Red Cliff and Gypsum due to either location, available land resources or other circumstances, do not have any community housing policies and have let the natural market work within their jurisdictions. Communities such as Minturn and Eagle have community housing code requirements for residential development but lack similar requirements for commercial development, nor have they adopted additional programs that some of the other communities have instituted. This is likely both by design (to attract income generating commercial revenue) and necessity due to finite resources within these communities.

¹ <https://mostexpensively.com/most-expensive-places-to-live-in-colorado/>

Table 2.1 *Partner Communities Community Housing Programs Comparison*

| Partner Community | New Residential Development - Mitigation Required | New Commercial Development - Mitigation Required | Mitigation Required for Redevelopment | Programs to Purchase Deed Restricted Homes w/in the Community | Active Public / Private Partnership Programs |
|--------------------------|--|---|--|--|---|
| Avon | Yes | Yes | Yes | Yes - MiCasa | Yes |
| Eagle | Yes | No | No | Limited - Eagle Ranch | No |
| Gypsum | No | No | No | No | No |
| Minturn | Yes | No | No | No | No |
| Red Cliff | No | No | No | No | No |
| Vail | Yes | Yes | Yes | Yes - Vail InDeed | Yes |
| Eagle County | Yes | Yes | Yes | Yes - Good Deeds | Yes |

SECTION 3.0: PARTNER COMMUNITY HOUSING POLICIES

3.1 Overview

As detailed in the following paragraphs, the individual policies and programs within each of the Partner Communities vary significantly. The subsections below provide a concise overview of the programs within each of the Partner Communities that are intended to support and promote workforce or community housing. Corresponding maps identifying both existing and potential future workforces housing locations within each community are provided in Figures 1.0 through 10.4 found in the Mapping section of this report. It is apparent that community housing policies are influenced significantly by multiple factors within each community, available resources, development pressure, and the need for a robust workforce within each community appear to play a major role in the policies of each Partner Community. Other factors such as the availability of land and infrastructure also play a varying role.

The towns of Eagle, Gypsum, Minturn² and Red Cliff all have individual water and sewer systems, all of these systems except for the Minturn water system have capacity for growth. The Eagle River Water and Sanitation District (“District and Authority”) provides sewer and water service for Vail, Avon and many of the more heavily developed communities in unincorporated Eagle County (see Appendix C, District and Authority water memo). Eagle County currently has an affordable housing reserve in-basin reservoir storage in the Eagle Park Reservoir. This available water can only be used for affordable / community housing projects within Eagle County. The District and Authority has unrestricted in-basin reservoir storage that includes 25 ac-ft pledged by ERWSD. The District and Authority have the authority to serve, and in general have indicated water is available based on the current land use zoning within the service areas included within this report. However, all new development is not guaranteed water even if they are in the District and Authority service area due to a potential limitation of water rights to serve new development. Often new development is required to bring water rights to the table in order to receive wet water from a provider. The District and Authority will need to review each parcel identified in this inventory to determine accurate water availability projections going forward.

3.2 Town of Avon

Many communities focus predominantly on one or two areas (code requirements or housing programs) to achieve their community housing goals. The Town of Avon has approached the community housing issue by utilizing a variety of plans, programs, partnerships, incentives, and requirements that allow the Town to work with various partners to achieve their housing goals. This diverse approach should provide the Town more flexibility to meet its specific goals as they change over time.

The Town of Avon [Housing Plan](#) provides a comprehensive roadmap for Town decision-making and the implementation of land use policies. It provides the foundation and framework for policies and actions that grow the community vision. This vision includes fostering Attainable Housing by adopting and implementing housing policies that address housing gaps and support creating new housing opportunities. Avon recognizes that a diverse year-round community is fundamental to Avon's character and economic viability. The plan incorporates numerous goals and policies to help address affordable housing, including a specific housing section with multiple goals and over a dozen recommendations to meet those goals.

² Minturn does not have its own sewerage system, it is part of the District and Authority sewer system.

In addition to the Housing Plan, Avon has incorporated inclusionary zoning and employee mitigation requirements into their Town Code through [Community Housing Incentives](#) and [Employee Housing Mitigation](#) requirements. An example of how these requirements affect a proposed development project is provided in Section 4.2 of this report.

Avon housing-related code requirements are intended for new commercial and residential development in Avon and serve as minimum thresholds developers must meet with new development. Avon also changed the zoning in the Industrial Commercial zone district to permit Community Housing as a use by right to incentivize new housing projects in the historically heavy commercial area of Metcalf Road. The zone change resulted in nine (9) deed-restricted rental units at 77 Metcalf Road. As of 2022, the Town is reviewing a proposal for 52 for-sale, resident-occupied deed-restricted units on what is known as Tract Y, a vacant property on Metcalf Road. As a supportive tool to assist the creation of new housing units, the Town recently approved a development bonus mechanism in the Title 7 *Development Standards* of the Avon Municipal Code to promote creative projects that include Community Housing units. These zoning programs support partnerships with developers that can continue addressing the community housing issues; otherwise, it may be too onerous to obtain new housing projects.

Avon has a long history of negotiating with developers for mitigation through PUD zoning. Developments approved through the PUD process allow the Town to negotiate directly with the developer based on site-specific requirements that reflect Town needs while still following the Housing Plan principles and goals. Examples include the Village at Avon PUD, Sheraton Mountain Vista PUD, and the Grandview PUD. However, as a current policy, the Town is no longer encouraging the use of the PUD process, and older PUDs in the Town Core have been rezoned to standard zoning. Acknowledging that their existing code requirements for new development may not be as practical when working with redevelopment, infill, or the older PUD projects results in instituting this multi-pronged approach. These new incentives (Community Housing Zoning and development flexibility within the code) is seen to be more valuable and practical moving forward.

Avon recognizes that community housing issues are county-wide, and they have committed to actively working with adjoining communities to address the issue by working with neighboring housing authorities. More notably, Avon has a relationship with the Vail Local Housing Authority and the Eagle County Housing and Development Authority through the Valley Home Store.

Like Vail's [InDEED](#) program and the County's [Bold Housing Moves](#) deed-restriction purchase programs, Avon has instituted the [MiCasa](#) program and has secured thirty five (35) deed restrictions since its inception in 2020. The 2023 goal is to expand this program to capture existing units without any sales or transfers out of the program. In addition, Avon has looked to other financial incentives in adopting a tax and fee waiver policy for Community Housing projects including the implementation of a 2% Housing Tax on Short Term Rentals. A primary residence exemption for Real Estate Transfer Tax has been in place for several years, promoting full-time occupancy use of housing. These financial programs help fund future housing acquisitions and development by the Town, a recent example of which is the 54-unit rental housing project known as Swift Gulch.

3.3 Town of Eagle

The Town of Eagle has abundant land resources which has resulted in a number of significant PUD projects that have either been approved or are in some stage of the review process. Prices in Eagle tend

to be lower than up valley prices, but growth within the Town over the past several years has reduced affordability, making it difficult for those earning the median AMI to afford a home. Eagle has a Local Residency Program that was designed to help address this issue.

The purpose of the [Local Employee Residency Program](#) (“LERP”) for the Town of Eagle is to increase the supply of housing that is affordable to those who live and/or work in the Town. However, this program does not exclude those who live and/or work elsewhere but does give preference to those who are full-time employees, working in the Town of Eagle or for a business with its principal office located in Eagle. Units become available to the LERP program through residential development of ten (10) or more units which are required to provide at least 10% of the units that it produces as affordable to households in the LERP program. The program also seeks to distribute community housing throughout new developments and that these units will be produced in proportion to market rate housing that is constructed in any new development. Units that are constructed or provided through this program will be held as permanently affordable. This is typically accomplished through deed restrictions or other methods that assure that prices remain affordable over time. The AMI criteria for the LERP program only applies to for sale units, for rent units are required to be restricted to local employees only. The Town of Eagle is currently reevaluating the LERP criteria as well as a town-wide housing assessment. The ReCode process could result in more flexibility to increase accessory-type residential units and add density.

The Town of Eagle has a specific locals housing program for homes within Eagle Ranch. The Eagle Ranch Housing Corporation (ERHC) in conjunction with the Town of Eagle, Eagle County Housing and Development Authority, through The Home Valley Store provides down payment assistance when purchasing a residence in Eagle Ranch. Assistance can be through either the [Equity Share loan fund](#) or [Fixed Rate loan fund](#) and can be obtained by working with local lenders. In addition to Down Payment Assistance, Eagle Ranch Housing Corporation operates a Buy Down program which offers an incentive to homeowners and purchasers in exchange for adding a deed restriction to their property. The program guidelines can be found at [Eagle Ranch Buy Down Program Guidelines](#). The program will contribute 10% of an Eligible Buyer's purchase price in return for recording the ERHC Deed Restriction against the property. Eligible properties include those within the Eagle Ranch PUD with a maximum purchase price of \$600,000.

3.4 Town of Gypsum

Gypsum currently does not have any work force housing policies in place although the Town does provide incentives for affordable housing within their Accessory Dwelling Unit program. The town codes did contain work force housing requirements, but these expired in 2010. Gypsum had these policies in place for a period of time, but they were never used and proved ineffective due to the timing of the housing market correction in the late 2000’s. The market in Gypsum has allowed developers to build affordable housing as land costs tend to be lower and an affordable price point for residential units is more achievable. Gypsum is an attractive market for both developers and buyers in an area that is still relatively affordable. Gypsum currently has nearly 2,700 units that have either been approved or are in some stage of the approval process. It is estimated that at least half of these would be classified as affordable, or community housing units based on current AMI guidelines. The Town sees little need to place additional developer requirements for community housing when the market is naturally addressing this concern today.

Although Gypsum does not have its own down payment program, the down payment assistance programs discussed in the Eagle County Government section of this report, are most commonly used in the town of Gypsum. Regularly, over half of the fund balance is used each year by home buyers within the town. This investment is from \$150,000 to over \$350,000 each year.

3.5 Town of Minturn

Over the last several years, Minturn, working in conjunction with the Eagle County Housing and Development Authority, adopted new [Community Housing Guidelines](#), the guidelines require any residential project developing 5 or more residential units provide at least 20% of the residential housing it produces to be Resident Occupied deed restricted. In addition, at least 10% of the residential units must be affordable to those earning between 80%-200% AMI through deed restriction. The Town requires for-sale units be affordable to families earning a maximum of 200% AMI, if a developer is proposing rental units instead of for sale units, the rental units are required to have rents affordable to families earning a maximum of 80% AMI. There are no requirements to provide employee housing for any commercial portion of a project, as Minturn is looking to attract and expand sales tax generating development and revenue in the Town.

As can be seen on Figure 7, (Minturn Community housing Parcel Land Locations, found in the Mapping Section of this report), Minturn does have several larger parcels that could potentially be developed in the future. Unfortunately, there are several challenges to developing these parcels in a timely manner. Many of the parcels that are potentially available are currently owned by the US Forest Service, although Minturn is actively investigating the acquisition of these parcels. It is uncertain if it will be successful because any acquisition of Federal land is typically a lengthy multi-year process. For those parcels that are privately owned in Minturn, significant new development will not be possible due to a water tap moratorium that is currently in place by the Town. Until Minturn is able to obtain additional potable water capacity, and lift the existing water tap moratorium, significant new development is unlikely. One exception to this is the Eagle County School District parcel on the south end of Minturn, known as Maloit Park. This parcel has over 100 existing unused taps and the District has been actively investigating the development of this site for workforce housing.

3.6 Town of Red Cliff

Red Cliff currently does not have any work force housing policies in place, except for the prohibition of short-term rentals, which likely helps maintain lower rental rates within Red Cliff. The town codes have not been updated to address workforce housing. Although some development in Red Cliff has recently occurred, there is very little opportunity for new development due to land constraints within the Town. There is limited potential for future redevelopment of parcels as shown on the included mapping for Red Cliff (see Figure 8.0 in the Mapping Section of this report).

Although there appears to be limited land for new development, the Town does have capacity for moderate growth within both their water and sewer systems. Strategic redevelopment with additional density is feasible from an infrastructure perspective. It is believed that significant development of community housing is less likely due to the relatively isolated location of Red Cliff, the lack of regular public transportation and the lack of any significant land for development / redevelopment.

3.7 Town of Vail

Land within the Town of Vail is highly sought after for development as such the majority of readily buildable land has been developed. The main opportunities for community housing development going forward in Vail will predominantly be through redevelopment occurring either on private or Town owned land. With the seemingly ever escalating price of residential real estate in Vail redevelopment pressures will continue to grow.

The Town of Vail has a number of programs and code requirements in place to increase the availability of homes for seasonal and year-round Vail residents. The Town acknowledges that seasonal and year-round residents, along with their homes, prove critical to maintaining and sustaining the mountain resort community. In Vail, homes for residents are seen as infrastructure - a community support system - not unlike roads, bridges, water and sewer and similar services delivered by municipal government.

The [Vail Housing Department](#), and the Vail Locals Housing Authority, exists to advocate and advance the Town's vision in ensuring the availability of homes for year-round Vail residents. It is the responsibility of the Department to preserve and protect existing and future homes for resident occupancy by acquiring deed restrictions obtained through public/private partnerships, strategic initiatives, regulatory obligations, innovative programs and collaboration within the community and the region.

Vail's inclusionary [zoning requirements](#) for new residential development or redevelopment within the Town requires developers to mitigate new residential development by providing 10% of the new Gross Residential Floor Area (GRFA) being developed as deed-restricted Employee Housing Units (EHU). Commercial development and redevelopment requirements rely upon similar formula to determine the number of employees generated by development, which require the creation of EHUs to mitigate this impact. The commercial mitigation rate is 20% of the new employees generated. The developer must provide the deed restricted EHUs (or fees for any remaining fractions) in addition to their project. These requirements in general apply to all development within Vail regardless of size or type.

Currently, there are nearly 1050 deed-restricted rental and for-sale homes within the Town of Vail. The Town adopted a strategic plan goal, [Vail Housing 2027](#), to acquire 1,000 additional deed restricted units by 2027.

[Vail InDEED](#), the Town's deed restriction purchase program, was created to incentivize homeowners and real estate buyers/sellers to deed restrict their property to help the Town meet the Vail Housing 2027 Strategic Plan goal and helps to reach the goal of maintaining and sustaining homes for residents within the community.

This program, a collaboration by Vail Home Partners, made up of the Town of Vail and Vail Local Housing Authority, is quite simple on the surface; purchase resident occupied deed restrictions on existing and new homes in Vail to further protect and preserve the Vail community. From the inception of the program in 2018, the stated goal of the plan is to acquire 1,000 net new deed-restrictions on homes in Vail by the year 2027. Since inception in 2018 the program has acquired 170 homes that are now in the program.

3.8 Unincorporated Eagle County

Eagle County Government has a number of housing programs as well as code requirements for development in unincorporated Eagle County to promote the development, conversion and retention of workforce housing. Unlike most programs which are specific to the Town in which they are located, many of the County's programs are applicable whether in unincorporated Eagle County or within an individual Town within the County. The County, with greater funding, is a resource for each community and often collaborates or even operates programs for individual communities. Eagle County Housing and Development Authority recognized the benefit of creating a central resource for all deed restricted housing. A not-for-profit real estate entity, the [Valley Home Store](#) serves as an information hub for all deed restricted units throughout the county, assists buyers and sellers in the purchase and resale of deed restricted homes, and consults with the local municipalities on policy, compliance, and best practices.

In addition, Eagle County and the Eagle County Housing and Development Authority (ECHDA) acknowledges the worsening housing market to the local residents due to the recent increase in demand for homes, the proliferation of short-term rentals, sharp increase in prices, and low inventory combined with COVID-19 related mountain migration bringing more cash buyers to the marketplace. These impacts are felt intensely by local buyers and renters. In response, the Board of County Commissioners approved [Bold Housing Moves](#) to assist local buyers, renters, and homeowners with the ongoing housing crisis. The goal is to provide creative solutions for local residents in a variety of areas.

The County's strategic housing plan identifies four main strategies to address the housing problem, these include:

1. New Construction of Deed Restricted Housing for Owners and Renters

The goal of this strategy, new construction of deed restricted housing for both renters and owners, is to increase the availability of deed restricted units throughout the county. The County has identified a number of strategies to accomplish this including partnering with private and other public entities, strategic land acquisition in areas where community housing development is appropriate and creating incentives for developers to build affordable units.

In unincorporated Eagle County where the County has jurisdiction over development, The Eagle County [Affordable Housing Guidelines](#) (the "Guidelines") and Administrative Procedures are intended to promote sustainable communities in Eagle County through the creation of permanently affordable housing stock. The Guidelines recommend the provision of for sale housing for Households earning between 100%-140% of the area median income ("AMI"), which are households that have little or no opportunity to purchase market rate housing without significant subsidy. The Guidelines encourage the building of rental units that are affordable to Households earning 100% or less of AMI. The Guidelines also offer options for providing housing priced for local residents with incomes greater than 140% AMI since market rate housing opportunities for these Households are also limited in terms of unit type and location. An example of how the County guidelines work is provided in Section 4.6 of this report.

2. Better Utilize Current Stock of Developed Real Estate

To promote the second strategy of better utilization of current stock, the county has a number of strategies to accomplish this. The County acknowledges that land (within the County) is limited and in

many instances, it is more cost effective to acquire and renovate existing properties to be converted into community housing rather than to try and build new. The goal is to improve the quality and affordability of community housing in the county. Strategies to accomplish this entail several “buy down” programs including: purchasing deed restrictions for existing properties, unit buy downs to keep units affordable to employees within the county, preservation of existing deed restrictions and short term rental buy backs.

The “[Good Deeds](#)” program will support the local deed restricted inventory of for sale homes available to home buyers that make Eagle County their permanent residence. The intent is to deed restrict future buyers to an Eligible Household, through either a Resident Occupied or Price Capped restriction. By converting an existing open market home into a deed restricted home, that home will be preserved for a local household for the future. In exchange for a large financial contribution, the buyer will record either a Resident Occupied or Price-Capped deed restriction on the property they are purchasing.

The “[Rent Local Program](#)” a long-term rental incentive program, is intended to support local residents who are at a disadvantage in the real estate marketplace because there is little inventory available, impacted directly by the short-term rental market inventory that has increased drastically over the last decade, creating a lower supply of rentals in the long-term, year-round market. Through the Rent Local Program, the Eagle County Housing and Development Authority may provide a cash incentive to Eligible Landlords to convert their short-term rental unit, vacant home or empty bedroom into the long-term rental market through a rental subsidy while keeping rental rates to tenants capped at 100% of area median income. The intent of the program is to restore more year-round rental inventory at attainable rental rates in units that are available today in Eagle County.

Another County program designed to increase the supply and better utilize existing housing stock includes the “[Aid For ADUs](#)” Program, a loan program to support the creation of new units, will support an existing property owner with a low cost loan for the construction or conversion of existing space to an Accessory Dwelling Unit (“ADU”) on the Owner’s property, (where permitted). Through the Aid For ADUs Program, the Eagle County Housing and Development Authority may provide up to one hundred thousand dollars in the form of a Loan, secured by a Promissory Note and Deed of Trust, to the Owner. In exchange, the Owner will lease the ADU to an Eligible Household at a monthly rental rate no higher than 100% of area median income of rental rates. The intent of the program is to create new housing units for the year-round Renter at attainable rental rates in units that are available today in Eagle County.

3. Down Payment Loans and other Assistance programs

Eagle County established a Down Payment Assistance (DPA) Program in 1998 to offer a solution to the housing problem. Since then, the down payment assistance programs in Eagle County have grown from one to four funds, all designated to provide assistance to persons who live and work in Eagle County. The borrowed funds can be used for down payment, closing costs and prepaid expenses related to a home purchase in Eagle County. These programs included the Eagle County Loan Fund (for both FHA and non-FHA mortgages), the Eagle Ranch Housing Corporation (for homes in Eagle Ranch) and the Colorado Division of Housing assistance programs.

The [Locals First Program](#), a cash buy program, will support local residents who are at a disadvantage in the real estate marketplace because they are competing with cash buyers who are likely more agile, can

offer a higher purchase price, and who can close more quickly because there is no financing contingency. Through the Locals First Program, the Eagle County Housing and Development Authority (“ECHDA”) may act as a cash buyer on behalf of an Eligible Household or in its own interest, in order to acquire a property, which will then be resold to the Eligible Household. In exchange for the ECHDA acting as the cash buyer, the ECHDA will record a Price Capped Deed Restriction against the property, which will preserve the property for future local housing. The intent is for the ECHDA to remove financing and sale contingencies to facilitate a faster closing, and then to resell the property to an Eligible Household, who likely has a financing or sale contingency.

The “[Rent for Locals](#)” program provides assistance for locally employed, full-time, year-round renters signing a new 12-month lease within Eagle County. Applicants may receive up to two months’ worth of rental payments to the landlord (the first and last of the annualized rental rate). The eligible applicants will have to provide the security deposit directly to the landlord. Applicants must be full-time, year-round employees working at a business located in Eagle County. An applicant’s monetary assets must not surpass five times the rental rate. Repayment of one- or two-month’s rent (dependent on income) may be required within the first 11 months from the move-in date without any applicable interest for future program participation.

4. Education

The Valley Home Store offers [multiple education](#) options for buyers looking to learn about the home buying process in Eagle County, including the Homebuyer Class and the Deed Restricted FAQ Session. The homebuyer class is geared towards providing information to buyers about the basics of the home buying process. Topics include Budgeting, Lending and Down Payment Assistance Programs, Real Estate Process, Homeowners Associations, and Post-Purchase information. This class or an equivalent class (below) is required to purchase a deed restricted home in Eagle County and/or use any of the Down Payment Assistance programs. The Deed Restricted FAQ Session will provide information on the variety of deed restricted programs throughout Eagle County and how to apply to each. Several other educational opportunities are also promoted by the County.

More information on all these programs can be found at www.valleyhomestore.org, www.boldhousingmoves.com, www.housingeaglecounty.com or www.eaglecounty.us/housing.

SECTION 4.0: EXAMPLE PROJECT within PARTNER COMMUNITIES

4.1 Summary

To better understand the actual impacts of the various inclusionary housing codes of the Partner Communities, we analyzed what inclusionary requirements a newly proposed mixed-use project consisting of 100 residential units, a restaurant and a boutique hotel would be within each Partner Community. The table below provides a summary and comparison of the results of this project. It is apparent that each Partner Community has unique goals with their codes. It also should be noted that although the example project provides a general representation of the likely requirements of the Partner Communities, almost all codes require in depth consultation with the individual Partner Communities where the final Housing Plan may likely be adjusted or updated based on the needs of the approving authority. A summary of the requirements of each community (as presented in the examples below, is presented in Table 4.1 below.

Table 4.1 Comparison of requirements with Partner Communities Housing Programs Comparison

| Partner Community | Residential Mitigation | Commercial Mitigation | Units Required | Estimated Cost to Developer |
|-------------------|------------------------|-----------------------|----------------|-----------------------------|
| Avon | Yes | Yes | 5 | \$ |
| Eagle | Yes | No | 10 | \$ |
| Gypsum | No | No | 0 | None |
| Minturn | Yes | No | 20 | \$\$ |
| Red Cliff | No | No | 0 | None |
| Vail | Yes | Yes | 26 | \$\$\$\$\$ |
| Eagle County | Yes | Yes | 14 | \$\$ |

As indicated in the table above, neither Gypsum nor Red Cliff require any housing mitigation which may be due for several reasons including their desire to see more development within their communities or the belief that the natural market is responding to this need. Eagle and Minturn do not have any requirements to mitigate commercial development which may reflect their desire to attract more sales tax generating commercial development within their communities. Vail’s requirements, which mandate lower unit pricing (for mitigation units), would be the most onerous on a developer, which may reflect both the potential value of a project within Vail as well as Vail’s more immediate desire to increase the amount of community housing available to sustain the large workforce needed within the Town.

