

**4. 84% of residential rooftops in Eagle are single-family homes. This mix has led to a local housing crisis, particularly for the workforce our businesses depend on. How would you address this issue? What is your view regarding the town's approval of higher density residential projects?**

---

**ELLEN BODENHEMIER:** Two issues facing Eagle that could partially be resolved through it's housing inventory are lack of workforce housing and creating and age-in-place community.

The future of Eagle depends on reducing the demographic gap we currently have in our 20-29 year old population and creating a quality housing stock options that are low maintenance for our aging baby boomer population or those who would like a high quality of life, but not the maintenance of a large single family home.

I would address these issues by working with Eagle County to enable them to expeditiously bring to fruition the 2016 West Eagle Housing Proposal (presented again at the 2/25/20 Eagle Town Board of Trustees meeting). Land and construction cost in Eagle, paired with wages that have not kept up with inflation make it cost prohibitive for private developers to build affordable, workforce housing. Eagle County owns 9.5 acres of land in Eagle (general area behind Grand Avenue Grill) and in their presentation stated their intent to build as close to 100% of this housing deed- restricted. A locally based partner, who already owns the land and has the ability to subsidize the project, with a proven track record of creating quality, sustainable workforce housing projects in our town (Two10@ Castle Peak) is the best proven path.

My view regarding the town's approval of higher density residential housing is to move the town's approval process towards a use by right. We absolutely need to open up options for multi-family housing to meet the above needs I mentioned. My approach to this would be moving the town's approval process towards a use by right, which simply means we pre- designate areas in town we feel multi-family is well suited for. Developers generally prefer to build what is zoned by right. With the town's comprehensive plan (our roadmap to future development) and land use code (written code produced after comprehensive plan) currently being re-written, now is the time to open up development options away from single-family and towards multi-family units. Multi-family being a classification of housing where multiple separate housing units for residential inhabitants are contained within one building or several buildings within one complex. To meet the housing needs of the two demographic groups I previously mentioned, Eagle should focus on well placed multi-family use by right developable pockets with the intent of creating affordable units for workforce housing and quality multi-level townhomes for the aging baby boomers.

I believe in adhering to our urban growth boundary in this process and focusing on in-fill developments (Broadway, West Eagle, old town Eagle) first. In-fill will create a less auto-centric community, is better for the environment and our economic prosperity having residents live closer to our central business district- Broadway street.

---

**MAREN CERIMELE:** Eagle needs a balance of varied, attainable housing options to ensure the community's growth and sustainability, both for rent and sale. I will work toward this by supporting in-fill development projects near the downtown core and advocating for accessory dwelling units as

part of new construction and for existing modifications. Approving high density projects outside of the downtown core has the potential to produce traffic (and transit) issues, create wildlife preservation and open space challenges, and stress the town's infrastructure.

---

**CHARLIE GUNDLACH:** The only way that the housing crisis can be alleviated is to add more diverse housing offerings. Given that several big projects have been approved already (which I supported), I will continue to fight for a future with increased housing capacity. My business relies on a staff that needs affordable housing, many of which, are single and younger than 30 years old. The lack of affordable housing makes it more challenging for Color Coffee to attract and retain talented and qualified employees.

Colorado is growing fast. The Eagle River Valley is growing fast. It's up to us whether or not we want to welcome these talented, creative, and gregarious folks. If we don't, they will move to another mountain town who will.

---

**DAVID GABOURY:** As part of being a growing and vibrant community, Eagle must support a full mix of housing options – both owner occupied and rental; single and multi family -- housing that is attainable by a diverse population. This approach is needed as a practical matter so more people can live and work in our community. This is also an opportunity, as diversity brings a range of demographics that adds energy, ideas and vitality to the Town.

Certainly higher density residential areas will have to be part of the mix. Some such projects would be beneficial to the community and should be approved and some harmful and should not be approved. Each project should be evaluated on its own merits. Critical to these projects is for them to fund related infrastructure improvements (particularly roads) and bring to the Town more public amenities. The Town and Board of Trustees have a critical role in shaping the attractiveness of projects and ultimately making the decision on their approval.

More broadly, through land use planning, annexation, and working with the development community the Town and Board of Trustees need to have a vision and attract the types of projects that are desirable to the community. For example, bringing more density to the housing options in and adjacent to the core of downtown Eagle is one piece of the housing solution. This has the added benefit of bringing people and vitality to the downtown.

---

**KYLE HOILAND:** I would like to see one or two (maybe three) Camping & RV parks in Eagle. This does a few things: 1) Provides another lodging option for folks visiting town for an event, 2) provides a lodging option for those visiting town that want to enjoy our outdoor lifestyle, 3) provides an affordable option for seasonal or temporary workers, 4) provide temporary housing for a family in transition, trying to find housing or who is building a house, 5) becomes an affordable amenity/attraction to Eagle for visitors passing through.

Regarding high density residential projects, there's a balance to be found between providing affordable housing and increasing traffic in our small town. I'm pro-development, but not to the

extent of decreasing our quality of living with increased traffic. I like the mixed use model of ground floor commercial with residential above and have approved many projects like this in the past four years while on the Planning & Zoning Commission. This has provided additional housing in our community, as well as spaces for new businesses and I would continue to approve similar projects.

---

**W MIKEL "PAPPY" KERST:** With the lack of housing in our town and county, we need to work together with all agencies within our county to better get our hands around this shortage. With my years on council I have worked with other agencies to get items completed, would like to stay involved with these in the future before us. All communities only have so much land to be built upon, working as one will make this easier. Working through the Strategic Plan and Land Use Code re-development will assist in making it easier to build workforce housing. Over the years I have been on the council that approved higher density. This to include allowing a hotel to change to a residential unit. Some of the approvals have not come through after approval, this making housing stand status quo.

---

**ADAM PALMER:** Since we moved to Eagle in 1999, unfortunately, the affordability gap has continued to widen to make the opportunity to purchase a home out of reach for many looking to do the same. In fact, recently Eagle County was named #1 in a national unaffordability index, primarily due to high real estate prices combined with the disparity in salaries and wages. So addressing this disparity will require both increase in wages through strategic economic development strategies, and a progressive affordable housing plan.

I like the housing plan Minneapolis recently adopted, which essentially said 'no neighborhood will be entirely exempt from additional housing development, and no neighborhood will bear the entire brunt of increased housing.' Applying this to our community and our Comprehensive Plan and Land Use Regulation amendments can support and empower modest in-fill development to retain existing community character and leverage existing infrastructure to allow things like accessory dwelling units, duplexes, co-living (rented rooms who share a common kitchen / living area) as uses by right, while providing entitlements to support increased mixed use density in our central business districts to allow for an appropriate level of development that adds workforce and vibrancy near job centers, and doesn't significantly add more traffic.

---

**YVONNE SCHWARTZ:** This is a huge issue. As I said above we don't have the housing needed to support a diverse community in our town. I support higher density projects so long as they are done while taking consideration of the landscape of our town. The House is a fantastic representation of this. I also believe we have potential to use our downtown to renovate and create new housing options for people. We don't need large apartment complexes in Eagle but we do need to think creatively to find places for people to live and work in our community.