Economic Vitality Committee
Monday, August 15, 2022, 1:00 PM
Public Meeting Room / Eagle Town Hall
200 Broadway, Eagle, CO

This agenda and the meetings can be viewed at www.Townofeagle.org.

PUBLIC WIFI – Eagle Guest

MEETING ACCESS

a Microsoft Teams meeting

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Phone Conference ID: 809 767 680#

CALL TO ORDER AND ROLL CALL - 1:00 PM

APPROVAL OF MINUTES

a July 18, 2022 Minutes

COMMUNITY DEVELOPMENT UPDATE

a Hockett Gulch, Haymeadow, Grand Ave. Study

b ReCode Eagle: Eagle's "affordable" housing needs (EPS presentation to Council August 9th)

BUSINESS AND DISCUSSION ITEMS

a Committee Member Rule Review

b Dashboard Update Community Builders

c Recap EVC Work Session August 11th

d Priorities for EVC

e Next Steps with CU Boulder ORE Study

f Second Quarter Sales Tax Report

MEMBER & COMMITTEE UPDATE

a Form new Sub Committees with purpose and members

OTHER BUSINESS

a Reporting to Town Council

ADJOURN

I hereby certify that the above Notice of Meeting was posted by me in the designated location at least 24 hours prior to said meeting.

Jenny Rakow, CMC
Town Clerk

MINUTES
Economic Vitality Committee
Monday, July 18, 2022, 1:00 PM
Public Meeting Room / Eagle Town Hall
200 Broadway, Eagle, CO

MEETING ACCESS

a **This was an in-person meeting with access via Teams.**

CALL TO ORDER AND ROLL CALL - 1:05 PM

Kevin Brubeck called the meeting to order at 1:05 PM

Members Present: Melissa Lally, Mick, Daly, Kevin Brubeck, Eric Eves, Yuri Kostick, Kari Schroeder, and Christina Taylor

Members Absent: David Gaboury

Council Liaison: Nick Sunday

Others Present: Jim White, Jenny Rakow, Nikki Davis, Michelle Morgan

APPOINTMENT OF MEMBERS

a Appointment of Members to Terms – after discussion with the membership Kevin Brubeck made a motion to approve the following terms for members:

1. Melissa Lally, Two Years – alternate
2. Kari Schroder, Two Years
3. Christina Taylor, Three Years
4. Eric Eves, Three Years
5. Yuri Kostick, Two Years
6. Kevin Brubeck, Two Years
7. Mick Daly, Three Years
8. David Gaboury, Two Years

The motion was second and passed unanimously.

b Appointment of Members to Positions – after discussion with the membership Kevin Brubeck made a motion to appoint Mick Daly as Chair. The motion was seconded and passed. Mick Daly asked to serve for six months and then evaluate with the members if another member should be appointed. Mick Daly made a motion to appoint Kevin Brubeck as Vice Chair, the motion was seconded and passed unanimously. Kevin also agreed to serve for six months and evaluate if he should continue or allow another member to serve in that role. Kevin Brubeck motioned to appoint Kari Schroeder as Secretary for a two-year term. The motion was seconded and passed unanimously. Kevin Brubeck motioned to appoint David Gaboury as the Committee Coordinator. The motion was seconded and passed unanimously.

APPROVAL OF MINUTES

a Minutes - May 16, 2022 – Kevin Brubeck made a motion to approve the May 16, 2022 Minutes as presented. The motion was seconded and passed unanimously.

BUSINESS AND DISCUSSION ITEMS

a Outdoor Recreation Economy

Members discussed the Outdoor Recreation Economy Executive Summary and prepared by the Colorado University Boulder Consulting Team for the Town Council and the Planning Commission meetings.

Mick Daly requested the EVC members should serve as champions for this proposal.

b Vail Valley Partnership Outdoor Industry Summit, August 22, 2022, 1-4 pm, Brush Creek Pavilion

Mick Daly requested two members to attend this summit. Register here: https://www.vailvalleypartnership.com/event/rockies-playground-outdoor-industry-strategy-summit/

c EVC Work Session

Mick Daly will host the work session on Thursday, August 11 at 4:00 p.m. Topic will be to discuss priorities and align subcommittees to accomplish them. Members should read through the Outdoor Recreation Economy Executive Summary and identify key priorities prior to this meeting. The town will be hiring an Economic Development Coordinator in 2023 to assist with EVC priorities and coordination with the town. Request to have the dashboard created by Kari and Levi for discussion at this work session. Further discussion regarding the history of the town's economic development accomplishments as it relates to an outdoor economy.