Example Project – A mixed used project containing the following is proposed within each community:

1. One hundred new Residential Units consisting of

| Unit Type | No. of Units | No. of Buildings | Size (S.F.) | GRFA |
|---------------|--------------|------------------|-------------|----------------|
| Single Family | 30 | 30 | 4,000 | 120,000 |
| Duplex | 30 | 15 | 2,000 | 60,000 |
| Town Home | 40 | 10 | 1,500 | 60,000 |
| Total | 100 | 55 | | 240,000 |

2. One new restaurant containing 4,000 s.f. of space.
3. One new boutique hotel containing 30 Guest Rooms or 10,000 square feet of space.

4.2 Town of Avon

The Town of Avon has formulas to determine the number of workers generated by new development, which will be affordable to Eagle Valley workers through the creation of Employee Housing Mitigation Units. The developer must provide these units (or fees for any remaining fractions) in addition to their project. These requirements apply to any residential project developing 3 or more units, commercial, accommodation units, industrial and other non-residential projects. The following would be required to determine the number of workers generated and required housing to accommodate those new workers.

| Use | Units Proposed | Workers Required | Divide by 1.2 jobs / employee | Multiply by 20% (Mitigation Rate) |
|--|----------------|--------------------------|-------------------------------|-----------------------------------|
| Commercial | 4,000 (s.f.) | 11.2 (2.8 per 1000 s.f.) | 9.33 | 1.86 |
| Lodging | 30 | 24 (0.8 per room) | 20 | 4 |
| Residential | 100 | 33 (0.33 per unit) | 27.5 | 5.5 |
| Total jobs required to be mitigated | | | | 11.36 |

Avon allows the following unit types and sizes to be used to accommodate Employee Housing Mitigation, in addition if there is any fractional remainder of the required Employee Mitigation, the developer may provide that in a Fee-in-lieu as defined by Town Council (the current fee-in-lieu rate is \$87,483.46 for each employee).

| Type | Minimum Size of Unit (S.F.) | Number of Employees Housed |
|--------------------|-----------------------------|----------------------------|
| Studio | 500 | 1.25 |
| 1 bedroom | 750 | 1.75 |
| 2 bedroom | 900 | 2.25 |
| 3 or more bedrooms | 1,225 | 3.5 |

Based on the following the developer could satisfy the requirement to provide housing for the 11.36 jobs created by providing five 2-bedroom units ($5 \times 2.25 = 11.25$) which would accommodate 11.25 of the employees generated and then pay a fee in lieu of \$75,235.78 to accommodate the fraction left over to bring the total up to 11.36 employees. ($11.36 - 11.25 = 0.11 \times \$87,483.46 = \$9,623.18$).

4.3 Town of Eagle

Eagle requires that any residential project developing 10 or more units provide at least 10% of the housing it produces to those earning between 90%-100% AMI through deed restriction. There are no requirements to provide employee housing for any commercial portion of a project. The following would be required for the residential portion.

- 10% or 10 of the 100 residential units being constructed would need to be priced between 90%-100% AMI
- Eagle has a requirement for unit sizes and pricing to meet these requirements as shown in the table below, we have included the price per square foot to provide an understanding of the cost a developer may be required to provide these units at to understand how it would affect the developers bottom line.

| Unit Type | Unit Size (s.f.) | Allowable Sales Price | Price per S.F. |
|---------------|------------------|-----------------------|----------------|
| Studio | 400 - 500 | \$167,400 - \$186,000 | \$418 - \$372 |
| 1 Bedroom | 600 - 700 | \$195,300 - \$217,700 | \$326 - \$311 |
| 2 Bedroom | 850 – 950 | \$223,200 - \$248,000 | \$263 - \$261 |
| 3 Bedroom | 1,000 – 1,200 | \$251,100 - \$279,000 | \$251 - \$233 |
| S.F. Detached | 1,100 – 1,300 | \$279,000 - \$310,000 | \$254 - \$239 |

- The Developer must submit a **Local Employee Residency Plan** with their application that details how they will meet the code requirements, the code requires that, *“The proposed character and density of local employee residences shall be compatible with the surrounding land uses and neighborhood character, and suitable for the proposed site.”*
- It appears there is some leeway for the Town to negotiate the unit types and numbers it would like to see from the developer to meet the code requirements. Assuming developer build costs of \$350/s.f., if the developer were able to house the units as predominantly studios and one bedroom, there would be negligible cost to the developer provide the deed restricted units.

4.4 Town of Minturn

Minturn requires that any residential project developing 5 or more residential units provide at least 20% of the residential housing it produces to be Resident Occupied (RO) deed restricted. In addition at least 10% of the residential units must be affordable to those earning between 80%-200% AMI through deed restriction. The Town requires for-sale units be affordable to families earning a maximum of 200% AMI, if a developer is proposing rental units instead of for sale units, the rental units are required to have rents affordable to families earning a maximum of 80% AMI. There are no requirements to provide employee housing for any commercial portion of a project. The following would be required for the residential portion.

- 10% or 10 of the 100 residential units being constructed would need to be priced between 80%-200% AMI.
- 20% or 20 of the 100 residential units being constructed would need to be RO deed restricted with no pricing requirements.
- The 10 priced capped units and the 20 RO units can overlap, therefore 10 of the 20 RO units could be price capped so that a total of 20 units have a deed restriction on them.
- The units shall be developed and shall comply with the size, design and occupancy standards established within the Minturn community housing guidelines.

4.5 Town of Vail

The Town of Vail requires a developer to mitigate new residential development by providing 10% of the new Gross Residential Floor Area (GRFA) being developed as Employee Housing Units (EHU). Commercial development has formulas to determine the number of employees generated by new development, which require the creation of EHUs to mitigate this impact. The developer must provide these EHUs (or fees for any remaining fractions) in addition to their project. These requirements in general apply to any development within Vail regardless of size or type. The following would be required to determine the number of employees generated and required housing to accommodate those employees.

- For the residential portion of the project, the developer would be required to provide EHUs to accommodate 10% of the GRFA being developed, in this example project the total residential GRFA = 240,000 s.f., there for 10% would equal 24,000 s.f. of GRFA.
- Based on the Town of Vail size of EHUs as shown in the table below, the developer could accommodate this by providing fifteen 3-bedroom units and seven 2-bedroom units which would result in the total GRFA shown on the right-hand side of the table. In addition, the developer would need to pay a fee-in-lieu to cover the 109 s.f. GRFA remainder (24,000-23,891) which is only allowed for a total less than 438 s.f. of GRFA remaining.

| Type | Minimum Size (GRFA) | Units Proposed to meet requirements | GRFA Provided |
|----------------------------|---------------------|-------------------------------------|---------------|
| Dormitory | 250 | 0 | 0 |
| Studio | 438 | 0 | 0 |
| 1 bedroom | 613 | 0 | 0 |
| 2 bedroom | 788 | 7 | 5,516 |
| 3 or more bedrooms | 1,225 | 15 | 18,375 |
| Total GRFA Provided | | | 23,891 |

- For the commercial portion of the project, the developer would be required to provide EHUs to accommodate the following number of employees generated by the commercial portion of the project.

| Use | Units Proposed | Employees Required | Multiply by 20% (Mitigation Rate) |
|---|----------------|---------------------------|-----------------------------------|
| Restaurant | 4,000 (s.f.) | 40.4 (10.2 per 1000 s.f.) | 8.1 |
| Lodging | 30 | 18 (0.6 per unit) | 3.6 |
| Total employees required to be mitigated | | | 11.7 |

- Based on the number of employees housed as shown in the table below, the developer could accommodate this by providing two 3-bedroom units and two 2-bedroom units which would result in 11.5 employees as shown on the right-hand side of the table. In addition, the developer would need to pay a fee-in-lieu to cover the 0.2 employee remainder (11.7 - 11.5 which is only allowed for a total less than 1 employee remaining per Town codes.

| Type | Minimum Size (GRFA) | Number of Employees housed | Units Proposed to meet requirements | Employees Provided |
|---------------------------------|---------------------|----------------------------|-------------------------------------|--------------------|
| Dormitory | 250 | 1 | 0 | 0 |
| Studio | 438 | 1.25 | 0 | 0 |
| 1 bedroom | 613 | 1.75 | 0 | 0 |
| 2 bedroom | 788 | 2.25 | 2 | 4.5 |
| 3 or more bedrooms | 1,225 | 3.5 | 2 | 7 |
| Total Employees Provided | | | | 11.5 |

4.6 Unincorporated Eagle County

The County requires mixed used developments to meet the calculation that yields the higher amount of Affordable Housing units (Commercial Mitigation or Inclusionary Housing). For new residential development the developer must provide Inclusionary Housing to satisfy the higher of; a) 25% of the total residential units in a project or b) 15% of the total residential square footage. Commercial Development is required to mitigate by providing Affordable Housing for at least 45% of the new employees generated by the Project that will earn less than 140% of AMI. These requirements apply to all commercial development and any residential development containing three or more units within County. The following would be required to determine the number of Commercial Housing or Inclusionary Housing units that may be required to meet the Housing Guidelines.

- For the residential portion of the project, the developer would be required to provide 27 inclusionary housing units. This is the higher of either, 25% or total residential units, or 15% of the total residential square footage as shown below.
 - 25% of 100 units = 25 units.
 - 15% of the total residential square being developed, = 240,000 s.f., x 15% = 36,000 s.f. There are no specific bedroom mix or size requirements for Inclusionary Housing units, the applicant is expected to analyze market demand and to propose a mix that is responsive and appropriate to that demand (units larger than 3,000 s.f. will only receive a credit for 3,000 s.f. when calculating mitigation).

| Type | Unit Size | Units Proposed to meet requirements | Residential Square Footage |
|-----------------------|-----------|-------------------------------------|----------------------------|
| Studio | 450 | 2 | 900 |
| 1 bedroom | 650 | 8 | 5,200 |
| 2 bedroom | 850 | 8 | 10,400 |
| 3 bedroom | 1,500 | 5 | 7,500 |
| 4 bedroom | 3,000 | 4 | 12,000 |
| Total Provided | | 27 | 36,000 |

- For the commercial portion of the project the County has a series of formulas to determine the number of employees generated by the project which then can be translated into the total square footage required to house the number of employees generated. By following the table below, the commercial portion of this project is calculated to generate 15,970 s.f. of residential square footage. Since this number is less than that required by the Inclusionary Housing requirements, the Inclusionary Housing requirements will be used.

| Use | Gross Size (s.f.) | Employees Required | Jobs / Employee (\div by 1.2) | Employee / House (\div by 1.8) | Mitigation Rate (x by 45%) | Unit S.F. (x by 1221) |
|--|-------------------|--------------------------|----------------------------------|-----------------------------------|----------------------------|-----------------------|
| Restaurant | 4,000 | 34.8 (8.7 per 1000 s.f.) | 29 | 16.11 | 7.25 | 8852 |
| Lodging | 10,000 | 28 (2.8 per 1000 s.f.) | 23.3 | 12.96 | 5.83 | 7118 |
| Total employees housing square footage required to be mitigated | | | | | | 15,970 |

- Based on the higher amount of Affordable Housing units (Commercial Mitigation or Inclusionary Housing) this example shows that the Inclusionary Housing results in greater square footage of units required which is greater than the 25% Inclusionary requirement. This project will therefore require the equivalent of 27 units to be mitigated. This can be accomplished through a variety of means, one example of which is shown below:
 - On-site price capped (100%-140% AMI) for sale housing are valued at double of what non price capped RO housing are (e.g. a single units counts as two). Similarly for price capped (80%-100% AMI) rental product. Therefore, a developer could provide thirteen price capped units and one RO restricted unit to meet the 27-unit requirement. Any combination of this or other mitigation measures in consultation with the County may be acceptable.

SECTION 5.0: GEOSPATIAL ANALYSIS METHODS

5.1 Summary

The following discussion outlines the methods employed in our inventory and assessment of community housing in Eagle County. Our process involved a multi-step procedure to review and spatially analyze parcels and related data in a Geographic Information System (GIS). The Area of Interest (AOI) for this study involved all parcels located within a 1-mile setback from Interstate 70, Highways 6 and 24, and all public bus stop locations within the County as shown in Figure 01.

The first step in the inventory and assessment of suitable community housing parcels involved identifying parcels as belonging to one of four broader categories, including 1) existing community housing parcels, 2) currently developed parcels that could be re-developed for workforce housing, 3) vacant parcels suitable to receiving workforce housing, and 3) all remaining parcels that are either currently developed and/or occupied or otherwise deemed unsuitable to developing additional workforce housing.

Existing community housing parcels were initially identified by referencing a spatial dataset depicting locations of existing community housing within the County provided by Eagle County's GIS Department. These locations were subsequently verified and expanded during a manual review of the data conducted by representatives of the County and participating partner communities. Likewise, existing developed parcels that could be re-developed to expand community housing were also identified during the same manual review of the data. The manual review process was facilitated by development of an online web map tool that allowed participants to identify additional parcels that currently provide workforce housing, identify currently developed parcels that might be re-developed for workforce housing, as well as add any applicable notes or numerical data pertinent to this study.

Vacant parcels were identified by the Eagle County Assessor's Office Public Extract, a record of property accounts kept and maintained that detail information such as owner name, address, parcel vacancy, building characteristics and more. We performed a tabular join of the Public Extract to the County parcel layer using the 'Parcel_ID' attribute common between both data sources, allowing us to map the relevant tabular data in the Public Extract to the physical locations of each parcel. Vacant parcels were identified by selecting parcels having a numerical code of less than, or equal to, 600 for the 'Class_Code_1' field within the Public Extract table. To mitigate for potential errors or omissions in the vacancy status of the remaining parcel data, we also performed a secondary procedure to flag additional parcels that may indicate vacant land to be considered further in our review. For this effort, we first cross-referenced the locations of mapped building footprints obtained from the Eagle County GIS department. Parcels having no building footprint present were carried forward in our review where we subsequently performed an ocular assessment against recent high-resolution aerial photography to determine if the parcel may be vacant in spite of the information provided in the Public Extract records.

Lastly, we cross-referenced parcels classified as vacant against the 100-year floodplain map. Parcels observed to have significant areas within the mapped floodplain were removed for further consideration.

Following classification of all County parcels, we developed a site suitability model to better inform parcel locations while also providing a consistent metric for scoring and ranking all parcels in

consideration for community housing development. Site suitability models are spatial models developed in a GIS that determine the best locations for a specific use given a set of user-supplied criteria for consideration. Site suitability models are developed with following procedure:

1. Formulate a list of relevant criteria that affect preferred site selection. Criteria may be quantitative or qualitative and may be grouped into broader categories when having common attributes.
2. Reclassify or transform the criteria into spatial layers that can be mapped within the study area.
3. Develop a set of weights for the criteria spatial layers that dictate their level of influence in determining site suitability.
4. Combine the criteria spatial layers using a weighted overlay analysis to predict relative site suitability for all locations within the defined study area.

5.2 Relevant Criteria

ELEV8 developed the initial criteria list before disseminating to all partner community representatives for their own evaluation and allowing them to offer additional criteria for consideration. The collected responses were used to develop the final list of site suitability model criteria, grouped into one of three categories, listed below. It should be noted that each community has varied individual priorities when assessing community housing and how and where it best fits within their individual community. The model utilized an average of the scores that were provided and do not necessarily reflect the priorities of each community.

Table 5.1. List of criteria considered and employed in the Eagle County community housing site suitability model.

| Proximity criteria. Proximity to transportation networks and support facilities and amenities. | |
|---|---|
| Sub-criteria | Description |
| Proximity to bus stop | <i>Parcels closer to bus stop location are more preferable.</i> |
| Proximity to major highway | <i>Parcels closer to major highways are more preferable.</i> |
| Proximity to preschool or daycare | <i>Parcels closer to preschool/daycare facilities are more preferable.</i> |
| Proximity to elementary school | <i>Parcels closer to an elementary school are more preferable.</i> |
| Proximity to middle or high school | <i>Parcels closer to a middle or high school are more preferable.</i> |
| Proximity to grocery store | <i>Parcels closer to a grocery store are more preferable.</i> |
| Proximity to healthcare facility | <i>Parcels closer to a health care facility are more preferable.</i> |
| * Proximity to paved paths and sidewalks | <i>Parcels closer to trail/network are more preferable.</i> |
| * Proximity to Job Core areas | <i>Parcels closer to Job Core Areas are more preferable.</i> |
| Development potential criteria. Site development potential and associated costs. | |
| Sub-criteria | Description |
| Developable slopes of parcel | <i>Developable slopes are less than 40%. Parcels having greater area on shallower slopes are more preferable.</i> |
| Current zoning | <i>Parcels currently zoned for residential use are more preferable.</i> |
| Within incorporated areas | <i>Parcels outside incorporated areas may incur additional costs and increase project complexity.</i> |
| Land ownership | <i>Parcels that are currently designated as Private/County/Local are more preferable; Federal and State lands may incur additional costs and increase project complexity.</i> |
| * Proximity to existing utilities | <i>Parcels having, or proximate to, existing utility service are more preferable.</i> |

| | |
|---|--|
| * Existing access to site | <i>Parcels having, or proximate to, existing access are more preferable.</i> |
| * HOA/Covenant-controlled communities | <i>Affected parcels may incur additional costs and therefore less preferable.</i> |
| * Consistency with future land use maps | <i>Parcels that align with future residential land use designations are more preferable.</i> |

Environmental criteria. Sensitive natural resources and environmental attributes.

| Sub-criteria | Description |
|-----------------------------|---|
| Wetlands and riparian areas | <i>Parcel having fewer wetlands and riparian areas are more preferable.</i> |
| Critical big game habitats | <i>Parcels having less critical big game habitats are more preferable.</i> |

** Criteria eliminated from consideration due to unavailability of spatial data to adequately and/or consistently describe or map the specified criteria within the defined study area.*

5.3 Reclassification and Transformation of Criteria Data

Data depicting the spatial arrangement and locations of the above defined criteria within the study area were either acquired from publicly available data sources or digitized from existing aerial photography. The data were subsequently transformed and reclassified to be scored on a continuous scale of 0 – 10, with higher scores indicating greater preference for the assigned class. For example, as shown below, the criteria ‘Proximity to bus stop’ has continuous values indicating distances in the original dataset ranging from zero to greater than five miles. In this case, parcels that are shorter distances to a bus stop location are more preferable than those further away. For this reason, we have assigned all locations within 0.25 miles from a bus stop as a 10, while locations within 0.25 – 0.5 miles are assigned a value of 9 because they are marginally less preferable due to the extended distance. Similarly, for the criteria ‘Within incorporated areas’, parcels that exist within incorporated boundaries in Eagle County are assigned the highest value of 10 to demonstrate the greatest degree of preference, while parcels outside of incorporated boundaries are assigned a lesser value of 7 to indicate lower preference by comparison.

All criteria data layers were transformed, classified, and scored accordingly as shown in Table A-1 in Appendix A.

5.4 Weights of Criteria Data

The assigned weights applied to the criteria supplied to the site suitability model were developed as a collaborative effort with input from partner community representatives. ELEV8 developed a score sheet that listed all criteria individually and allowed participants to enter a score ranging from 1 – 9, with higher scores indicating the associated criterion as being of greater importance in determining parcel suitability for potential community housing development. Participants were instructed to score all criteria and were allowed to assign the same scores to multiple criteria if desired. The criteria scores sheets were completed by representatives of the consulting team as well as several partner communities. The completed score sheets are included in Appendix B of this report.

After the score sheets were collected, we proceeded to formulate a system of weights for the input criteria based on how participants scored each criterion. Because respondents scored the input criteria differently based on their own perceptions, we implemented multi-criteria decision analysis (MCDA) to

resolve differences in the scores to arrive at weights reflecting all respondent’s inputs in an unbiased manner. Specifically, we used a modified form of the analytical hierarchy process (AHP) to determine the weights assigned to the site suitability model criteria primarily to reduce the level of complexity for respondents in evaluating and scoring the criteria relative to one another (Song and Kane, 2016). The modified AHP process was performed on the major criteria categories (e.g., proximity, development potential and environmental), as well as their respective sub-criteria. The total sum of all major criteria weights, as well as the total of all sub-criteria weights, should total 1. The final criteria weights calculated by the respondent’s scores and employed in the site suitability model are displayed in Table 5.2 below.

Table 5.2. Final computed weights assigned to site suitability model criteria.

| Criteria | Sub-Criteria | Criteria Weight | Sub-Criteria Weight |
|------------------------|----------------------------|-----------------|---------------------|
| Proximity | | 0.5 | |
| | To bus stop | | 0.24 |
| | To highways | | 0.15 |
| | To preschool or daycare | | 0.17 |
| | To elementary school | | 0.15 |
| | To middle or high school | | 0.10 |
| | To grocery store | | 0.12 |
| To healthcare facility | 0.07 | | |
| | Total | | 1.0 |
| Development Potential | | 0.3 | |
| | Developable slopes | | 0.44 |
| | Zoning | | 0.13 |
| | Within incorporated areas | | 0.17 |
| | Land ownership | | 0.26 |
| | Total | | 1.0 |
| Environmental | | 0.2 | |
| | Wetland and riparian areas | | 0.83 |
| | Critical big game habitats | | 0.17 |
| | Total | | 1.0 |
| | Total | 1.0 | |

5.5 Weighted Overlay Analysis

The final step in the site suitability model analysis involves applying the computed weights to their corresponding criterion to composite all layers in the weighted overlay process. The weighted overlay was performed using the Raster Calculator in ArcMap 10.4. The results of the site suitability model are shown on Figure 2.0 with values ranging from 2.904 – 10 with higher values indicating higher degrees of suitability for developing workforce housing.

For each vacant parcel, or developed parcel, identified as having potential for expanding workforce housing, we extracted the mean site suitability score of the entire parcel area, as well as the standard deviation. These extracted scores provided a consistent metric inclusive of all input criteria from which we could quickly evaluate and rank parcels in our broader assessment. Higher mean scores indicated the parcels were more suitable to receiving community housing and should be closer to transportation

hubs and routes, with fewer development constraints and minimized associated costs, as well as having fewer impacts on sensitive environmental resources. The standard deviation of each parcel provided an efficient means to quickly gauge if the suitability of the parcel was isolated or widespread across the entirety of the parcel area. Parcels having higher mean scores with lower standard deviations indicated that suitability for community housing existed on the majority of the parcel area, while higher standard deviations marked parcels as having isolated or pocketed areas of suitable development.

SECTION 6.0: GEOSPATIAL ANALYSIS FINDINGS

This section presents the results of our findings for existing and suitable community housing parcels within the study area as a series of summary statistics and maps. In our review, we lacked complete data specifying total community housing unit counts and were therefore unable to accurately summarize existing units. For this reason, community housing unit counts are only provided for planned and approved community housing parcels, as we were able to obtain more complete data for that category. A few communities, including the Towns of Vail and Avon, have provided housing counts which are presented in Section 3.0 of this report.

6.1 Summary

A summary of Community Housing within Eagle County (both existing and potential future housing) is presented in the table below.

Table 6.1.0 Summary of community housing parcels in Eagle County, Colorado.

| Eagle County Totals | | |
|-------------------------------------|--------------|-----------------|
| | Parcels | Acres |
| Existing | 1,008 | 391.83 |
| Planned/Approved/Under Construction | 48 | 639.28 |
| Redevelop | 29 | 112.45 |
| Suitable | 153 | 1,315.89 |
| Total: Eagle County | 1,238 | 2,459.45 |

In total, there are 1008 existing parcels within Eagle County that are currently developed as community housing on approximately 392 acres of land (Figure 3.0 Mapping Section). As demonstrated in Table 6.1.1 below, over one half of the community housing parcels exist down valley in the Towns of Eagle and Gypsum, one quarter are located up valley in the Towns of Avon and Vail, while the remaining quarter are distributed in unincorporated areas of Eagle County along the I-70 corridor. While the parcels are relatively equally distributed by count, the Towns of Avon and Vail account for just under half of the total acreage. The Towns of Minturn and Red Cliff, located along Highway 24, currently have no community housing parcels.

Table 6.1.1 Summary of existing community housing parcels in Eagle County, Colorado.

| Location | Parcels | Acres |
|--|-------------|---------------|
| Avon | 47 | 51.57 |
| Eagle | 55 | 26.33 |
| Gypsum | 476 | 99.12 |
| Minturn | 0 | 0 |
| Red Cliff | 0 | 0 |
| Vail | 199 | 115.69 |
| Unincorporated Eagle County | 231 | 99.12 |
| Total: Eagle County WFH Parcels | 1008 | 391.83 |

Figure 6.1.1 Existing community housing parcels in Eagle County, Colorado.

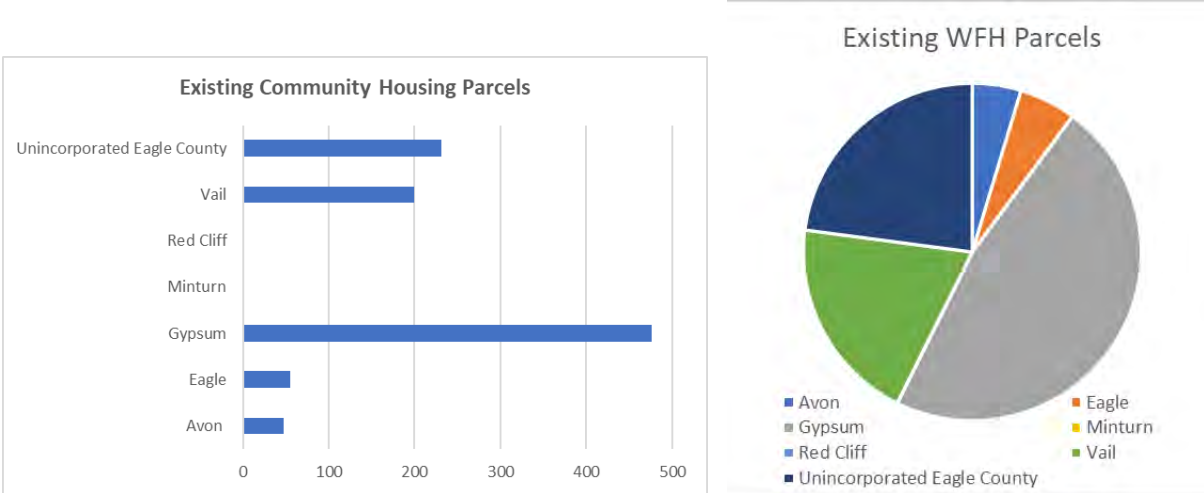
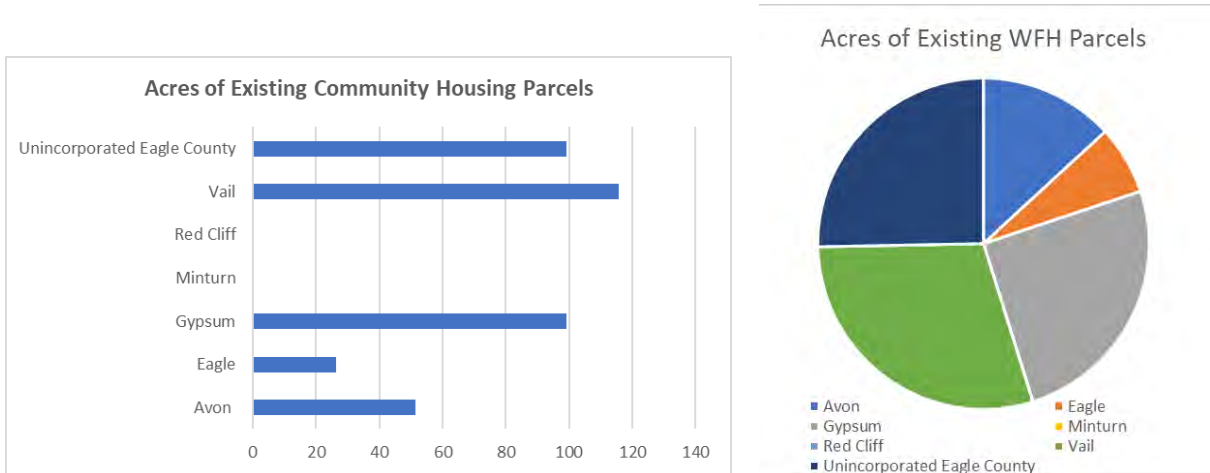


Figure 6.1.2 Existing community housing parcel acreages in Eagle County, Colorado.



In addition, there are up to 1980 community housing units within Eagle County that are currently planned, approved or under construction on 48 parcels totaling 639 acres of land. Approximately half of these new units will be located down valley with the vast majority (971 units) occurring in the Town of Gypsum³ as shown in Table 6.1.2 below.

³ As outlined in Section 3.0 of this report, Gypsum does not have dedicated WFH policies, nor does it require income or resident occupancy-based deed restrictions, but the current market price of both for sale and rental units in Gypsum would qualify these units as WFH when assessing unit pricing by AMI thresholds.

Table 6.1.2 Summary of community housing parcels and units planned, approved or under construction in Eagle County, Colorado.

| Location | Parcels | Acres | Units |
|---|-----------|---------------|--------------|
| Avon | 2 | 9.3 | 64 |
| Eagle | 3 | 36.99 | 150 |
| Gypsum | 34 | 408.8 | 971 |
| Minturn | 0 | 0 | 0 |
| Red Cliff | 0 | 0 | 0 |
| Vail | 1 | 2.07 | 72 |
| Unincorporated Eagle County | 8 | 182.12 | 723 |
| Total: Eagle County Planned/Approved WFH Parcels | 48 | 639.28 | 1,980 |

The study also identified twenty-nine (29) existing parcels that could be redeveloped for additional community housing units. Fourteen of the parcels for potential redevelopment are located in the Town of Avon, six within unincorporated Eagle County and seven in Minturn, and the Towns of Eagle and Vail each having one parcel.

Table 6.1.3 Summary of parcels identified for potential redevelopment to support expanded community housing supplies in Eagle County, Colorado with mean/minimum/maximum scores from the site suitability model.

| Location | Parcels | Acres | SS Scores | | |
|--|-----------|---------------|--------------|--------------|--------------|
| | | | Mean | Min. | Max. |
| Avon | 14 | 24.37 | 9.810 | 9.462 | 9.950 |
| Eagle | 1 | 2.10 | 9.476 | 9.476 | 9.476 |
| Gypsum | 0 | 0.00 | NA | NA | NA |
| Minturn | 7 | 48.00 | 9.318 | 9.001 | 9.425 |
| Red Cliff | 0 | 0.00 | NA | NA | NA |
| Vail | 1 | 17.26 | 8.645 | 8.645 | 8.645 |
| Unincorporated Eagle County | 6 | 20.72 | 9.324 | 9.114 | 9.627 |
| Total: Eagle County Redevelop WFH Parcels | 29 | 112.18 | 9.320 | 8.645 | 9.950 |

Finally, our inventory revealed 153 vacant parcels on 1,316 acres of land within Eagle County that are potentially suitable for expanding workforce housing. Just over one third of the suitable parcels were identified within unincorporated Eagle County with the remainder distributed throughout the remaining Towns. Calculating the average site suitability model scores for all potentially suitable parcels within the County resulted in a mean of 8.686. The Towns of Avon, Eagle and Gypsum were the only areas having mean site suitability scores above the overall County mean, suggesting parcels in these Towns should generally be more favorable to new community housing construction as compared to other locations.

Table 6.1.4 Summary of parcels identified as suitable for potential expanded community housing units in the Eagle County, Colorado study area with mean/minimum/maximum scores from the site suitability model.

| Location | Parcels | Acres | SS Scores | | |
|---|------------|-----------------|--------------|--------------|---------------|
| | | | Mean | Min. | Max. |
| Avon | 19 | 267.85 | 9.380 | 8.363 | 9.875 |
| Eagle | 18 | 208.49 | 9.523 | 8.371 | 10.000 |
| Gypsum | 23 | 139.95 | 8.979 | 7.334 | 9.895 |
| Minturn | 4 | 96.88 | 8.543 | 8.435 | 8.642 |
| Red Cliff | 4 | 1.81 | 7.517 | 7.206 | 7.862 |
| Vail | 28 | 150.28 | 8.323 | 6.624 | 9.793 |
| Unincorporated Eagle County | 57 | 450.64 | 8.344 | 6.890 | 9.770 |
| Total: Eagle County Suitable WFH Parcels | 153 | 1,315.90 | 8.686 | 6.624 | 10.000 |

Figure 6.1.3 Total parcels suitable to community housing in Eagle County, Colorado study area.

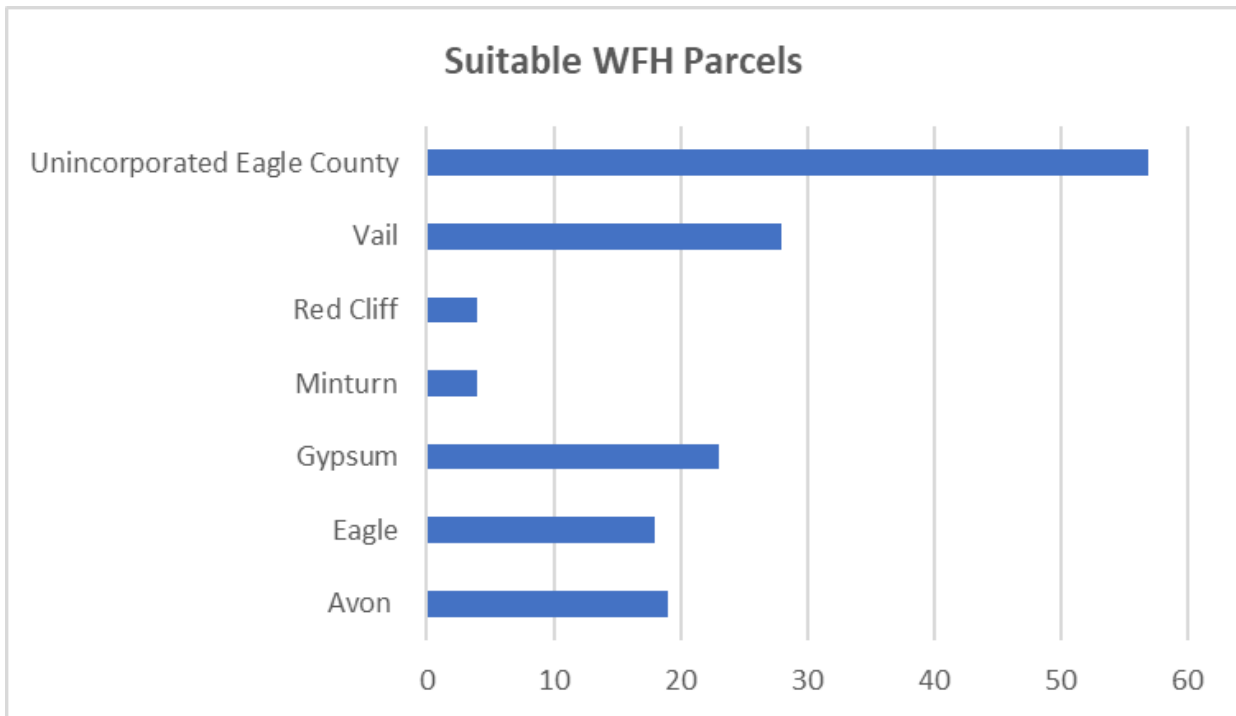


Figure 6.1.4 *Acreages of parcels suitable to community housing in Eagle County, Colorado study area.*

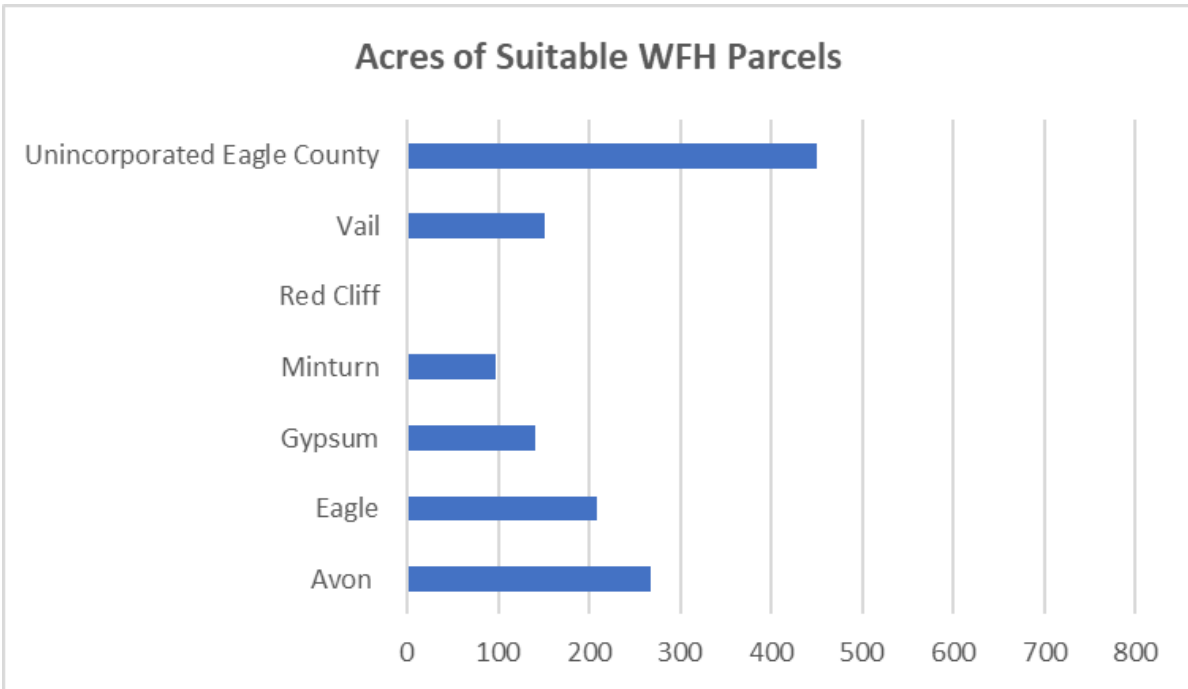
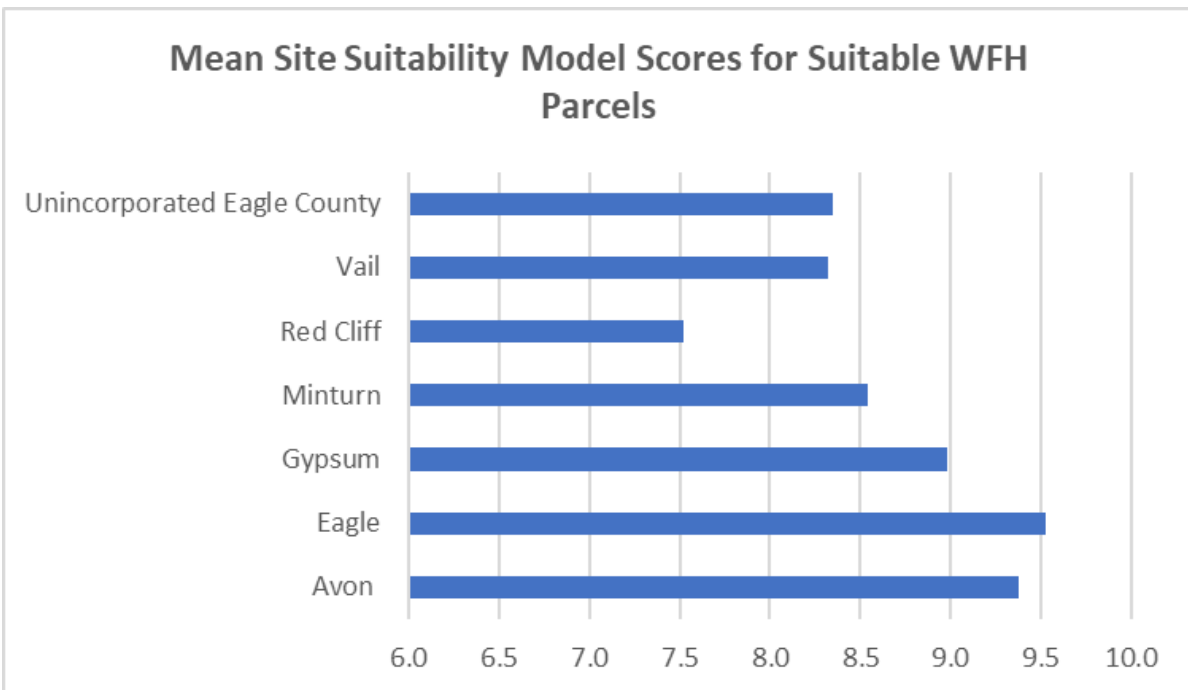


Figure 6.1.5 *Site suitability model scores for parcels suitable to community housing in Eagle County, Colorado study area.*



Tables 6.1.5 and 6.1.6 below summarize all vacant parcels within the study area suitable for expanded community housing by ownership and zoning, respectively.

Table 6.1.5 Summary of ownership for parcels identified as suitable for potential expanded community housing units in the Eagle County, Colorado study area with mean/minimum/maximum scores from the site suitability model.

| Owner | Parcels | Acres | Mean | SS Scores | |
|----------------------------|------------|-----------------|--------------|--------------|---------------|
| | | | | Min. | Max. |
| County | 7 | 11.11 | 9.892 | 9.658 | 10.00 |
| Federal | 4 | 42.92 | 8.712 | 8.435 | 9.195 |
| Metro Dist | 1 | 3.99 | 9.447 | 9.447 | 9.447 |
| Other Dist | 7 | 73.77 | 8.701 | 7.322 | 9.861 |
| Private | 115 | 963.85 | 8.642 | 6.890 | 10.000 |
| Religious | 2 | 2.41 | 9.440 | 9.411 | 9.469 |
| Town | 17 | 217.86 | 8.350 | 6.624 | 9.875 |
| Total: Eagle County | 153 | 1,315.91 | 8.687 | 6.624 | 10.000 |

Figure 6.1.6 Summary of ownership for parcels identified as suitable for potential expanded community housing units in the Eagle County, Colorado study area.

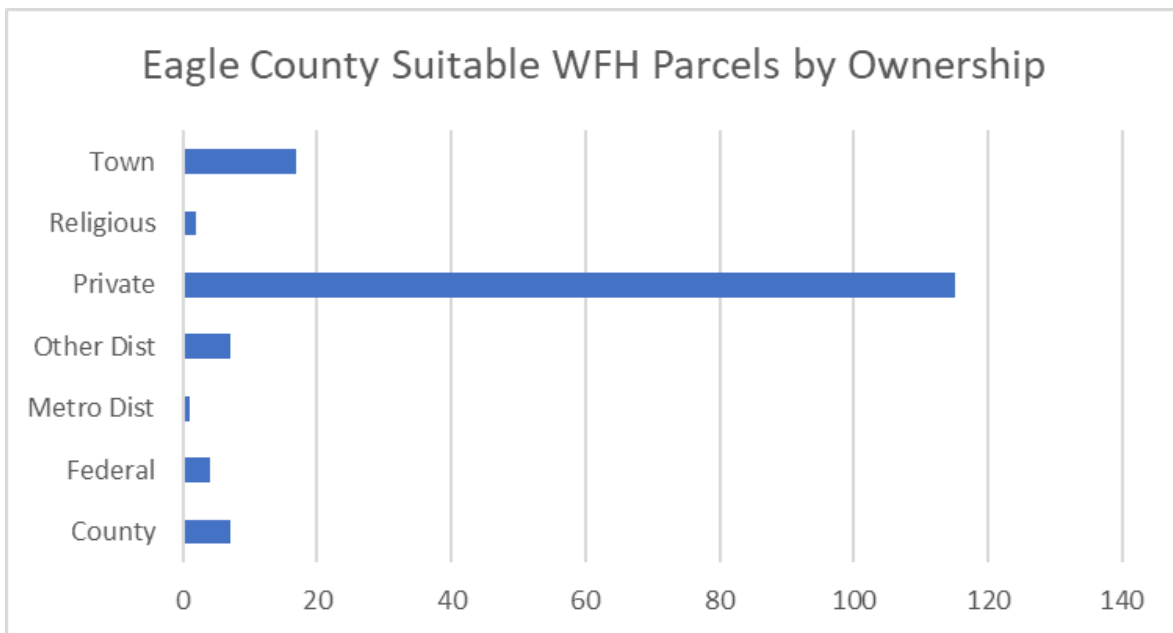


Table 6.1.6 Summary of zoning for parcels identified as suitable for potential expanded community housing units in Eagle County, Colorado with mean/minimum/maximum scores from the site suitability model.

| Zoning | Parcels | Acres | SS Scores | | |
|----------------------------|---------|--------|--------------|--------------|---------------|
| | | | Mean | Min. | Max. |
| CBD | 2 | 0.61 | 10.000 | 10.000 | 10.000 |
| CG | 8 | 12.83 | 9.152 | 8.871 | 9.499 |
| CL | 3 | 11.04 | 8.685 | 7.761 | 10.000 |
| IC | 1 | 0.54 | 9.505 | 9.505 | 9.505 |
| MUC | 1 | 27.93 | 9.567 | 9.567 | 9.567 |
| NC | 3 | 1.65 | 9.704 | 9.694 | 9.725 |
| P | 2 | 81.00 | 8.499 | 8.364 | 8.635 |
| PF | 2 | 19.94 | 9.773 | 9.685 | 9.861 |
| PUD | 1 | 10.12 | 8.471 | 8.471 | 8.471 |
| R | 37 | 276.53 | 8.643 | 7.261 | 9.875 |
| RC | 26 | 517.60 | 8.192 | 6.807 | 9.658 |
| RD | 1 | 0.81 | 7.683 | 7.683 | 7.683 |
| RL | 1 | 0.25 | 9.411 | 9.411 | 9.411 |
| RMF | 1 | 21.40 | 8.747 | 8.747 | 8.747 |
| ROADS | 6 | 10.88 | 9.742 | 8.835 | 10.000 |
| RP | 1 | 6.77 | 8.435 | 8.435 | 8.435 |
| RR | 3 | 11.26 | 8.971 | 8.446 | 9.396 |
| RSL | 1 | 0.43 | 9.269 | 9.269 | 9.269 |
| RSM | 5 | 11.34 | 8.574 | 8.147 | 8.849 |
| TOWN | 48 | 292.96 | 8.584 | 6.624 | 9.895 |
| Total: Eagle County | | | 8.687 | 6.624 | 10.000 |

6.2 Town of Avon

The Town of Avon currently has 47 existing community housing parcels, 14 parcels that could be redeveloped for additional units, and 19 additional parcels identified as suitable to expand community housing supply as shown on Figure 4.0 and in Table 6.2.1 below. Furthermore, Avon has two additional parcels totaling 9.3 acres that have been planned or approved for an additional 64 community housing units.