COMMUNITY DEVELOPMENT UPDATE

A brief update was given by Jim White and Nikki Davis on current projects including Hockett Gulch, Haymeadow, and Eby Creek apartment projects. The new Town Manager starts August 15, 2022.

MEMBER & COMMITTEE UPDATE

Members gave brief introductions of themselves.

Mick Daly updated the EVC on the Mountain Rats event coming up in September.

Request for town staff to provide the current budget for EVC.

ADJOURN – Kevin Brubeck made a motion to adjourn. The motion was seconded and passed unanimously.

To: Mayor and Town Council

From: Community Development Department

Date: August 9, 2022

Agenda Item: Housing Data Presentation from Economic Planning Systems (EPS)

REQUEST:
No action requested.

BACKGROUND:
On April 12, 2022, the Town Council approved the Professional Services Agreement (PSA) (LINK) with EPS to conduct a housing assessment. Over the past few months, EPS has collected housing and demographic data within the Town to understand the community's current and future housing needs. EPS is presenting their initial findings during tonight's meeting. There is a Town Council work session schedule for September 6, 2022, to discuss recommendations and solutions based on the information presented.

ANALYSIS:
Not applicable.

COMMUNITY INPUT:
While not in the scope of work for EPS, there is series of public outreach throughout August to discuss housing with the community. Feedback from the outreach will be shared with EPS. Details on the upcoming outreach events are provided in the Community Development Department update.

BUDGET / STAFF IMPACT:
Not applicable.

STRATEGIC PLAN ALIGNMENT / STANDARDS ACHIEVED:
This work aligns with the Strategic Plan's goal to develop a strategy for housing.

RECOMMENDED ACTION OR PROPOSED MOTION:
None.

ATTACHMENTS:
- EPS Presentation

COMPREHENSIVE AFFORDABLE HOUSING ASSESSMENT

Town of Eagle

Economic & Planning Systems, Inc.
The Economics of Land Use

730 17th Street, Suite 630 ▪ Denver, CO 80202
303.623.3557 ▪ www.epsys.com

OVERVIEW

- Resident and Employment Trends
  - How has Eagle grown over the past 10 years?
  - Have jobs in Eagle recovered from the pandemic?
- Housing Supply
  - What is the status of the current housing supply?
  - What is the nature of new development in Eagle?
  - What affordability levels does the existing supply support?
- Housing Demand & Needs
  - How is employment impacting housing demand in Eagle?
  - How is the housing market performing?
  - Where are there housing needs unmet?
  - What is the magnitude of cost burdened households?
- Housing Targets
  - Where are there affordability gaps?
  - What is the “catch up” need to meet existing housing demand?
  - What is the “keep up” need to meet future housing demand?
- Next Steps & Discussion

SUMMARY OF FINDINGS

- Eagle's population is growing at a faster rate than the county and increased by an average of 34 households per year (2010-2020)
- Eagle is forecasted to grow by approximately 1,600 households by 2040 and will capture almost 1/3 of countywide growth.
- Eagle has a strong economy and fully **recovered from the pandemic.** Eagle gained an average of 47 jobs/yr. (2017-2021)
- Recent building activity is offering **more diverse housing options** with 58% multifamily units and 17% attached units (approved since 2017)
- **1,422 units in the pipeline** will increase the current housing supply by about 53%
- **84% of workers commute into Eagle** from up and down valley, which represents a portion of unmet housing demand
- Ownership units in Eagle are not affordable to households earning the area median income
- **Median home price in Eagle increased by 25% annually** since 2019. This significantly increased the affordability gap for a household earning 100% AMI
- **32% of all households are cost burdened** and spend over 30% of household income on housing costs
- Eagle is estimated to **add 2,166 jobs by 2040** based on a continued 14% share of Eagle County employment (DOLA)

Resident & Employment Trends

How has Eagle grown over the past 10 years?