Table 6.2.1 Summary of existing, planned or approved, and potentially suitable community housing parcels in the Town of Avon.

| WFH Parcel Type | Parcels | Acres |
|-------------------------------------|-----------|---------------|
| Existing | 47 | 51.57 |
| Planned/Approved/Under Construction | 2 | 9.30 |
| Redevelop | 14 | 24.37 |
| Suitable | 19 | 267.85 |
| Subtotal: Avon | 82 | 353.09 |

The 19 potentially suitable parcels within the Town of Avon are summarized by ownership and zoning in Tables 6.2.2 and 6.2.3, respectively.

Table 6.2.2 Summary of potentially suitable community housing parcels by ownership for the Town of Avon.

| Owner | Parcels | Acres | SS Scores | | |
|-----------------------|-----------|---------------|--------------|--------------|--------------|
| | | | Mean | Min. | Max. |
| Private | 15 | 173.19 | 9.525 | 8.999 | 9.875 |
| Town | 4 | 94.67 | 8.836 | 8.364 | 9.875 |
| Subtotal: Avon | 19 | 267.85 | 9.380 | 8.364 | 9.875 |

Table 6.2.3 Summary of potentially suitable community housing parcels by zoning for the Town of Avon.

| Zoning | Parcels | Acres | SS Scores | | |
|-----------------------|-----------|---------------|--------------|--------------|--------------|
| | | | Mean | Min. | Max. |
| IC | 1 | 0.54 | 9.505 | 9.505 | 9.505 |
| MUC | 1 | 27.93 | 9.567 | 9.567 | 9.567 |
| NC | 3 | 1.65 | 9.704 | 9.694 | 9.725 |
| P | 2 | 81.00 | 8.499 | 8.364 | 8.635 |
| PF | 1 | 10.12 | 8.471 | 8.471 | 8.471 |
| PUD | 10 | 146.36 | 9.516 | 8.999 | 9.875 |
| RD | 1 | 0.25 | 9.411 | 9.411 | 9.411 |
| Subtotal: Avon | 19 | 378.47 | 9.380 | 8.364 | 9.875 |

The nineteen (19) parcels identified as potentially suitable in the Town of Avon have a mean site suitability model score of 9.380, which is above the County wide average. The top ten parcels having the highest site suitability scores for community housing in the Town of Avon are presented in Table 6.2.4 below.

Table 6.2.4 *Top ten vacant parcels in the Town of Avon suitable for community housing ranked by mean site suitability model score.*

| Rank | Parcel ID | SS Model Scores | | Owner | Acres | Developable Area | | Floodplain | | Wetlands | | Riparian Area | |
|------|--------------|-----------------|-----------|---------|-------|------------------|--------|------------|------|----------|------|---------------|------|
| | | Mean | Std. Dev. | | | Acres | % | Acres | % | Acres | % | Acres | % |
| 1 | 210307330003 | 9.875 | 0.000 | Town | 3.55 | 3.55 | 100.0% | 0.00 | 0.0% | 0.00 | 0.0% | 0.00 | 0.0% |
| 1 | 210307330007 | 9.875 | 0.000 | Private | 0.51 | 0.51 | 100.0% | 0.00 | 0.0% | 0.00 | 0.0% | 0.00 | 0.0% |
| 3 | 210307407009 | 9.725 | 0.170 | Private | 0.57 | 0.57 | 100.0% | 0.00 | 0.0% | 0.00 | 0.0% | 0.00 | 0.0% |
| 4 | 210501302001 | 9.694 | 0.000 | Private | 0.49 | 0.49 | 100.0% | 0.00 | 0.0% | 0.00 | 0.0% | 0.00 | 0.0% |
| 4 | 210501402003 | 9.694 | 0.000 | Private | 0.58 | 0.58 | 100.0% | 0.00 | 0.0% | 0.00 | 0.0% | 0.00 | 0.0% |
| 6 | 210307407002 | 9.680 | 0.023 | Private | 1.56 | 1.56 | 100.0% | 0.09 | 5.6% | 0.00 | 0.0% | 0.00 | 0.0% |
| 7 | 210308302001 | 9.644 | 0.031 | Private | 3.85 | 3.85 | 100.0% | 0.00 | 0.0% | 0.00 | 0.0% | 0.00 | 0.0% |
| 8 | 210308301006 | 9.635 | 0.033 | Private | 3.98 | 3.98 | 100.0% | 0.00 | 0.0% | 0.00 | 0.0% | 0.00 | 0.0% |
| 9 | 210307330004 | 9.567 | 0.483 | Private | 63.10 | 89.99 | 98.9% | 0.00 | 0.0% | 1.92 | 2.1% | 0.00 | 0.0% |
| 9 | 210307330004 | 9.567 | 0.483 | Private | 27.93 | 89.99 | 98.9% | 0.00 | 0.0% | 1.92 | 2.1% | 0.00 | 0.0% |

6.3 Town of Eagle

The Town of Eagle currently has 55 existing community housing parcels, 1 parcel that could be redeveloped for additional units, and 18 additional parcels identified as suitable to expand community housing supply as shown on Figure 5.0 and in Table 6.3.1 below. Furthermore, Eagle has three additional parcels totaling 36.99 acres that have been planned or approved for up to an additional 150 community housing units.

Table 6.3.1 Summary of existing, planned or approved, and potentially suitable community housing parcels in the Town of Eagle.

| WFH Parcel Type | Parcels | Acres |
|-------------------------------------|-----------|---------------|
| Existing | 55 | 26.33 |
| Planned/Approved/Under Construction | 3 | 36.99 |
| Redevelop | 1 | 2.10 |
| Suitable | 18 | 208.49 |
| Subtotal: Eagle | 77 | 273.90 |

The 18 potentially suitable parcels within the Town of Eagle are summarized by ownership and zoning in Tables 6.3.2 and 6.3.3, respectively.

Table 6.3.2 Summary of potentially suitable community housing parcels by ownership for the Town of Eagle.

| Owner | Parcels | Acres | SS Scores | | |
|------------------------|-----------|---------------|--------------|--------------|---------------|
| | | | Mean | Min. | Max. |
| County | 5 | 8.84 | 9.932 | 9.658 | 10.000 |
| Other District | 1 | 2.86 | 9.195 | 9.195 | 9.195 |
| Private | 2 | 54.16 | 9.116 | 8.371 | 9.861 |
| Religious | 9 | 138.39 | 9.405 | 8.413 | 10.000 |
| Town | 1 | 4.24 | 9.685 | 9.685 | 9.685 |
| Subtotal: Eagle | 18 | 208.49 | 9.523 | 8.371 | 10.000 |

Table 6.3.3 Summary of potentially suitable community housing parcels by zoning for the Town of Eagle.

| Zoning | Parcels | Acres | SS Scores | | |
|------------------------|-----------|---------------|--------------|--------------|---------------|
| | | | Mean | Min. | Max. |
| CBD | 2 | 0.61 | 10.000 | 10.000 | 10.000 |
| CG | 1 | 1.83 | 10.000 | 10.000 | 10.000 |
| PA | 2 | 19.94 | 9.773 | 9.685 | 9.861 |
| R | 5 | 166.06 | 8.991 | 8.371 | 9.658 |
| RMF | 6 | 10.88 | 9.742 | 8.835 | 10.000 |
| RR | 2 | 9.17 | 9.234 | 9.072 | 9.396 |
| Subtotal: Eagle | 18 | 208.49 | 9.523 | 8.371 | 10.000 |

The eighteen (18) parcels identified as potentially suitable in the Town of Eagle have a mean site suitability model score of 9.523, which is above the County wide average. The top ten parcels having the highest site suitability scores for community housing in the Town of Eagle are presented in Table 6.3.4 below.

Table 6.3.4 Top ten vacant parcels in the Town of Eagle suitable for community housing ranked by mean site suitability model score.

| Rank | Parcel ID | SS Model Scores | | | | Developable Area | | Floodplain | | Wetlands | | Riparian Area | |
|------|--------------|-----------------|-----------|-----------|-------|------------------|--------|------------|-------|----------|------|---------------|-------|
| | | Mean | Std. Dev. | Owner | Acres | Acres | % | Acres | % | Acres | % | Acres | % |
| 1 | 193932405001 | 10.000 | 0.000 | Private | 0.32 | 0.32 | 100.0% | 0.00 | 0.0% | 0.00 | 0.0% | 0.00 | 0.0% |
| 1 | 193932405008 | 10.000 | 0.000 | Private | 0.29 | 0.29 | 100.0% | 0.00 | 0.0% | 0.00 | 0.0% | 0.00 | 0.0% |
| 1 | 210905121004 | 10.000 | 0.000 | County | 1.57 | 1.57 | 100.0% | 0.00 | 0.0% | 0.00 | 0.0% | 0.00 | 0.0% |
| 1 | 210905121005 | 10.000 | 0.000 | County | 0.19 | 0.19 | 100.0% | 0.00 | 0.0% | 0.00 | 0.0% | 0.00 | 0.0% |
| 1 | 210905205013 | 10.000 | 0.000 | County | 0.20 | 0.20 | 100.0% | 0.00 | 0.0% | 0.00 | 0.0% | 0.00 | 0.0% |
| 1 | 210905121003 | 10.000 | 0.000 | Private | 0.38 | 0.38 | 100.0% | 0.00 | 0.0% | 0.00 | 0.0% | 0.00 | 0.0% |
| 1 | 210905121001 | 10.000 | 0.000 | County | 1.83 | 1.83 | 100.0% | 0.00 | 0.0% | 0.00 | 0.0% | 0.00 | 0.0% |
| 8 | 193933347002 | 9.861 | 0.043 | OtherDist | 15.70 | 15.70 | 100.0% | 0.00 | 0.0% | 0.00 | 0.0% | 0.00 | 0.0% |
| 9 | 193932402006 | 9.685 | 0.555 | Town | 4.24 | 4.24 | 100.0% | 0.70 | 16.5% | 0.40 | 9.4% | 0.47 | 11.1% |
| 10 | 210905100028 | 9.658 | 0.112 | County | 5.06 | 5.06 | 100.0% | 0.00 | 0.0% | 0.00 | 0.0% | 0.00 | 0.0% |

6.4 Town of Gypsum

The Town of Gypsum has 476 existing community housing parcels and 23 additional parcels identified as suitable to expand community housing supply as shown on Figure 6.0 and in Table 6.4.1 below. Furthermore, Gypsum has 34 additional parcels totaling 408.80 acres that have been planned or approved for additional community housing units.

Table 6.4.1 Summary of existing, planned or approved, and potentially suitable community housing parcels in the Town of Gypsum.

| WFH Parcel Type | Parcels | Acres |
|-------------------------------------|------------|---------------|
| Existing | 476 | 99.12 |
| Planned/Approved/Under Construction | 34 | 408.80 |
| Redevelop | 0 | 0.00 |
| Suitable | 23 | 139.95 |
| Subtotal: Gypsum | 533 | 647.87 |

The twenty-three potentially suitable parcels within the Town of Gypsum are summarized by ownership and zoning in Tables 6.4.2 and 6.4.3, respectively.

Table 6.4.2 Summary of potentially suitable community housing parcels by ownership for the Town of Gypsum.

| Owner | Parcels | Acres | SS Scores | | |
|-------------------------|-----------|---------------|--------------|--------------|--------------|
| | | | Mean | Min. | Max. |
| County | 1 | 0.92 | 9.820 | 9.820 | 9.820 |
| Other District | 1 | 10.03 | 8.951 | 8.951 | 8.951 |
| Private | 19 | 124.20 | 8.905 | 7.334 | 9.895 |
| Town | 2 | 4.80 | 9.269 | 8.753 | 9.785 |
| Subtotal: Gypsum | 23 | 139.95 | 8.979 | 7.334 | 9.895 |

Table 6.4.3 Summary of potentially suitable community housing parcels by zoning for the Town of Gypsum.

| Zoning | Parcels | Acres | SS Scores | | |
|-------------------------|-----------|---------------|--------------|--------------|--------------|
| | | | Mean | Min. | Max. |
| CL | 1 | 2.36 | 8.293 | 8.293 | 8.293 |
| R | 4 | 62.30 | 8.450 | 7.334 | 9.109 |
| RR | 1 | 2.09 | 8.446 | 8.446 | 8.446 |
| TOWN | 17 | 73.19 | 9.175 | 8.542 | 9.895 |
| Subtotal: Gypsum | 23 | 139.95 | 8.979 | 7.334 | 9.895 |

The twenty-three (23) parcels identified as potentially suitable in the Town of Gypsum have a mean site suitability model score of 8.979, which is below the County wide average. The top ten parcels having the highest site suitability scores for community housing in the Town of Gypsum are presented in Table 6.4.4 below.

Table 6.4.4 Top ten vacant parcels in the Town of Gypsum suitable for community housing ranked by mean site suitability model score.

| Rank | Parcel ID | SS Model Scores | | | | Developable Area | | Floodplain | | Wetlands | | Riparian Area | |
|------|--------------|-----------------|-----------|---------|-------|------------------|--------|------------|------|----------|------|---------------|------|
| | | Mean | Std. Dev. | Owner | Acres | Acres | % | Acres | % | Acres | % | Acres | % |
| 1 | 211104203036 | 9.895 | 0.000 | Private | 1.28 | 1.28 | 100.0% | 0.00 | 0.0% | 0.00 | 0.0% | 0.00 | 0.0% |
| 2 | 211104304019 | 9.820 | 0.000 | County | 0.92 | 0.92 | 100.0% | 0.00 | 0.0% | 0.00 | 0.0% | 0.00 | 0.0% |
| 3 | 211104309003 | 9.785 | 0.096 | Town | 0.99 | 0.99 | 100.0% | 0.00 | 0.0% | 0.00 | 0.0% | 0.00 | 0.0% |
| 4 | 211105216001 | 9.665 | 0.000 | Private | 1.37 | 1.37 | 100.0% | 0.00 | 0.0% | 0.00 | 0.0% | 0.00 | 0.0% |
| 5 | 211108106006 | 9.637 | 0.036 | Private | 7.16 | 7.16 | 100.0% | 0.00 | 0.0% | 0.00 | 0.0% | 0.00 | 0.0% |
| 6 | 211108204003 | 9.446 | 0.257 | Private | 12.58 | 12.58 | 100.0% | 0.00 | 0.0% | 0.00 | 0.0% | 0.00 | 0.0% |
| 7 | 211102100009 | 9.109 | 0.429 | Private | 35.82 | 33.93 | 94.7% | 0.36 | 1.0% | 0.36 | 1.0% | 0.29 | 0.8% |
| 8 | 193731301005 | 9.084 | 0.174 | Private | 0.52 | 0.52 | 100.0% | 0.00 | 0.0% | 0.00 | 0.0% | 0.00 | 0.0% |
| 9 | 193731301004 | 9.054 | 0.272 | Private | 0.49 | 0.49 | 100.0% | 0.00 | 0.0% | 0.00 | 0.0% | 0.00 | 0.0% |
| 10 | 211111303004 | 9.002 | 0.078 | Private | 1.27 | 1.27 | 100.0% | 0.00 | 0.0% | 0.00 | 0.0% | 0.00 | 0.0% |

6.5 Town of Minturn

The Town of Minturn currently has no existing community housing parcels. However, seven parcels have been identified for potential redevelopment and four additional parcels have been identified as suitable to expand community housing supply as shown on Figure 7.0 and in Table 6.5.1 below. Minturn currently has no additional community housing planned, approved or under construction.

Table 6.5.1 Summary of existing, planned or approved, and potentially suitable community housing parcels in the Town of Minturn.

| WFH Parcel Type | Parcels | Acres |
|-------------------------------------|-----------|---------------|
| Existing | 0 | 0.00 |
| Planned/Approved/Under Construction | 0 | 0.00 |
| Redevelop | 7 | 48.00 |
| Suitable | 4 | 96.88 |
| Subtotal: Minturn | 11 | 192.27 |

The four potentially suitable parcels within the Town of Minturn are summarized by ownership and zoning in Tables 6.5.2 and 6.5.3, respectively.

Table 6.5.2 Summary of potentially suitable community housing parcels by ownership for the Town of Minturn.

| Owner | Parcels | Acres | SS Scores | | |
|--------------------------|----------|--------------|--------------|--------------|--------------|
| | | | Mean | Min. | Max. |
| Federal | 3 | 40.06 | 8.552 | 8.435 | 8.642 |
| Private | 1 | 56.82 | 8.517 | 8.517 | 8.517 |
| Subtotal: Minturn | 4 | 96.88 | 8.543 | 8.435 | 8.642 |

Table 6.5.3 Summary of potentially suitable community housing parcels by zoning for the Town of Minturn.

| Zoning | Parcels | Acres | SS Scores | | |
|--------------------------|----------|---------------|--------------|--------------|--------------|
| | | | Mean | Min. | Max. |
| RP | 1 | 6.77 | 8.435 | 8.435 | 8.435 |
| TOWN | 3 | 90.11 | 8.579 | 8.517 | 8.642 |
| Subtotal: Minturn | 7 | 145.14 | 8.543 | 8.435 | 8.642 |

The four parcels identified as potentially suitable in the Town of Minturn have a mean site suitability model score of 8.543, which is below the County average. These four parcels are presented in Table 6.5.4 below.

Table 6.5.4 All vacant parcels in the Town of Minturn suitable for community housing ranked by mean site suitability model score.

| Rank | Parcel ID | SS Model Scores | | Owner | Acres | Developable Area | | Floodplain | | Wetlands | | Riparian Area | |
|------|--------------|-----------------|-----------|---------|-------|------------------|-------|------------|-------|----------|------|---------------|------|
| | | Mean | Std. Dev. | | | Acres | % | Acres | % | Acres | % | Acres | % |
| 1 | 210335100002 | 8.642 | 0.432 | Federal | 11.80 | 10.55 | 89.4% | 0.00 | 0.0% | 0.03 | 0.2% | 0.00 | 0.0% |
| 2 | 210322400009 | 8.579 | 0.447 | Federal | 21.48 | 135.36 | 90.2% | 2.44 | 1.6% | 0.28 | 0.2% | 0.00 | 0.0% |
| 3 | 210336300022 | 8.517 | 0.636 | Private | 56.82 | 56.77 | 99.9% | 24.77 | 43.6% | 0.25 | 0.4% | 0.00 | 0.0% |
| 4 | 210336300021 | 8.435 | 0.432 | Federal | 6.77 | 57.17 | 96.6% | 3.67 | 6.2% | 0.04 | 0.1% | 0.00 | 0.0% |

6.6 Town of Red Cliff

The Town of Red Cliff currently has no existing community housing parcels. However, four parcels have been identified as potentially suitable to expand community housing supply as shown on Figure 8.0 and in Table 6.6.1 below. Red Cliff currently has no additional community housing planned, approved or under construction.

Table 6.6.1 Summary of existing, planned or approved, and potentially suitable community housing parcels in the Town of Red Cliff.

| WFH Parcel Type | Parcels | Acres |
|-------------------------------------|----------|-------------|
| Existing | 0 | 0.00 |
| Planned/Approved/Under Construction | 0 | 0.00 |
| Redevelop | 0 | 0.00 |
| Suitable | 4 | 1.81 |
| Subtotal: Red Cliff | 4 | 1.81 |

The four potentially suitable parcels within the Town of Red Cliff are summarized by ownership and zoning in Tables 6.6.2 and 6.6.3, respectively.

Table 6.6.2. Summary of potentially suitable community housing parcels by ownership for the Town of Red Cliff.

| Owner | Parcels | Acres | SS Scores | | |
|----------------------------|----------|-------------|--------------|--------------|--------------|
| | | | Mean | Min. | Max. |
| Private | 4 | 1.81 | 7.517 | 7.206 | 7.862 |
| Subtotal: Red Cliff | 4 | 1.81 | 7.517 | 7.206 | 7.862 |

Table 6.6.3. Summary of potentially suitable community housing parcels by zoning for the Town of Red Cliff.

| Zoning | Parcels | Acres | SS Scores | | |
|----------------------------|----------|-------------|--------------|--------------|--------------|
| | | | Mean | Min. | Max. |
| TOWN | 4 | 1.81 | 7.517 | 7.206 | 7.862 |
| Subtotal: Red Cliff | 4 | 1.81 | 7.517 | 7.206 | 7.862 |

The four parcels identified as potentially suitable in the Town of Red Cliff have a mean site suitability model score of 7.517, well below the County wide average. These parcels are presented in Table 6.6.4 below.

Table 6.6.4 All vacant parcels in the Town of Red Cliff suitable for community housing ranked by mean site suitability model score.

| Rank | Parcel ID | SS Model Scores | | Owner | Acres | Developable Area | | Floodplain | | Wetlands | | Riparian Area | |
|------|--------------|-----------------|-----------|---------|-------|------------------|--------|------------|-------|----------|------|---------------|------|
| | | Mean | Std. Dev. | | | Acres | % | Acres | % | Acres | % | Acres | % |
| 1 | 220519405003 | 7.862 | 0.098 | Private | 0.80 | 0.80 | 100.0% | 0.10 | 12.3% | 0.01 | 1.2% | 0.00 | 0.0% |
| 2 | 220519405005 | 7.664 | 0.303 | Private | 0.31 | 0.31 | 100.0% | 0.04 | 13.2% | 0.02 | 5.1% | 0.00 | 0.0% |
| 3 | 220519102017 | 7.337 | 0.150 | Private | 0.25 | 0.25 | 100.0% | 0.00 | 0.0% | 0.00 | 0.0% | 0.00 | 0.0% |
| 4 | 220519102023 | 7.206 | 0.094 | Private | 0.45 | 0.45 | 100.0% | 0.00 | 0.0% | 0.00 | 0.0% | 0.00 | 0.0% |

6.7 Town of Vail

The Town of Vail currently has 199 existing community housing parcels, 1 parcel that could be redeveloped for additional units, and 28 additional parcels identified as suitable to expand community housing supply as shown on Figure 9.0 and in Table 6.7.1 below. Furthermore, Vail has another 2.07-acre parcel that has been planned or approved for up to an additional 72 community housing units.

Table 6.7.1 Summary of existing, planned or approved, and potentially suitable community housing parcels in the Town of Vail.

| WFH Parcel Type | Parcels | Acres |
|-------------------------------------|------------|---------------|
| Existing | 199 | 115.69 |
| Planned/Approved/Under Construction | 1 | 2.07 |
| Redevelop | 1 | 17.26 |
| Suitable | 28 | 150.28 |
| Subtotal: Vail | 229 | 285.30 |

The 28 potentially suitable parcels within the Town of Vail are summarized by ownership and zoning in Tables 6.7.2 and 6.7.3, respectively.

Table 6.7.2 Summary of potentially suitable community housing parcels by ownership for the Town of Vail.

| Owner | Parcels | Acres | SS Scores | | |
|-----------------------|-----------|---------------|-----------|-------|-------|
| | | | Mean | Min. | Max. |
| Private | 18 | 36.13 | 8.593 | 7.266 | 9.793 |
| Town | 10 | 114.15 | 7.838 | 6.624 | 9.257 |
| Subtotal: Vail | 28 | 150.28 | 8.323 | 6.624 | 9.793 |

Table 6.7.3. Summary of potentially suitable community housing parcels by zoning for the Town of Vail.

| Zoning | Parcels | Acres | SS Scores | | |
|-----------------------|-----------|---------------|-----------|-------|-------|
| | | | Mean | Min. | Max. |
| R | 2 | 26.49 | 7.631 | 6.807 | 8.454 |
| RSM | 5 | 11.34 | 8.574 | 8.147 | 8.849 |
| TOWN | 21 | 112.46 | 8.330 | 6.624 | 9.793 |
| Subtotal: Vail | 28 | 150.28 | 8.323 | 6.624 | 9.793 |

The twenty-eight (28) parcels identified as potentially suitable in the Town of Vail have a mean site suitability model score of 8.323, which is below the County average. The top ten parcels having the highest site suitability scores for community housing in the Town of Vail are presented in Table 6.7.4 below.

Table 6.7.4 Top ten vacant parcels in the Town of Vail suitable for community housing ranked by mean site suitability model score.

| Rank | Parcel ID | SS Model Scores | | Owner | Acres | Developable Area | | Floodplain | | Wetlands | | Riparian Area | |
|------|--------------|-----------------|-----------|---------|-------|------------------|--------|------------|------|----------|-------|---------------|------|
| | | Mean | Std. Dev. | | | Acres | % | Acres | % | Acres | % | Acres | % |
| 1 | 210312119001 | 9.793 | 0.030 | Private | 0.72 | 0.72 | 100.0% | 0.00 | 0.0% | 0.00 | 0.0% | 0.00 | 0.0% |
| 2 | 210312401022 | 9.658 | 0.058 | Private | 1.04 | 1.04 | 100.0% | 0.00 | 0.0% | 0.00 | 0.0% | 0.00 | 0.0% |
| 3 | 210312314003 | 9.558 | 0.000 | Private | 0.30 | 0.30 | 100.0% | 0.00 | 0.0% | 0.00 | 0.0% | 0.00 | 0.0% |
| 4 | 210312402003 | 9.257 | 0.245 | Town | 3.19 | 3.16 | 99.2% | 0.00 | 0.0% | 0.00 | 0.0% | 0.00 | 0.0% |
| 5 | 210312100005 | 9.238 | 0.515 | Private | 0.96 | 0.87 | 90.9% | 0.02 | 2.5% | 0.13 | 13.5% | 0.00 | 0.0% |
| 6 | 210106300002 | 9.201 | 0.257 | Private | 1.37 | 1.37 | 100.0% | 0.00 | 0.0% | 0.00 | 0.0% | 0.00 | 0.0% |
| 7 | 210301404003 | 9.118 | 0.221 | Private | 2.18 | 2.14 | 98.1% | 0.03 | 1.6% | 0.01 | 0.6% | 0.00 | 0.0% |
| 8 | 210314102027 | 8.849 | 0.467 | Private | 0.57 | 0.38 | 66.1% | 0.00 | 0.0% | 0.00 | 0.0% | 0.00 | 0.0% |
| 9 | 210312312040 | 8.842 | 0.484 | Private | 0.43 | 0.42 | 99.3% | 0.00 | 0.0% | 0.05 | 10.7% | 0.00 | 0.0% |
| 10 | 210314102028 | 8.729 | 0.246 | Private | 0.36 | 0.29 | 80.6% | 0.00 | 0.0% | 0.00 | 0.0% | 0.00 | 0.0% |

6.8 Unincorporated Eagle County

Unincorporated Eagle County currently has 231 existing community housing parcels, seven parcels that could be redeveloped for additional units, and 57 additional parcels identified as suitable to expand community housing supply as shown on Figures 10.1 – 10.4 and in Table 6.8.1 below. The County currently has at least eight additional community housing planned, approved or under construction.

Table 6.8.1 *Summary of existing, planned or approved, and potentially suitable community housing parcels in unincorporated Eagle County.*

| WFH Parcel Type | Parcels | Acres |
|--|------------|---------------|
| Existing | 231 | 99.12 |
| Planned/Approved/Under Construction | 8 | 182.12 |
| Redevelop | 6 | 20.72 |
| Suitable | 57 | 450.64 |
| Subtotal: Unincorporated Eagle County | 302 | 752.59 |

The fifty-seven potentially suitable parcels within unincorporated Eagle County are summarized by ownership and zoning in Tables 6.8.2 and 6.8.3, respectively.

Table 6.8.2 *Summary of potentially suitable community housing parcels by ownership for unincorporated Eagle County.*

| Owner | Parcels | Acres | SS Scores | | |
|--|-----------|---------------|--------------|--------------|--------------|
| | | | Mean | Min. | Max. |
| County | 1 | 1.34 | 9.770 | 9.770 | 9.770 |
| Metro District | 1 | 3.99 | 9.447 | 9.447 | 9.447 |
| Other District | 4 | 9.58 | 8.430 | 7.322 | 9.572 |
| Private | 49 | 433.32 | 8.241 | 6.890 | 9.499 |
| Religious | 2 | 2.41 | 9.440 | 9.411 | 9.469 |
| Subtotal: Unincorporated Eagle County | 57 | 450.64 | 8.344 | 6.890 | 9.770 |

Table 6.8.3 Summary of potentially suitable community housing parcels by zoning for unincorporated Eagle County.

| Zoning | Parcels | Acres | SS Scores | | | | |
|--|---------|--------|-----------|---------------|-------|-------|-------|
| | | | Mean | Min. | Max. | | |
| CG | 8 | 12.83 | 9.152 | 8.871 | 9.499 | | |
| CL | 1 | 6.85 | 7.761 | 7.761 | 7.761 | | |
| PUD | 27 | 130.17 | 8.320 | 7.261 | 9.770 | | |
| R | 15 | 262.74 | 7.923 | 6.890 | 9.469 | | |
| RC | 1 | 0.81 | 7.683 | 7.683 | 7.683 | | |
| RL | 1 | 21.40 | 8.747 | 8.747 | 8.747 | | |
| RSL | 1 | 0.43 | 9.269 | 9.269 | 9.269 | | |
| TOWN | 3 | 15.40 | 8.451 | 8.252 | 8.564 | | |
| Subtotal: Unincorporated Eagle County | | | 57 | 450.64 | 8.344 | 6.890 | 9.770 |

The fifty-seven (57) parcels identified as potentially suitable in the Town of Avon have a mean site suitability model score of 8.422, nearly a full point below the County wide average. The top ten parcels having the highest site suitability scores for community housing in the County and within the study area are presented in Table 6.8.4 below.

Table 6.8.4 Top twenty vacant parcels in unincorporated Eagle County suitable for community housing ranked by mean site suitability model score.

| Rank | Parcel ID | SS Model Scores | | Owner | Acres | Developable Area | | Floodplain | | Wetlands | | Riparian Area | |
|------|--------------|-----------------|-----------|------------|-------|------------------|--------|------------|-------|----------|-------|---------------|------|
| | | Mean | Std. Dev. | | | Acres | % | Acres | % | Acres | % | Acres | % |
| 1 | 210504315002 | 9.770 | 0.023 | County | 1.34 | 35.11 | 100.0% | 0.00 | 0.0% | 0.00 | 0.0% | 0.00 | 0.0% |
| 2 | 210504418001 | 9.572 | 0.313 | Other Dist | 3.53 | 3.53 | 100.0% | 0.00 | 0.0% | 0.03 | 0.8% | 0.00 | 0.0% |
| 3 | 210505400013 | 9.499 | 0.037 | Private | 1.17 | 1.17 | 100.0% | 0.00 | 0.0% | 0.00 | 0.0% | 0.00 | 0.0% |
| 4 | 210503300006 | 9.469 | 0.446 | Religious | 1.00 | 1.00 | 100.0% | 0.00 | 0.0% | 0.18 | 18.3% | 0.00 | 0.0% |
| 5 | 210505308008 | 9.456 | 0.061 | Private | 0.78 | 0.78 | 100.0% | 0.00 | 0.0% | 0.00 | 0.0% | 0.00 | 0.0% |
| 6 | 210506101014 | 9.447 | 0.247 | Metro Dist | 3.99 | 3.99 | 100.0% | 1.12 | 28.1% | 0.14 | 3.4% | 0.00 | 0.0% |
| 7 | 210307407006 | 9.411 | 0.579 | Religious | 1.40 | 1.40 | 100.0% | 0.00 | 0.0% | 0.34 | 24.4% | 0.00 | 0.0% |
| 8 | 194136402005 | 9.402 | 0.289 | Other Dist | 0.81 | 0.81 | 100.0% | 0.00 | 0.0% | 0.03 | 3.2% | 0.00 | 0.0% |
| 9 | 194331300007 | 9.269 | 0.406 | Private | 0.43 | 0.43 | 100.0% | 0.01 | 3.0% | 0.02 | 4.8% | 0.00 | 0.0% |
| 10 | 210317102011 | 9.240 | 0.293 | Private | 0.84 | 0.84 | 100.0% | 0.00 | 0.0% | 0.04 | 5.0% | 0.00 | 0.0% |
| 11 | 210317102017 | 9.211 | 0.041 | Private | 0.58 | 0.58 | 100.0% | 0.00 | 0.0% | 0.00 | 0.0% | 0.00 | 0.0% |
| 12 | 210317102018 | 9.204 | 0.039 | Private | 0.60 | 0.60 | 100.0% | 0.00 | 0.0% | 0.00 | 0.0% | 0.00 | 0.0% |
| 13 | 194136405001 | 9.179 | 0.154 | Private | 1.66 | 1.66 | 100.0% | 0.00 | 0.0% | 0.00 | 0.1% | 0.00 | 0.0% |
| 14 | 210317126001 | 9.142 | 0.348 | Private | 2.30 | 2.30 | 100.0% | 0.28 | 12.0% | 0.12 | 5.3% | 0.00 | 0.0% |
| 15 | 210317101021 | 9.081 | 0.376 | Private | 2.17 | 2.17 | 100.0% | 0.03 | 1.3% | 0.17 | 8.0% | 0.00 | 0.0% |
| 16 | 210316200011 | 8.967 | 0.449 | Private | 23.76 | 11.54 | 4.3% | 0.58 | 0.2% | 0.66 | 0.2% | 0.00 | 0.0% |
| 17 | 210317101013 | 8.966 | 0.503 | Private | 0.89 | 0.89 | 100.0% | 0.03 | 3.0% | 0.03 | 3.7% | 0.00 | 0.0% |
| 18 | 210505411009 | 8.871 | 0.500 | Private | 4.28 | 2.71 | 63.3% | 0.00 | 0.0% | 0.02 | 0.5% | 0.00 | 0.0% |
| 19 | 210505119004 | 8.747 | 0.619 | Private | 21.40 | 18.63 | 87.1% | 3.13 | 14.6% | 0.35 | 1.6% | 0.00 | 0.0% |
| 20 | 211305204001 | 8.587 | 0.000 | Private | 1.28 | 1.28 | 100.0% | 0.00 | 0.0% | 0.00 | 0.0% | 0.00 | 0.0% |
| 20 | 211305312001 | 8.587 | 0.000 | Private | 1.09 | 1.09 | 100.0% | 0.00 | 0.0% | 0.00 | 0.0% | 0.00 | 0.0% |
| 20 | 211305312005 | 8.587 | 0.000 | Private | 0.76 | 0.76 | 100.0% | 0.00 | 0.0% | 0.00 | 0.0% | 0.00 | 0.0% |

REFERENCES

Bangweon Song, Seokjoong Kang, "A Method of Assigning Weights Using a Ranking and Nonhierarchy Comparison", *Advances in Decision Sciences*, vol. 2016, Article ID 8963214, 9 pages, 2016.
<https://doi.org/10.1155/2016/8963214>

APPENDIX A

Town of Vail Housing Policy Statement

RESOLUTION NO. 30, SERIES 2018

A RESOLUTION ADOPTING THE 2018 TOWN OF VAIL HOUSING POLICY STATEMENTS, AND SETTING FORTH DETAILS IN REGARD THERETO

WHEREAS, the Vail Town Council has adopted the vision “*To Be The Premier International Mountain Resort Community*”;

WHEREAS, through Resolution No. 29, Series 2016, the Town Council adopted Vail Housing 2027, "A Strategic Plan for Maintaining and Sustaining Community through the Creation and Support of Resident Housing in Vail" (the "Plan");

WHEREAS, the single goal of the Plan is for “The Town of Vail to acquire 1,000 additional resident housing deed-restrictions by the year 2027;

WHEREAS, according to the 2018 Town of Vail Community Survey results, the availability and affordability of housing is the most critical issue facing the Vail community; and,

WHEREAS, through the adoption of housing policy statements, it is the Vail Town Council’s intent to articulate the approaches the Town will take to realize its vision, achieve its housing goal, and address the most critical issue...housing...facing the Vail community.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF VAIL:

Section 1. The Vail Town Council hereby adopts the following housing policy statements, hereafter referred to as the “2018 Town of Vail Housing Policy Statements”:

#1 Housing IS Infrastructure - Deed-restricted homes are critical infrastructure in Vail.

#2 Housing Partners – We use public/private partnerships and actively pursue local and regional solutions to increase the supply of deed-restricted homes.

#3 Private Sector Importance – We foster a proactive and solutions-oriented environment that promotes private sector investment to create deed-restricted homes.

#4 Leverage Financial Strength – We will use our financial strength and acumen to acquire deed-restrictions.

#5 Breakdown Barriers – We align our land use regulations, building and energy conservation codes to achieve our vision and housing goal, and development applications are thoroughly, timely and efficiently reviewed....getting to “yes” is our shared objective.

#6 Funding Creates Deed-Restrictions – We pursue a predictable, consistent and reliable source of funding to obtain deed-restrictions and maintain the Town’s housing programs.

#7 People Promote Community – We ensure opportunity and access to the Town’s housing programs and initiatives through a clear, equitable, and easy to administer process for housing selection.

#8 No Net Loss - No net loss of resident-occupied, deed-restrictions.

#9 Keep Up With Demand - New development, both residential and commercial, is obligated to mitigate its incremental impact on the demand for resident-occupied, deed-restricted homes. Payment in lieu, while needed, is not the preferred method of mitigation.

#10 Funding is Policy – The Vail Town Council will fund housing opportunities and solutions.

INTRODUCED, READ, APPROVED AND ADOPTED this 17th day of July, 2018.

Dave Chapin, Mayor

ATTEST:

Patty McKenny, Town Clerk

APPENDIX B

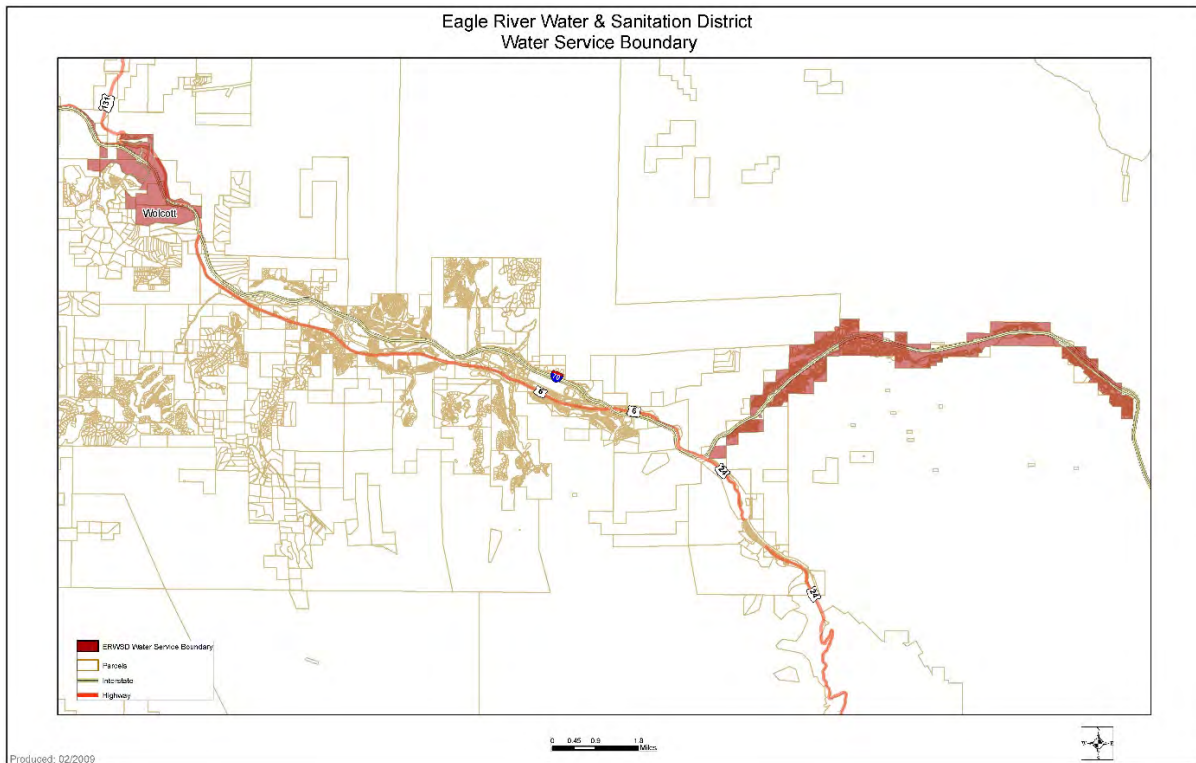
Eagle County Community Housing Water Availability

Eagle County Community Housing Water Availability

On September 8, 2022, the ELEV8 Inc. and Zehren and Associates team met with the Eagle River Water and Sanitation District (ERWSD) / Upper Eagle Regional Water Authority (UERWA) to review development projections and water availability for potential housing developments within ERWSD and UERWA service areas. The following representatives from ERWSD/UERWA attended the meeting: Jason Cowles P.E, Micah Schuette, P.E., and Tim Friday, P.E.

Service Areas

The Eagle River Water & Sanitation District provides water service within its water service area which includes the Vail Water Subdistrict and properties of the Wolcott area that have included into the District boundary.

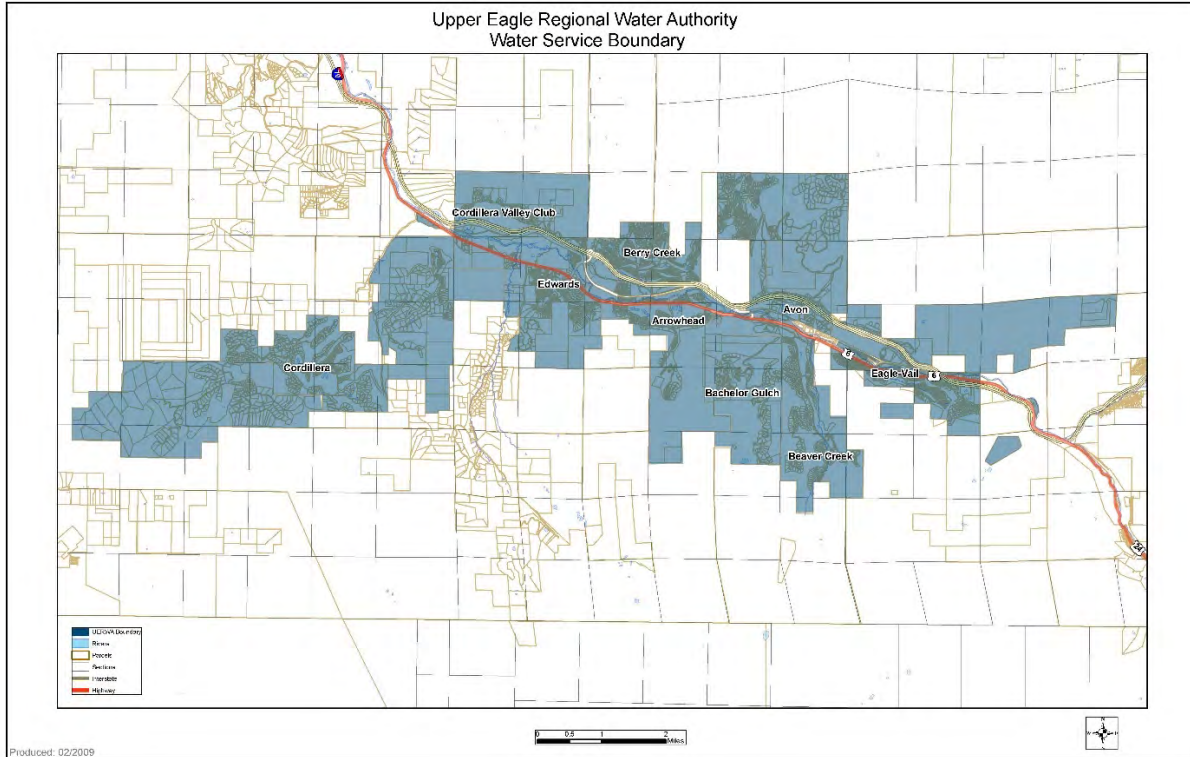


The Upper Eagle Regional Water Authority, which provides water to its six member entities, including:

- [Town of Avon](#)
- [Arrowhead Metropolitan District](#)
- [Beaver Creek Metropolitan District](#)
- [Berry Creek Metropolitan District](#)
- [Eagle-Vail Metropolitan District](#)

- [Edwards Metropolitan District](#)

The Authority also provides service to the Bachelor Gulch and Cordillera Metropolitan districts.



Water Availability

ERWSD/UERWA stated they are currently updating development projections and water availability for potential housing developments. Eagle County currently has an affordable Housing Reserve In-basin Reservoir Storage in the Eagle Park Reservoir. This available water can only be used for affordable/community housing projects within Eagle County. The District and Authority has unrestricted In-basin Reservoir Storage that includes 25 ac-ft pledged by ERWSD. The District and Authority has Out-of-basin Reservoir Storage supplies that includes 711 ac-ft in Wolford Mountain Reservoir contracts and 475 ac-ft in Green Mountain Reservoir contracts. The Authority’s existing commitment of 34.3 ac-ft of augmentation for the West End PUD is included in the modeled augmentation surplus. In general, ERWSD/UERWA stated water is available based on the current Land Use zoning within the service areas identified above. The District and Authority would need to review each parcel identified in this inventory to determine accurate water availability projections. A follow up meeting was discussed once the inventory of potential community housing is complete. More detail could be provided by the District and Authority upon review of the final inventory.

Below is the latest projection provided by ERWSD on the available water in the Authority for up-zoning/new development outside of currently zoned areas with a water service commitment.

Authority Surplus Augmentation Supply

Updated: 3/16/2022 by JEC

| | HCU, acft | In-basin Reservoir Storage, acft | In-basin Reservoir Storage, acft | Out-of-basin Reservoir Storage, acft | Total HCU & In-Basin Storage, acft |
|--|---------------|----------------------------------|----------------------------------|--------------------------------------|------------------------------------|
| | Summer only | Affordable Housing Reserve | Unrestricted | | |
| Modeled Augmentation Surplus¹ | 105.70 | 87.40 | 127.30 | | 320.40 |
| Projects with Ability to Serve Letters | | | | | |
| Club Residences at CVC | 0.04 | | 1.04 | 0.03 | 1.08 |
| Current Augmentation Surplus² | 105.66 | 87.40 | 126.26 | | 319.32 |
| Augmentation Projections for Projects in Land Use Entitlement Process | | | | | |
| Edwards River Park PUD | 5.52 | 9.27 | 53.54 | 1.89 | 68.32 |
| Mountain Hive | 1.27 | | 13.56 | 0.39 | 14.83 |
| NorthStar PUD Amendment | 0.45 | | 3.16 | 0.09 | 3.61 |
| Warner Building Dormitories | 0.02 | | 0.02 | 0.01 | 0.04 |
| Riverwalk PUD Guide Amendment | 0.07 | | 1.67 | 0.05 | 1.74 |
| Brown PUD | 0.35 | | 3.12 | 0.09 | 3.47 |
| Total Pending Augmentation | 7.68 | 9.27 | 75.06 | 2.52 | 92.01 |
| Projected Augmentation Surplus | 97.98 | 78.13 | 51.19 | | 227.31 |

Notes:

- 1) Modeled Augmentation Surplus based on June 25, 2020 unallocated model runs adjusted for Edwards River Park changes.
- 2) Current Augmentation Surplus Projection considers all projects with Ability to Serve Letters to be allocated.
- 3) Projects in Land Use Entitlement Process have Conditional Capacity to Serve Letters but have not yet received land use approvals or completed the Authority's water rights dedication process.
- 3) Affordable Housing Reserve In-basin Reservoir Storage is Eagle Park water transferred to UERWA by Eagle County and can only be used for affordable/workforce housing projects.
- 4) Unrestricted In-basin Reservoir Storage includes 25 acft pledged by ERWSD.
- 5) Out-of-basin Reservoir Storage supplies include 711 acft Wolford Mtn. Res. Contracts and 475 acft Green Mtn. Res. Contracts.
- 6) The Authority's existing commitment of 34.3 acft of augmentation for the West End PUD is included in the modeled augmentation surplus.

APPENDIX C

Transformation, classification and scoring of criteria data layers as inputs to the Eagle County community housing site suitability model.

This Appendix details the method by which all criteria spatial data layers were transformed, classified and scored to be employed as inputs to the Eagle County community housing site suitability model.

Because the criteria data represent a variety of unrelated phenomena and characteristics, they inherently have different scales and basis for the values they report when compared to one another. Ultimately, all criteria data sets must be scored on a common scale to participate in site suitability models. To do so, all data must be classified using a common metric and some data may require transformation. For this exercise, criteria categories were scored on a scale of 0 – 10, with scores of 10 indicating the highest suitability for workforce housing, while values of 0 indicate no suitability.

The criteria data layers store values in either discreet bins or as continuous values across the entirety of the dataset. Discreet data have values that exist as classes or categories and have hard boundaries where values may change considerably from one cell to the next. Discreet data may delineate wetland boundaries (e.g. ‘upland’ vs. ‘wetland’) or zoning classes (e.g. Commercial, Residential, Low Density Residential, etc.). To participate in site suitability models, discreet data requires no transformation but must be reclassified to the common scale of 0 – 10. By contrast, continuous data have uninterrupted values on a given scale and may describe data such as distances or elevations. For this reason, continuous data must first be transformed to discreet data and then classified on the 0 – 10 scale.

Tables A-1, A-2 and A-3 below present the sub-criteria classes and associated scores for the major the Proximity, Development Potential, and Environmental criteria categories.

Table A-1. Proximity sub-criteria data classes and scores employed in the Eagle County community housing site suitability model.

| Data Type | Sub-Criteria | Class | Score |
|-------------------|-------------------------------------|----------------|--------------|
| <i>Continuous</i> | Proximity to bus stops | 0.0 - 0.25 Mi. | 10 |
| | | 0.25 - 0.5 Mi. | 9 |
| | | 0.5 - 0.75 Mi. | 8 |
| | | 0.75 - 1.0 Mi. | 7 |
| | | 1.0 - 1.5 Mi. | 6 |
| | | 1.5 - 2.5 Mi. | 5 |
| | | 2.5 - 5.0 Mi. | 4 |
| | | 5.0 + Mi. | 3 |
| <i>Continuous</i> | Proximity to interstate or highways | 0.0 - 0.25 Mi. | 10 |
| | | 0.25 - 0.5 Mi. | 9 |
| | | 0.5 - 0.75 Mi. | 8 |
| | | 0.75 - 1.0 Mi. | 7 |
| | | 1.0 - 1.5 Mi. | 6 |
| | | 1.5 + Mi. | 5 |

| | | |
|-------------------|------------------------------------|----|
| <i>Continuous</i> | Proximity to preschool or daycare | |
| | 0.0 - 1.2 Mi. | 10 |
| | 1.2 - 2.4 Mi. | 9 |
| | 2.4 - 3.6 Mi. | 8 |
| | 3.6 - 4.8 Mi. | 7 |
| | 4.8 - 6.0 Mi. | 6 |
| | 6.0 - 7.2 Mi. | 5 |
| | 7.2 - 8.4 Mi. | 4 |
| | 8.4 - 9.6 Mi. | 3 |
| | 9.6 - 10.8 Mi. | 2 |
| | 10.8+ Mi. | 1 |
| <i>Continuous</i> | Proximity to elementary school | |
| | 0.0 - 1.4 Mi. | 10 |
| | 1.4 - 2.7 Mi. | 9 |
| | 2.7 - 4.1 Mi. | 8 |
| | 4.1 - 5.5 Mi. | 7 |
| | 5.5 - 6.8 Mi. | 6 |
| | 6.8 - 8.2 Mi. | 5 |
| | 8.2 - 9.6 Mi. | 4 |
| | 9.6 - 11.0 Mi. | 3 |
| | 11.0 - 12.3 Mi. | 2 |
| | 12.3 + Mi. | 1 |
| <i>Continuous</i> | Proximity to middle or high school | |
| | 0.0 - 2.1 Mi. | 10 |
| | 2.1 - 4.2 Mi. | 9 |
| | 4.2 - 6.3 Mi. | 8 |
| | 6.3 - 8.4 Mi. | 7 |
| | 8.4 - 10.5 Mi. | 6 |
| | 10.5 - 12.6 Mi. | 5 |
| | 12.6 - 14.6 Mi. | 4 |
| | 14.6 - 16.7 Mi. | 3 |
| | 16.7 - 18.8 Mi. | 2 |
| | 18.8 + Mi. | 1 |

| | | | |
|-------------------|------------------------------------|-----------------|----|
| <i>Continuous</i> | Proximity to grocery stores | 0.0 - 1.3 Mi. | 10 |
| | | 1.3 - 2.6 Mi. | 9 |
| | | 2.6 - 4.0 Mi. | 8 |
| | | 4.0 - 5.3 Mi. | 7 |
| | | 5.3 - 6.6 Mi. | 6 |
| | | 6.6 - 7.9 Mi. | 5 |
| | | 7.9 - 9.2 Mi. | 4 |
| | | 9.2 - 10.6 Mi. | 3 |
| | | 10.6 - 11.9 Mi. | 2 |
| | | 11.9 + Mi. | 1 |
| <i>Continuous</i> | Proximity to healthcare facilities | 0.0 - 1.5 Mi. | 10 |
| | | 1.5 - 3.0 Mi. | 9 |
| | | 3.0 - 4.5 Mi. | 8 |
| | | 4.5 - 6.0 Mi. | 7 |
| | | 6.0 - 7.5 Mi. | 6 |
| | | 7.5 - 9.0 Mi. | 5 |
| | | 9.0 - 10.5 Mi. | 4 |
| | | 10.5 - 12.0 Mi. | 3 |
| | | 12.0 - 13.5 Mi. | 2 |
| | | 13.5 + Mi. | 1 |

Table A-2. Development potential sub-criteria data classes and scores employed in the Eagle County community housing site suitability model.

| Data Type | Sub-Criteria | Class | Score |
|-------------------|--------------------------|-------------------------|--------------|
| <i>Continuous</i> | Developable slopes | 0 - 10% | 10 |
| | | 10 - 15% | 9 |
| | | 15 - 20% | 7 |
| | | 20 - 25% | 5 |
| | | 25 - 30% | 3 |
| | | 30 - 40% | 1 |
| | | > 40% | 0 |
| <i>Discreet</i> | Within incorporated area | Within | 10 |
| | | Outside | 7 |
| <i>Discreet</i> | Land ownership | County, Town or Private | 10 |
| | | Federal or State | 4 |

| <i>Discreet</i> | Zoning | | |
|-----------------|--------|------------------------------|----|
| | | Res. Multi-family | 10 |
| | | Res. Suburban Medium Density | 10 |
| | | Res. Suburban Low Density | 10 |
| | | PUD | 10 |
| | | Town | 10 |
| | | Rural Res. | 9 |
| | | Rural Center | 8 |
| | | Agricultural Limited | 8 |
| | | Agricultural Res. | 7 |
| | | Resource | 6 |
| | | Resource Limited | 4 |
| | | Commercial Limited | 4 |
| | | Commercial General | 4 |
| | | Resource Preservation | 2 |
| | | Industrial | 2 |
| | | Backcountry | 0 |

Table A-3. Environmental sub-criteria data classes and scores employed in the Eagle County community housing site suitability model.

| Data Type | Sub-Criteria | Class | Score |
|------------------|----------------------------|---------------------------------------|--------------|
| <i>Discreet</i> | Wetland and riparian areas | | |
| | | Upland (Non-riparian) | 10 |
| | | Riparian | 2 |
| | | Wetland | 2 |
| <i>Discreet</i> | Elk or mule deer habitats | | |
| | | Elk or Mule deer nonhabitat | 10 |
| | | Elk or mule deer winter concentration | 8 |
| | | Elk or mule deer severe winter range | 8 |
| | | Elk or mule deer migration | 6 |
| | | Elk production | 5 |

APPENDIX D

Participant criteria score sheets for developing weights assigned to criteria data layers as inputs to the Eagle County community housing site suitability model.

Please provide a score based on the relative importance of each criteria below. Scores should adhere to those provided in Table 1 with a score of 1 indicating the criteria is not important and a score of 9 indicating the criteria is absolutely important.

Table 3. Criteria scores by relative importance.

| Criteria | Score |
|--|-------|
| Proximity to transportation networks and support facilities and amenities. | 9 |
| Development potential of the parcel and associated costs. | 7 |
| Potential environmental impacts. | 5 |

Please provide a score based on the relative importance of each sub-criteria below. Scores should adhere to those provided in Table 1 with a score of 1 indicating the criteria is not important and a score of 9 indicating the criteria is absolutely important.

Table 4A. Sub-criteria scores by relative importance for proximity criteria.

| Criteria | Sub-criteria | Score |
|--|----------------------------------|-------|
| Proximity to transportation networks and support facilities and amenities. | | |
| | Proximity to bust stop | 8 |
| | Proximity to major highway | 5 |
| | Proximity to trails/sidewalk | 6 |
| | Proximity to preschool/daycare | 7 |
| | Proximity to elementary school | 5 |
| | Proximity to high school | 4 |
| | Proximity to Job Core Area | 6 |
| | Proximity to grocery store | 5 |
| | Proximity to healthcare facility | 3 |

Table 4B. Sub-criteria scores by relative importance for development potential criteria.

| Criteria | Sub-criteria | Score |
|---|--------------------------------------|-------|
| Development potential of the parcel and associated costs. | | |
| | Developable area | 3 |
| | Proximity to existing utilities | 6 |
| | Availability to existing access | 5 |
| | Current zoning | 3 |
| | Within incorporated areas | 4 |
| | Land ownership | 3 |
| | HOA/Covenant Controlled Community | 2 |
| | Platted/Unplatted | 2 |
| | Consistency with Future Land use Map | 3 |

Table 4C. Sub-criteria scores by relative importance for environmental impacts criteria.

| Criteria | Sub-criteria | Score |
|-----------------|------------------------------|--------------|
| Potential | environmental impacts. | |
| | Wetlands and riparian areas. | 4 |
| | Critical big game habitats. | 4 |

Please provide a score based on the relative importance of each criteria below. Scores should adhere to those provided in Table 1 with a score of 1 indicating the criteria is not important and a score of 9 indicating the criteria is absolutely important.

Table 3. Criteria scores by relative importance.

| Criteria | Score |
|--|-------|
| Proximity to transportation networks and support facilities and amenities. | 9 |
| Development potential of the parcel and associated costs. | 7 |
| Potential environmental impacts. | 6 |

Please provide a score based on the relative importance of each sub-criteria below. Scores should adhere to those provided in Table 1 with a score of 1 indicating the criteria is not important and a score of 9 indicating the criteria is absolutely important.

Table 4A. Sub-criteria scores by relative importance for proximity criteria.

| Criteria | Sub-criteria | Score |
|--|----------------------------------|-------|
| Proximity to transportation networks and support facilities and amenities. | | |
| | Proximity to bust stop | 9 |
| | Proximity to major highway | 3 |
| | Proximity to trails/sidewalk | 4 |
| | Proximity to preschool/daycare | 6 |
| | Proximity to elementary school | 6 |
| | Proximity to high school | 4 |
| | Proximity to Job Core Area | 7 |
| | Proximity to grocery store | 4 |
| | Proximity to healthcare facility | 2 |

Table 4B. Sub-criteria scores by relative importance for development potential criteria.

| Criteria | Sub-criteria | Score |
|---|-------------------------------------|-------|
| Development potential of the parcel and associated costs. | | |
| | Developable area | 7 |
| | Proximity to existing utilities | 5 |
| | Availability to existing access | 5 |
| | Current zoning | 2 |
| | Within incorporated areas | 2 |
| | Land ownership | 4 |
| | HOA/Covenant Controlled Community | 2 |
| | Platted/Unplatted | 2 |
| | Consistency with Future Landuse Map | 2 |

Table 4C. Sub-criteria scores by relative importance for environmental impacts criteria.

| Criteria | Sub-criteria | Score |
|-----------------|------------------------------|--------------|
| Potential | environmental impacts. | |
| | Wetlands and riparian areas. | 4 |
| | Critical big game habitats. | 4 |

Please provide a score based on the relative importance of each criteria below. Scores should adhere to those provided in Table 1 with a score of 1 indicating the criteria is not important and a score of 9 indicating the criteria is absolutely important.

Table 3. Criteria scores by relative importance.

| Criteria | Score |
|--|-------|
| Proximity to transportation networks and support facilities and amenities. | 7 |
| Development potential of the parcel and associated costs. | 9 |
| Potential environmental impacts. | 3 |

Please provide a score based on the relative importance of each sub-criteria below. Scores should adhere to those provided in Table 1 with a score of 1 indicating the criteria is not important and a score of 9 indicating the criteria is absolutely important.

Table 4A. Sub-criteria scores by relative importance for proximity criteria.

| Criteria | Sub-criteria | Score |
|--|----------------------------------|-------|
| Proximity to transportation networks and support facilities and amenities. | | |
| | Proximity to bust stop | 8 |
| | Proximity to major highway | 9 |
| | Proximity to trails/sidewalk | 7 |
| | Proximity to preschool/daycare | 5 |
| | Proximity to elementary school | 4 |
| | Proximity to high school | 2 |
| | Proximity to Job Core Area | 7 |
| | Proximity to grocery store | 4 |
| | Proximity to healthcare facility | 2 |

Table 4B. Sub-criteria scores by relative importance for development potential criteria.

| Criteria | Sub-criteria | Score |
|---|-------------------------------------|-------|
| Development potential of the parcel and associated costs. | | |
| | Developable area | 8 |
| | Proximity to existing utilities | 6 |
| | Availability to existing access | 4 |
| | Current zoning | 4 |
| | Within incorporated areas | 2 |
| | Land ownership | 4 |
| | HOA/Covenant Controlled Community | 6 |
| | Platted/Unplatted | 2 |
| | Consistency with Future Landuse Map | 2 |

Table 4C. Sub-criteria scores by relative importance for environmental impacts criteria.

| Criteria | Sub-criteria | Score |
|-----------------|------------------------------|--------------|
| Potential | environmental impacts. | |
| | Wetlands and riparian areas. | 7 |
| | Critical big game habitats. | 3 |

Please provide a score based on the relative importance of each criteria below. Scores should adhere to those provided in Table 1 with a score of 1 indicating the criteria is not important and a score of 9 indicating the criteria is absolutely important.

Table 3. Criteria scores by relative importance.

| Criteria | Score |
|--|-------|
| Proximity to transportation networks and support facilities and amenities. | |
| Development potential of the parcel and associated costs. | |
| Potential environmental impacts. | |

Please provide a score based on the relative importance of each sub-criteria below. Scores should adhere to those provided in Table 1 with a score of 1 indicating the criteria is not important and a score of 9 indicating the criteria is absolutely important.

Table 4A. Sub-criteria scores by relative importance for proximity criteria.

| Criteria | Sub-criteria | Score |
|--|----------------------------------|-------|
| Proximity to transportation networks and support facilities and amenities. | | |
| | Proximity to bust stop | 5 |
| | Proximity to major highway | 1 |
| | Proximity to trails/sidewalk | 7 |
| | Proximity to preschool/daycare | 3 |
| | Proximity to elementary school | 3 |
| | Proximity to high school | 1 |
| | Proximity to Job Core Area | 1 |
| | Proximity to grocery store | 1 |
| | Proximity to healthcare facility | 1 |

Table 4B. Sub-criteria scores by relative importance for development potential criteria.

| Criteria | Sub-criteria | Score |
|---|-------------------------------------|-------|
| Development potential of the parcel and associated costs. | | |
| | Developable area | 7 |
| | Proximity to existing utilities | 5 |
| | Availability to existing access | 3 |
| | Current zoning | 4 |
| | Within incorporated areas | 6 |
| | Land ownership | 7 |
| | HOA/Covenant Controlled Community | 3 |
| | Platted/Unplatted | 1 |
| | Consistency with Future Landuse Map | 7 |

Table 4C. Sub-criteria scores by relative importance for environmental impacts criteria.

| Criteria | Sub-criteria | Score |
|-----------------|------------------------------|--------------|
| Potential | environmental impacts. | |
| | Wetlands and riparian areas. | 9 |
| | Critical big game habitats. | 7 |

PROJECT MAPPING



- Figure 1.0 Study Area**
- Figure 2.0 Site Suitability Model Results**
- Figure 3.0 Community Housing Parcel Locations**
- Figure 4.0 Dotsero Area CH Parcel Locations**
- Figure 5.0 Gypsum Area CH Parcel Locations**
- Figure 6.0 Eagle Area CH Parcel Locations**
- Figure 7.0 Walcott Area CH Parcel Locations**
- Figure 8.0 Edwards Area CH Parcel Locations**
- Figure 9.0 Avon Area CH Parcel Locations**
- Figure 10.0 Eagle-Vail Area CH Parcel Locations**
- Figure 11.0 Vail Area CH Parcel Locations**
- Figure 12.0 Minturn Area CH Parcel Locations**
- Figure 13.0 Red Cliff Area CH Parcel Locations**



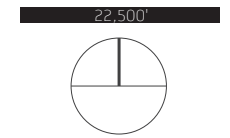
FIGURE 1.0

Study Area

| | |
|----------|-------------------------|
| TITLE | |
| PROJECT | Community Housing Study |
| CLIENT | Eagle County |
| LOCATION | Eagle County, CO |
| LEGEND | |

-  Study Area
-  Town Boundary

| | | | |
|------------|--|----------|---------|
| DATE | 12.01.2022 | DRAWN BY | ZDP |
| VERSION | 01 | SHEET | 01 / 01 |
| PROJECTION | State Plane Colorado Central (US Feet) | | |
| DATUM | North American Datum 1983 (NAD83) | | |
| SCALE | 1:260,000 | | |



LOCATION

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| EMAIL | info@elev8-inc.com |
| PHONE | 970.409.9012 |

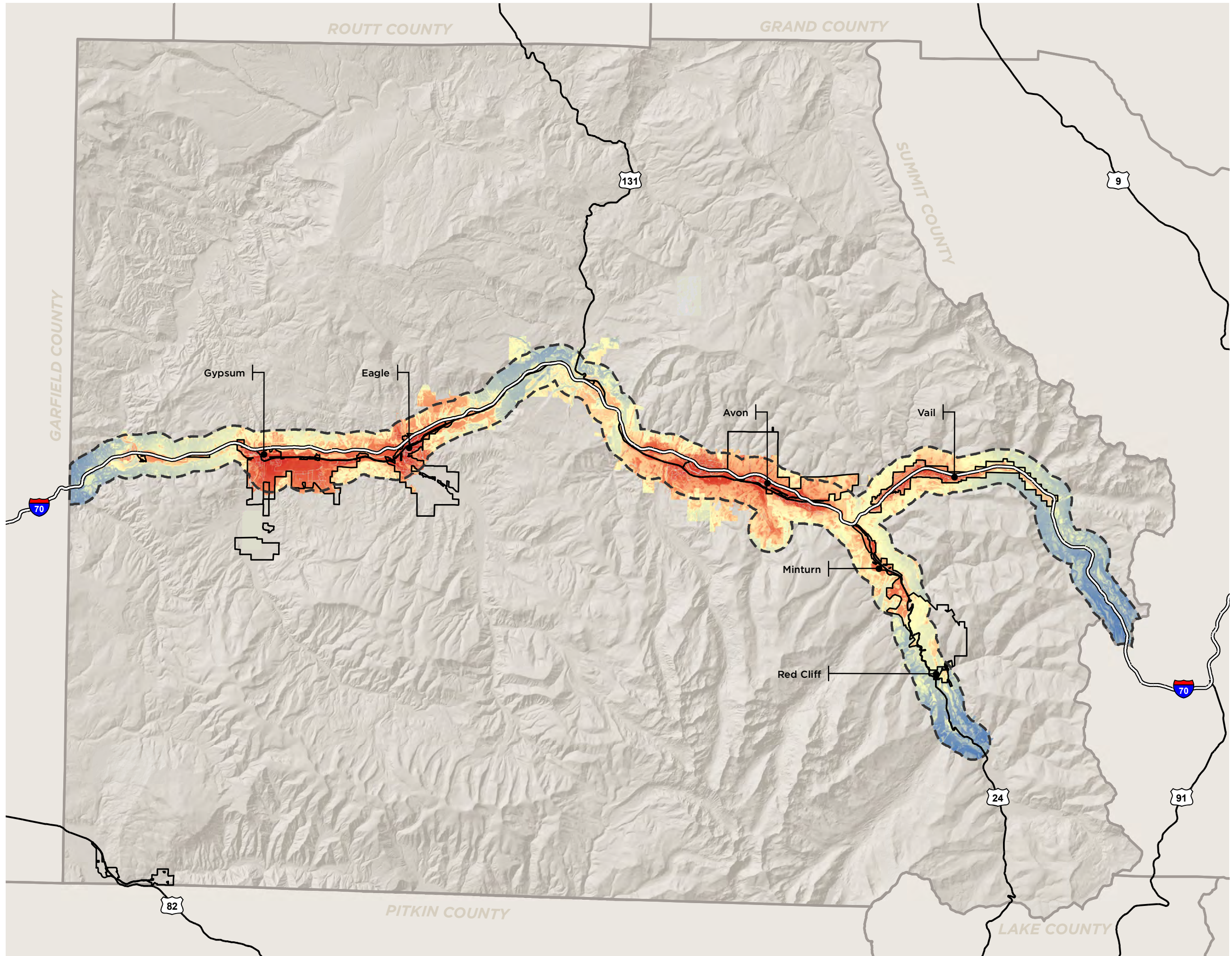


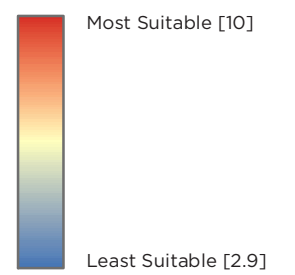
FIGURE 2.0

Site Suitability Model Results

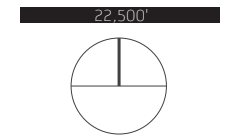
PROJECT: Community Housing Study
 CLIENT: Eagle County
 LOCATION: Eagle County, CO

- LEGEND
- Study Area
 - Town Boundary

SITE SUITABILITY SCORES



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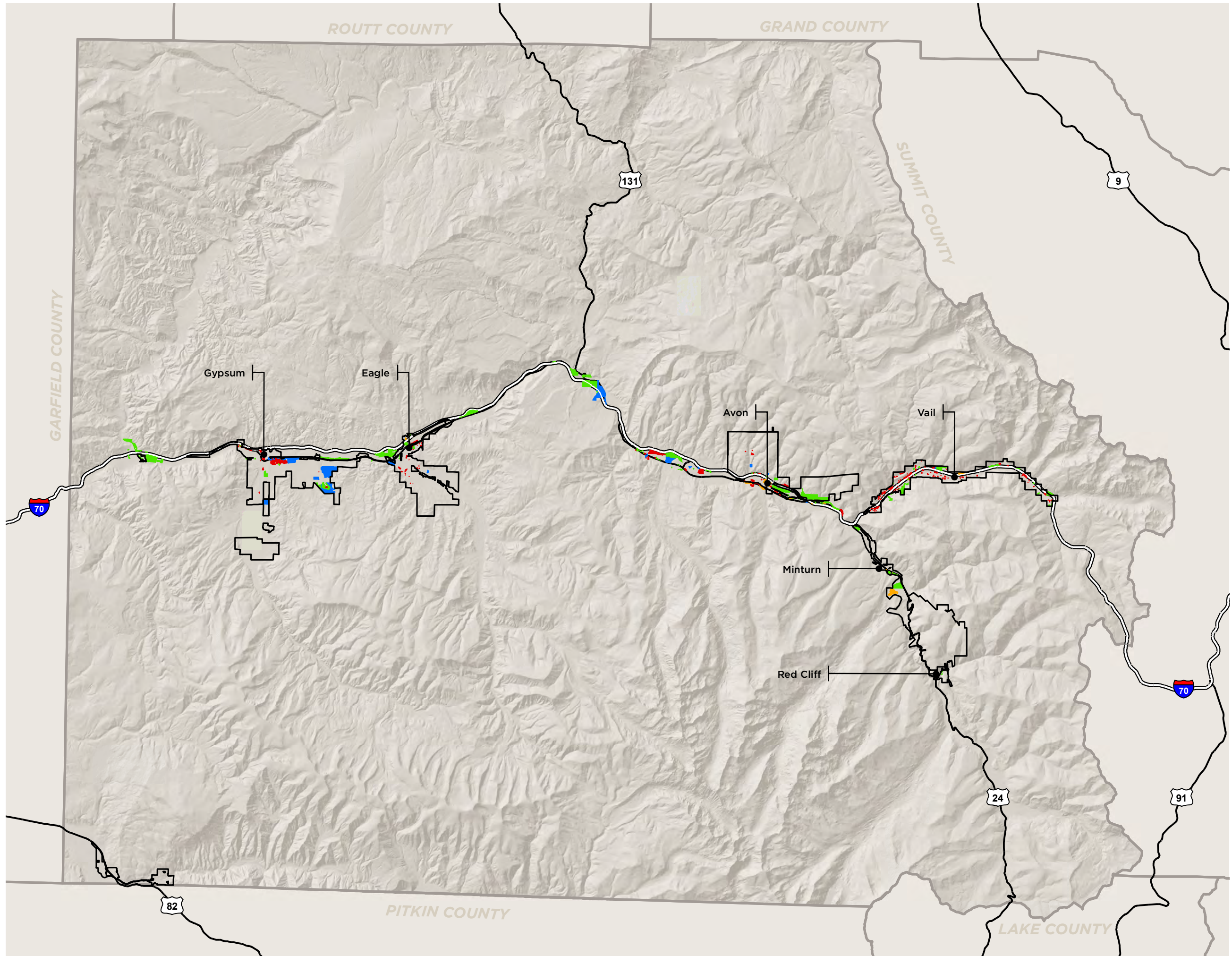







FIGURE 3.0

Community Housing Parcel Locations

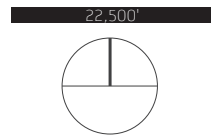
PROJECT: Community Housing Study
 CLIENT: Eagle County
 LOCATION: Eagle County, CO

- LEGEND
-  Town Boundary
 -  Existing CH Parcel^{1,2}
 -  Planned/Approved CH Parcel
 -  Suitable for CH Redevelopment
 -  Suitable for CH Construction

¹ Parcels identified as 'Existing CH Parcel' may be either 100% Community Housing or a mix of Community Housing and free-market units.

² Parcels identified as 'Existing CH Parcel' may contain single or multiple Community Housing units.

| | | | |
|------------|--|----------|----------------|
| DATE | 12.01.2022 | DRAWN BY | ZDP |
| VERSION | 01 | SHEET | 01 / 01 |
| PROJECTION | State Plane Colorado Central (US Feet) | | |
| DATUM | North American Datum 1983 (NAD83) | | |
| SCALE | 1:260,000 | | |



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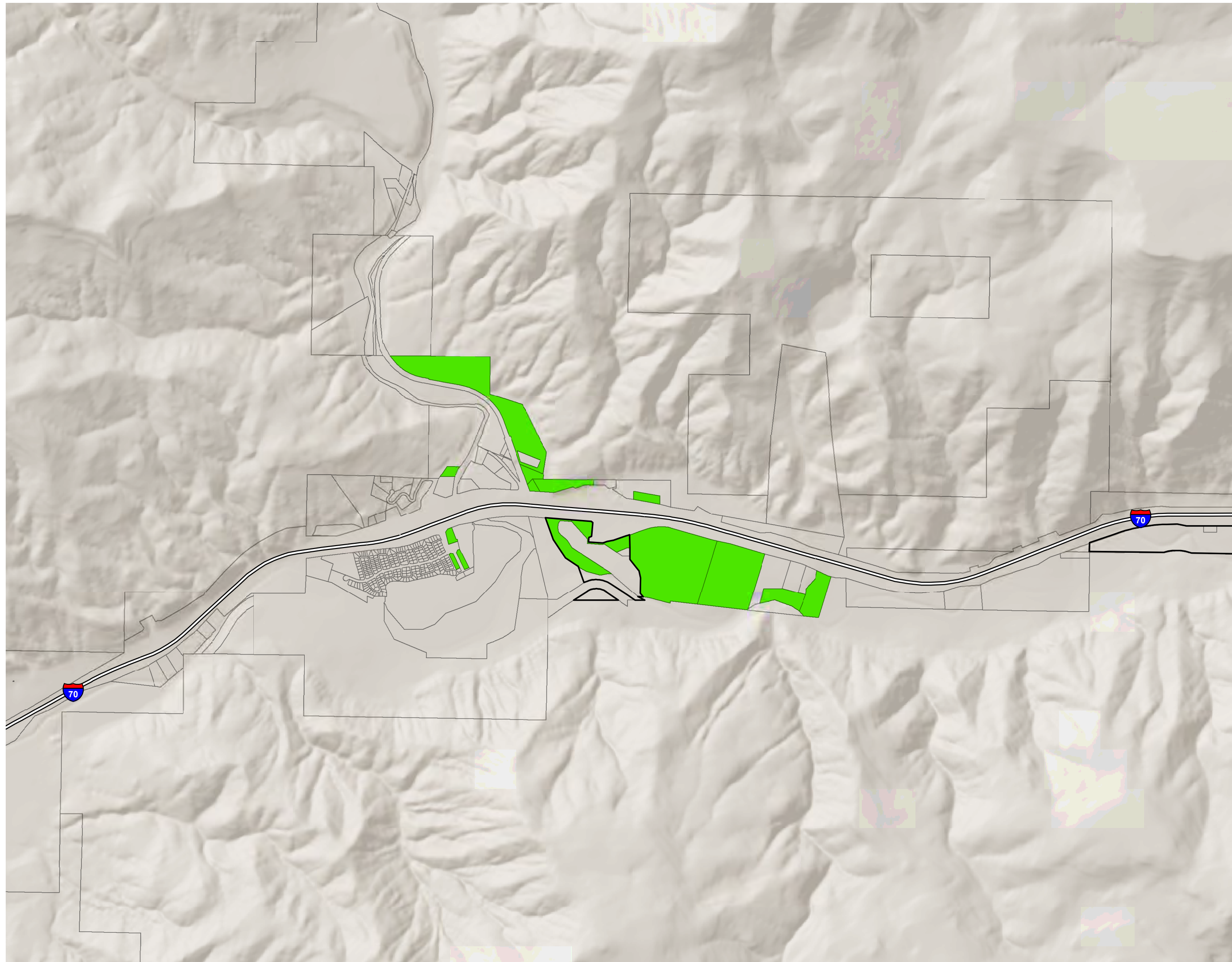







FIGURE 4.0

**Dotsero Area
CH Parcel Locations**

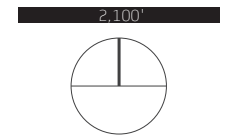
TITLE
PROJECT **Community Housing Study**
CLIENT **Eagle County**
LOCATION **Eagle County, CO**

- LEGEND
-  Town Boundary
 -  Existing CH Parcel^{1,2}
 -  Planned/Approved CH Parcel
 -  Suitable for CH Redevelopment
 -  Suitable for CH Construction

¹ Parcels identified as 'Existing CH Parcel' may be either 100% Community Housing or a mix of Community Housing and free-market units.

² Parcels identified as 'Existing CH Parcel' may contain single or multiple Community Housing units.

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PROJECTION State Plane Colorado Central (US Feet)
DATUM North American Datum 1983 (NAD83)
SCALE 1:24,000



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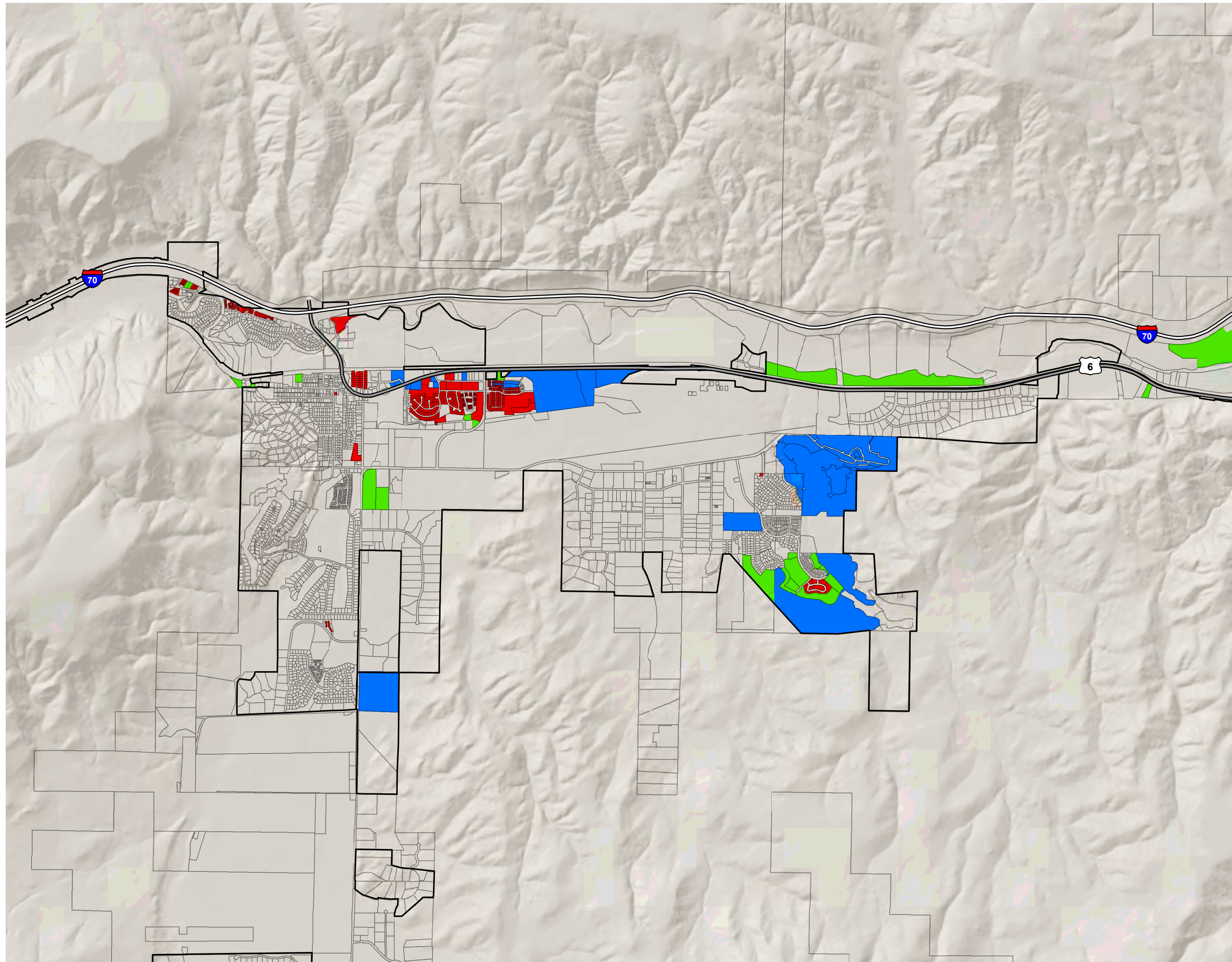







FIGURE 5.0

Gypsum Area CH Parcel Locations

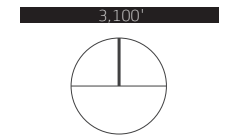
PROJECT: Community Housing Study
 CLIENT: Eagle County
 LOCATION: Eagle County, CO

- LEGEND
-  Town Boundary
 -  Existing CH Parcel^{1,2}
 -  Planned/Approved CH Parcel
 -  Suitable for CH Redevelopment
 -  Suitable for CH Construction

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² Parcels identified as 'Existing CH Parcel' may contain single or multiple Community Housing units.

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 DATUM: North American Datum 1983 (NAD83)
 SCALE: 1:36,000



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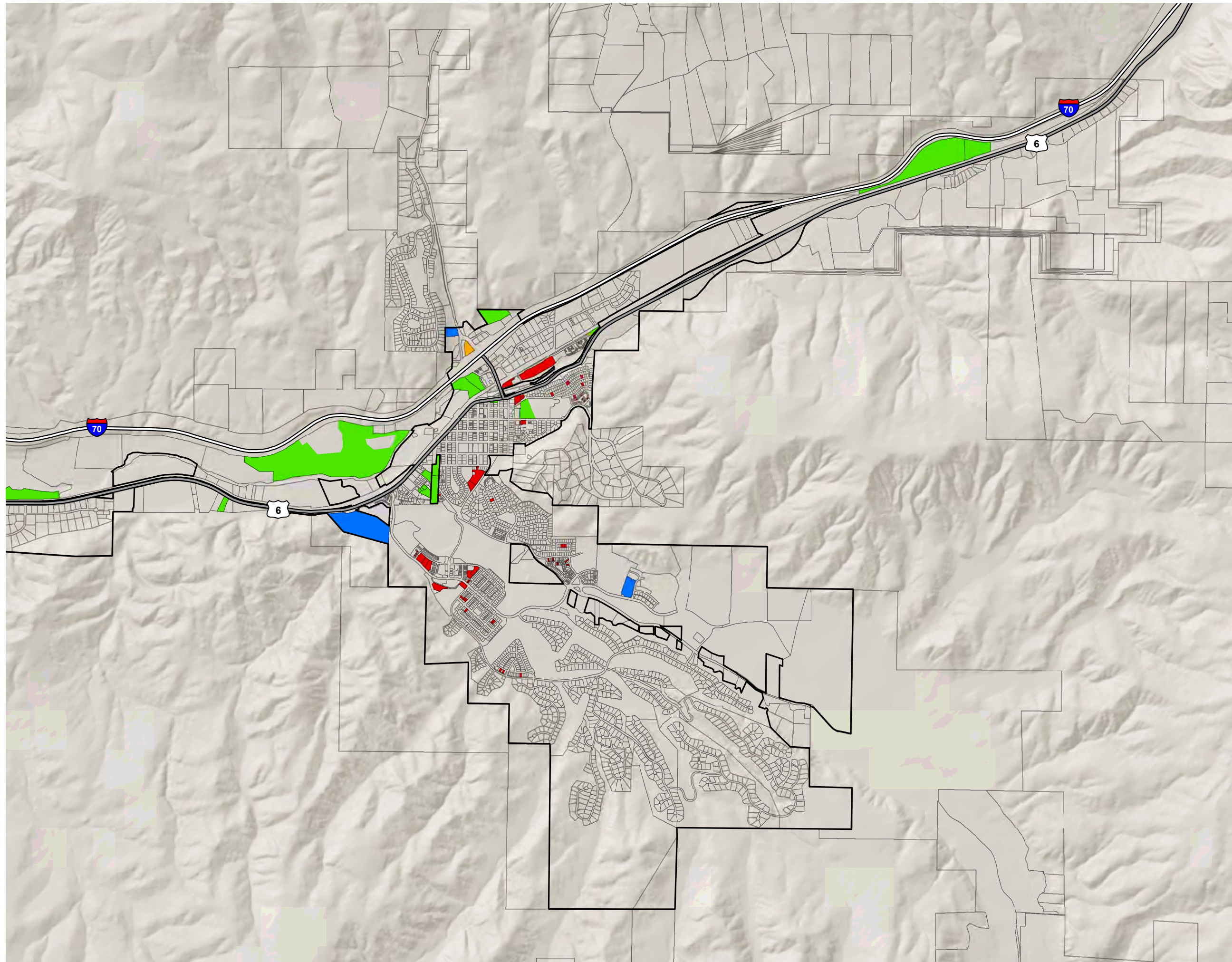







FIGURE 6.0

Eagle Area CH Parcel Locations

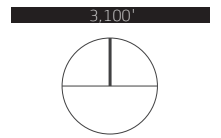
PROJECT: Community Housing Study
 CLIENT: Eagle County
 LOCATION: Eagle County, CO

- LEGEND
-  Town Boundary
 -  Existing CH Parcel^{1,2}
 -  Planned/Approved CH Parcel
 -  Suitable for CH Redevelopment
 -  Suitable for CH Construction

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² Parcels identified as 'Existing CH Parcel' may contain single or multiple Community Housing units.

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 PROJECTION: State Plane Colorado Central (US Feet)
 DATUM: North American Datum 1983 (NAD83)
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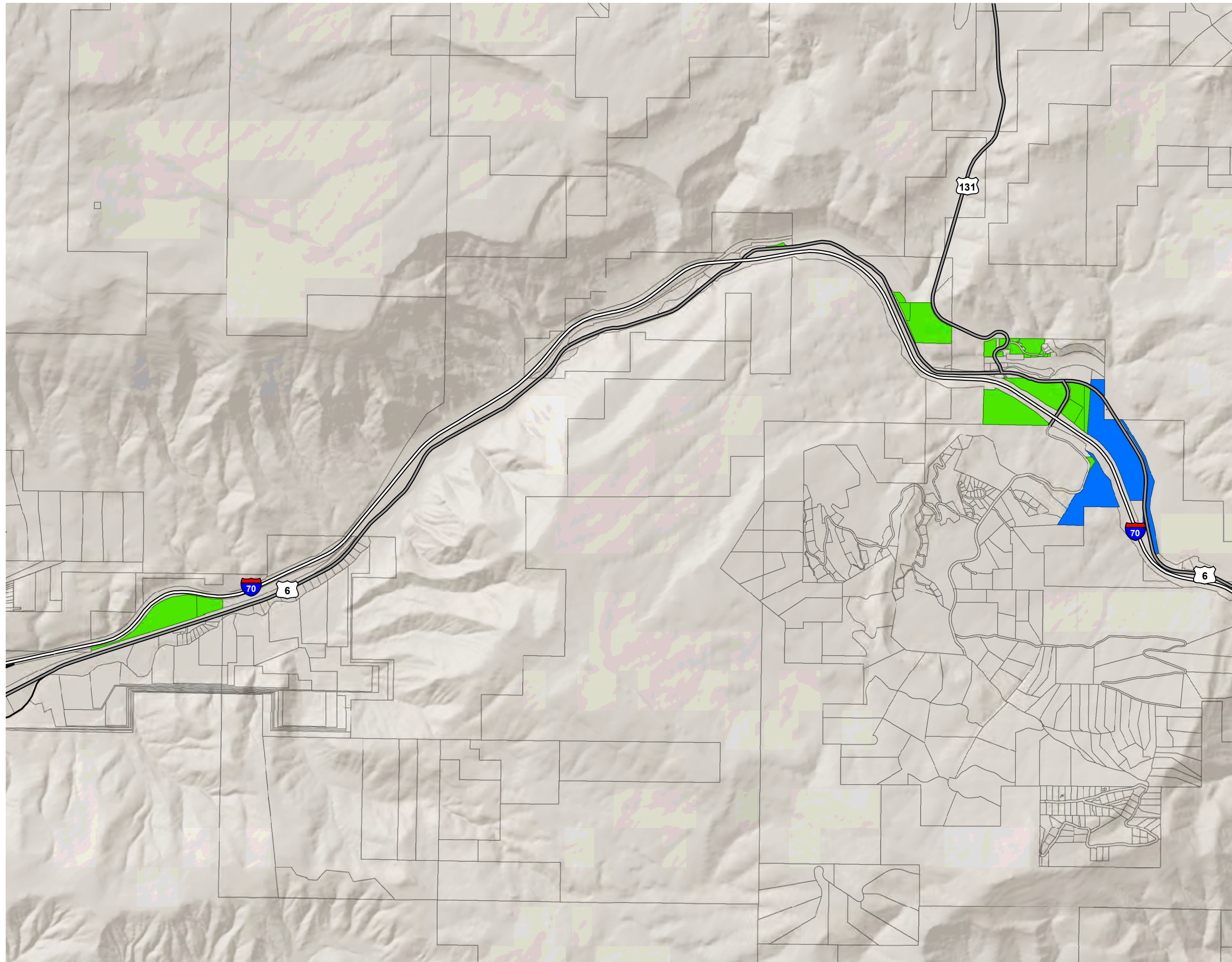







FIGURE 7.0

Wolcott Area CH Parcel Locations

PROJECT
Community Housing Study

CLIENT
Eagle County

LOCATION
Eagle County, CO

- LEGEND
-  Town Boundary
 -  Existing CH Parcel^{1,2}
 -  Planned/Approved CH Parcel
 -  Suitable for CH Redevelopment
 -  Suitable for CH Construction

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² Parcels identified as 'Existing CH Parcel' may contain single or multiple Community Housing units.

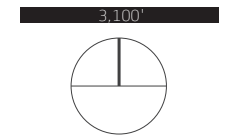
DATE 12.01.2022 DRAWN BY ZDP

VERSION 01 SHEET 01 / 01

PROJECTION State Plane Colorado Central (US Feet)

DATUM North American Datum 1983 (NAD83)

SCALE 1:36,000



LOCATION
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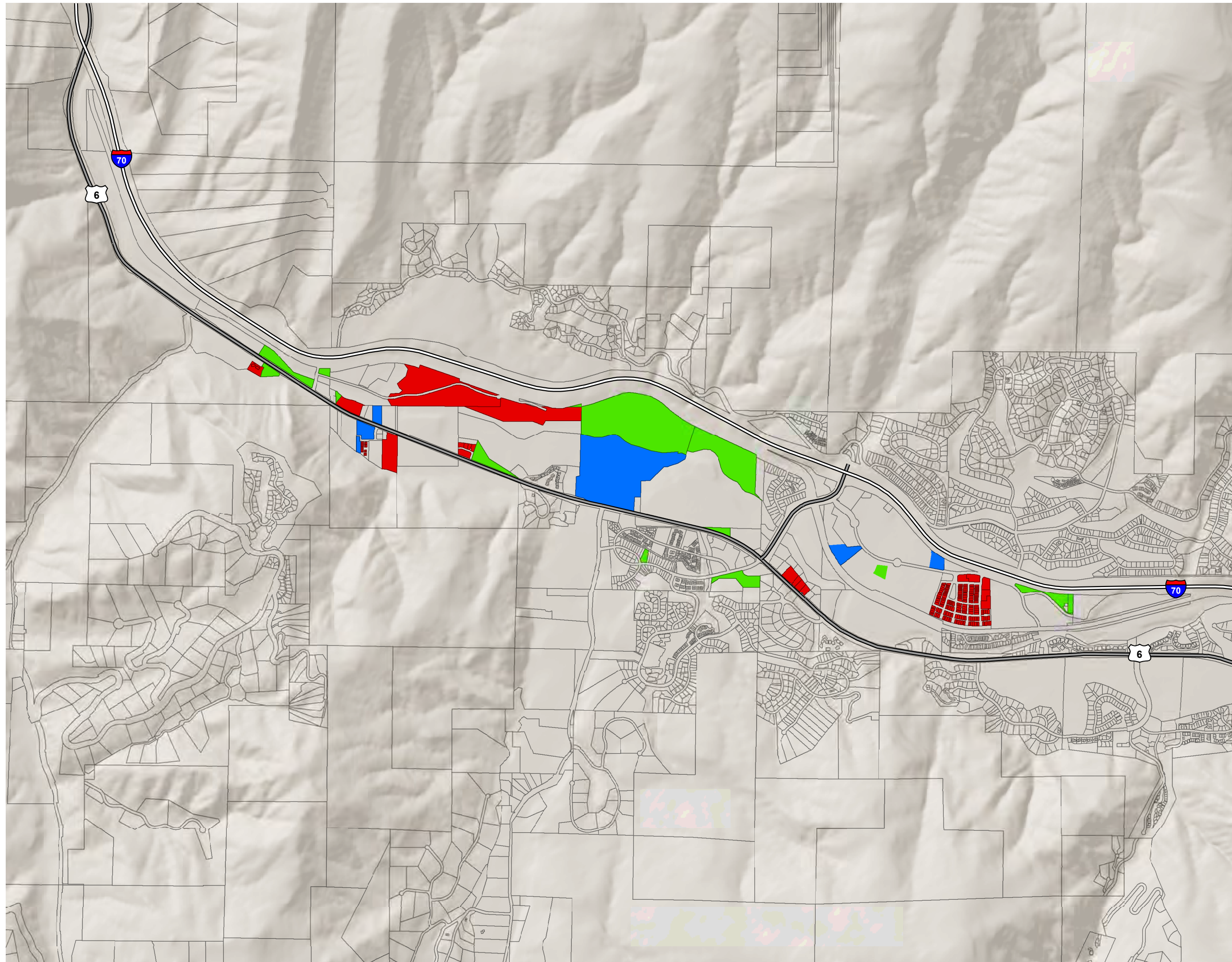







FIGURE 8.0

Edwards Area CH Parcel Locations


PROJECT: Community Housing Study
 CLIENT: Eagle County
 LOCATION: Eagle County, CO

- LEGEND
-  Town Boundary
 -  Existing CH Parcel^{1,2}
 -  Planned/Approved CH Parcel
 -  Suitable for CH Redevelopment
 -  Suitable for CH Construction

¹ Parcels identified as 'Existing CH Parcel' may be either 100% Community Housing or a mix of Community Housing and free-market units.
² Parcels identified as 'Existing CH Parcel' may contain single or multiple Community Housing units.

| | | | |
|------------|--|----------|----------------|
| DATE | 12.01.2022 | DRAWN BY | ZDP |
| VERSION | 01 | SHEET | 01 / 01 |
| PROJECTION | State Plane Colorado Central (US Feet) | | |
| DATUM | North American Datum 1983 (NAD83) | | |
| SCALE | 1:24,000 | | |

2,100'



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FIGURE 9.0






Avon Area CH Parcel Locations

PROJECT
Community Housing Study

CLIENT
Eagle County

LOCATION
Eagle County, CO

LEGEND

-  Town Boundary
-  Existing CH Parcel^{1,2}
-  Planned/Approved CH Parcel
-  Suitable for CH Redevelopment
-  Suitable for CH Construction

¹ Parcels identified as 'Existing CH Parcel' may be either 100% Community Housing or a mix of Community Housing and free-market units.

² Parcels identified as 'Existing CH Parcel' may contain single or multiple Community Housing units.

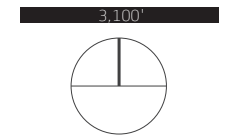
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PROJECTION State Plane Colorado Central (US Feet)

DATUM North American Datum 1983 (NAD83)

SCALE 1:36,000



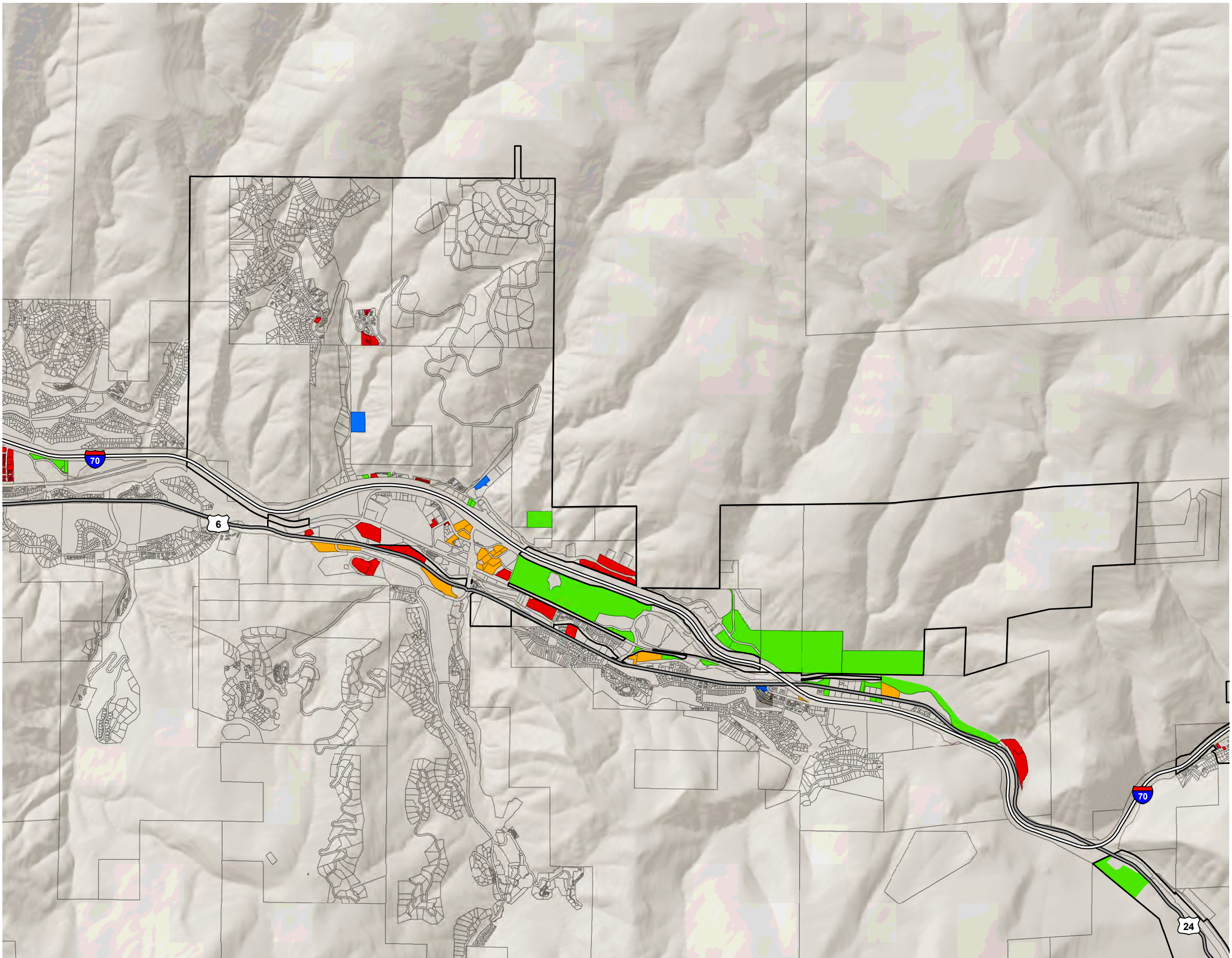
LOCATION
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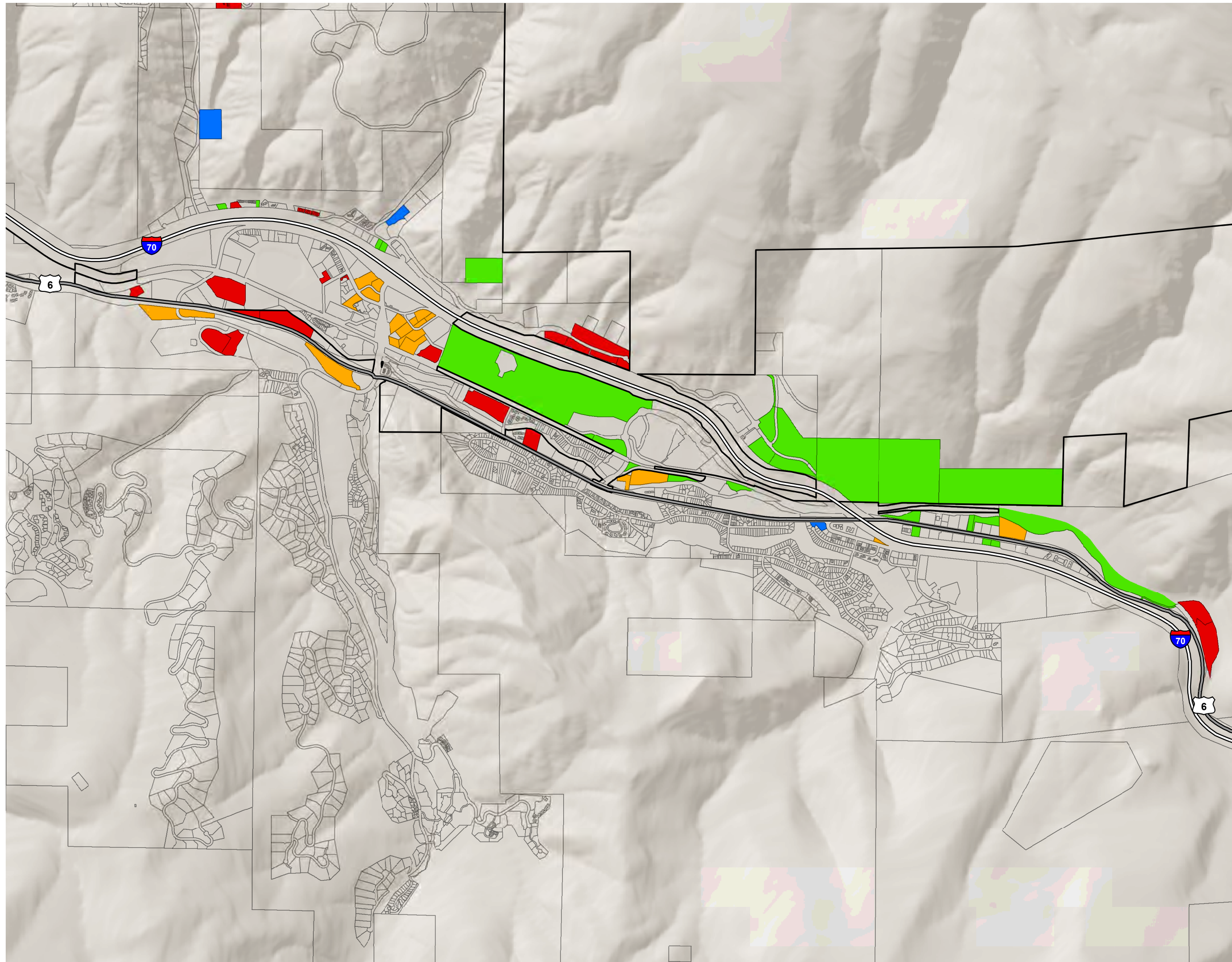







FIGURE 10.0

Eagle-Vail Area CH Parcel Locations

PROJECT
Community Housing Study

CLIENT
Eagle County

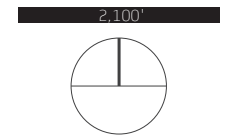
LOCATION
Eagle County, CO

- LEGEND
-  Town Boundary
 -  Existing CH Parcel^{1,2}
 -  Planned/Approved CH Parcel
 -  Suitable for CH Redevelopment
 -  Suitable for CH Construction

¹ Parcels identified as 'Existing CH Parcel' may be either 100% Community Housing or a mix of Community Housing and free-market units.

² Parcels identified as 'Existing CH Parcel' may contain single or multiple Community Housing units.

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 PROJECTION State Plane Colorado Central (US Feet)
 DATUM North American Datum 1983 (NAD83)
 SCALE 1:24,000



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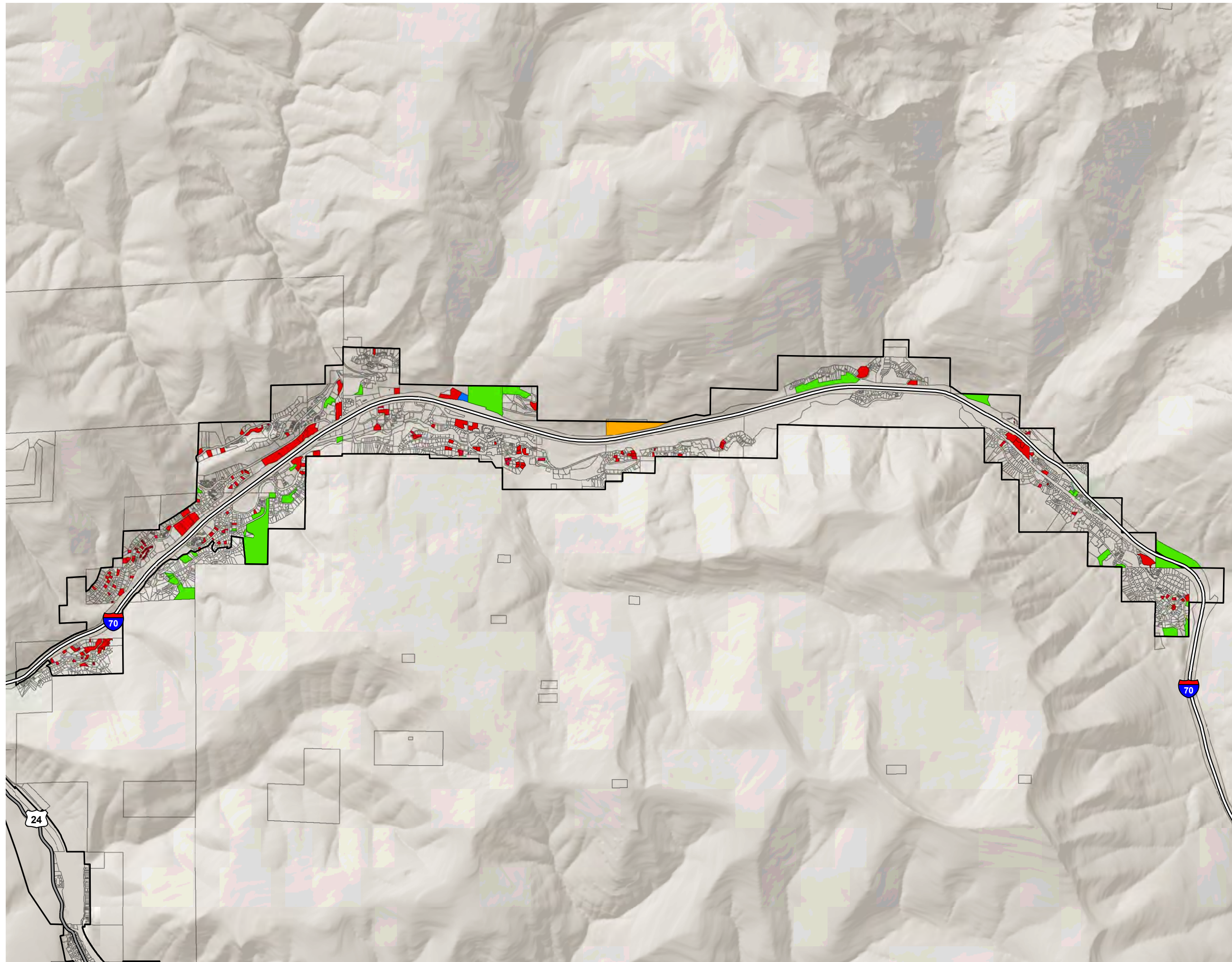







FIGURE 11.0

Vail Area CH Parcel Locations

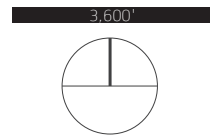
PROJECT: Community Housing Study
 CLIENT: Eagle County
 LOCATION: Eagle County, CO

- LEGEND
-  Town Boundary
 -  Existing CH Parcel^{1,2}
 -  Planned/Approved CH Parcel
 -  Suitable for CH Redevelopment
 -  Suitable for CH Construction

¹ Parcels identified as 'Existing CH Parcel' may be either 100% Community Housing or a mix of Community Housing and free-market units.

² Parcels identified as 'Existing CH Parcel' may contain single or multiple Community Housing units.

DATE: 12.01.2022 DRAWN BY: ZDP
 VERSION: 01 SHEET: 01 / 01
 PROJECTION: State Plane Colorado Central (US Feet)
 DATUM: North American Datum 1983 (NAD83)
 SCALE: 1:42,000



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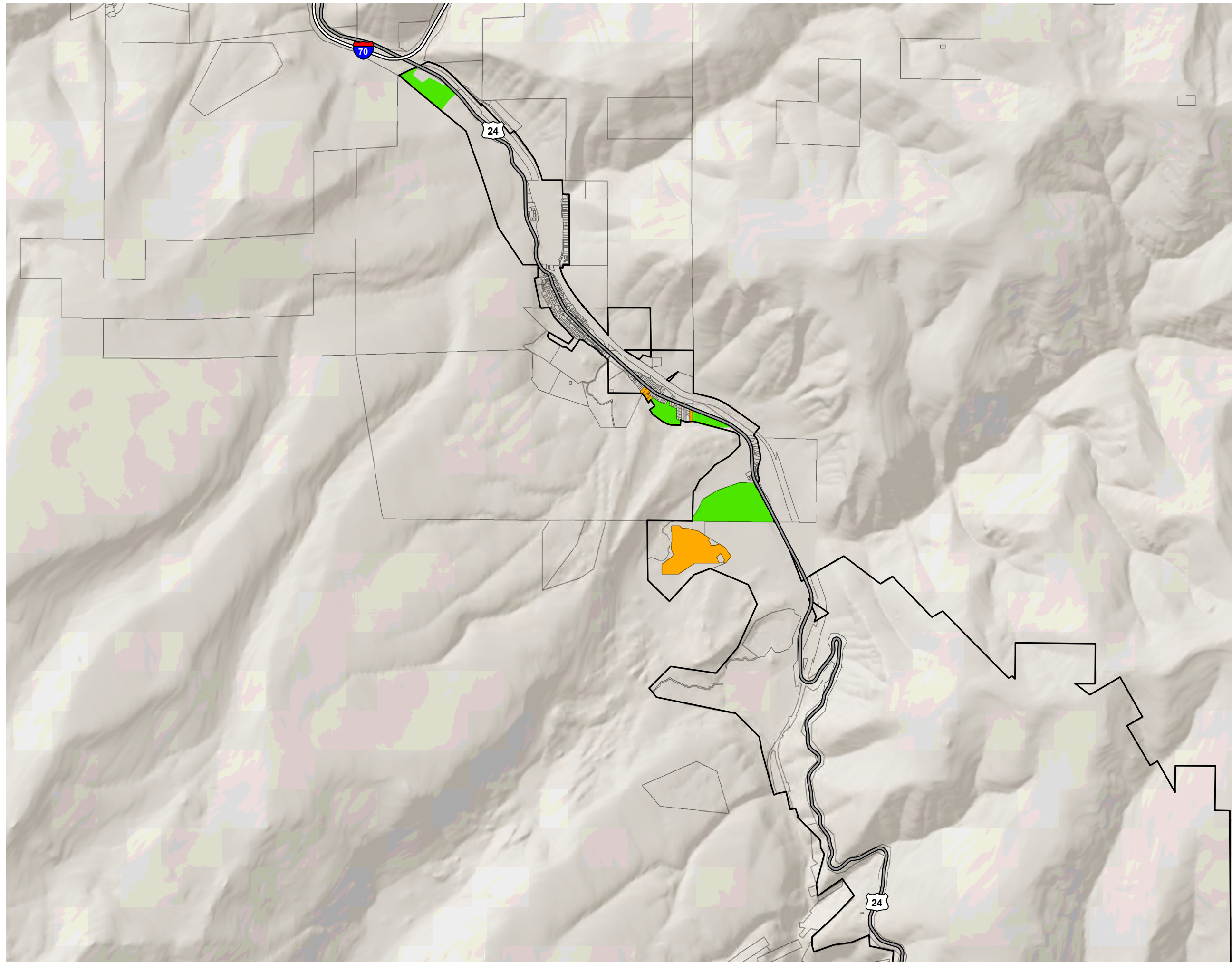







FIGURE 12.0

Minturn Area CH Parcel Locations

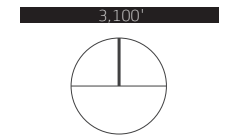
PROJECT: Community Housing Study
 CLIENT: Eagle County
 LOCATION: Eagle County, CO

- LEGEND
-  Town Boundary
 -  Existing CH Parcel^{1,2}
 -  Planned/Approved CH Parcel
 -  Suitable for CH Redevelopment
 -  Suitable for CH Construction

¹ Parcels identified as 'Existing CH Parcel' may be either 100% Community Housing or a mix of Community Housing and free-market units.

² Parcels identified as 'Existing CH Parcel' may contain single or multiple Community Housing units.

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FIGURE 13.0

Red Cliff Area CH Parcel Locations

PROJECT
Community Housing Study

CLIENT
Eagle County

LOCATION
Eagle County, CO

- LEGEND
-  Town Boundary
 -  Existing CH Parcel^{1,2}
 -  Planned/Approved CH Parcel
 -  Suitable for CH Redevelopment
 -  Suitable for CH Construction

¹ Parcels identified as 'Existing CH Parcel' may be either 100% Community Housing or a mix of Community Housing and free-market units.

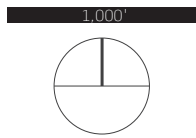
² Parcels identified as 'Existing CH Parcel' may contain single or multiple Community Housing units.

| | | | |
|---------|------------|----------|----------------|
| DATE | 12.01.2022 | DRAWN BY | ZDP |
| VERSION | 01 | SHEET | 01 / 01 |

PROJECTION
State Plane Colorado Central (US Feet)

DATUM
North American Datum 1983 (NAD83)

SCALE
1:12,000



LOCATION

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