Have jobs in Eagle recovered from the pandemic?

POPULATION AND HOUSEHOLD GROWTH

2010–2020

- Resident demand for housing is determined by the amount of population and household growth. If the housing supply has not kept up with resident demand it creates increased pressure in the housing market
- Eagle is growing at a faster pace than the County at 1.4% annually compared to 0.7%
  - Average of 100 residents per year
  - Average of 34 households per year

Description	2000	2010	2020	2010-2020 Total	2010-2020 Ann. #	2010-2020 Ann. %
Population						
Eagle	3,032	6,483	7,484	1,001	100	1.4%
Avon	5,561	6,422	6,144	-278	-28	-0.4%
Basalt (part)	2,011	2,917	2,906	-11	-1	0.0%
Gypsum	3,654	6,472	8,078	1,606	161	2.2%
Minturn	1,068	1,027	1,026	-1	0	0.0%
Red Cliff	289	266	259	-7	-1	-0.3%
Vail	4,531	5,285	4,803	-482	-48	-1.0%
Unincorporated	21,513	23,185	24,924	1,739	174	0.7%
Eagle County	**41,659**	**52,057**	**55,624**	**3,567**	**357**	**0.7%**
Eagle as a % of County	*7.3%*	*12.5%*	*13.5%*	*28.1%*		
Households						
Eagle	1,064	2,211	2,551	340	34	1.4%
Avon	1,890	2,228	2,403	175	18	0.8%
Basalt (part)	800	1,134	1,278	144	14	1.2%
Gypsum	1,150	2,002	2,543	541	54	2.4%
Minturn	399	414	447	33	3	0.8%
Red Cliff	109	98	115	17	2	1.6%
Vail	2,165	2,502	2,372	-130	-13	-0.5%
Unincorporated	7,571	8,313	9,008	695	70	0.8%
Eagle County	**15,148**	**18,902**	**20,717**	**1,815**	**182**	**0.9%**
Eagle as a % of County	*7.0%*	*11.7%*	*12.3%*	*18.7%*		

Source: Co. Dept. of Local Affairs (DOLA); U.S. Census Decennial; Economic & Planning Systems

TOTAL EMPLOYMENT

2017-2021

- Employment growth is an indicator of housing demand– new workers need a place to live and most prefer to live near their place of employment
- Eagle had a consistent share of County jobs at 14% from 2017 to 2021 and is a growing economic center in Eagle County
  - Average increase of 47 jobs per year

Employment in Eagle has fully recovered from the pandemic, while Eagle County and resort communities are still recovering.

						2017-2021		
Description	**2017**	**2018**	**2019**	**2020**	**2021**	**Total**	**Ann. #**	**Ann. %**
Eagle	4,510	4,594	4,659	4,497	4,696	187	47	1.0%
Avon	9,200	9,369	9,357	7,986	8,601	-599	-150	-1.7%
Edwards	3,428	3,499	3,537	3,258	3,560	132	33	1.0%
Gypsum	2,202	2,522	2,791	2,593	2,842	641	160	6.6%
Vail	8,039	8,331	8,416	7,288	7,973	-66	-16	-0.2%
Eagle County	**32,396**	**33,260**	**33,944**	**30,331**	**32,900**	**505**	**126**	**0.4%**

Source: CDLE QCEW; Economic & Planning Systems

Housing Supply

What is the status of the current housing supply?

What is the nature of new development in Eagle?

What affordability levels does the existing supply support?

HOUSING INVENTORY

2010–2020

- Since 2010, Eagle gained an average of 37 occupied units per year (excluding seasonal/rec. units)
  - 22 owner occupied
  - 15 renter occupied
- Eagle has 144 ADUs, which help to increase supply and density
- Seasonal/Rec. units declined in Eagle since 2010 and currently make up only 6% of the total inventory
  - Much lower than Eagle County with 37% seasonal/rec. units

Housing growth is meeting resident demand but not demand from job growth.

Eagle is shifting to more permanent residents with fewer second homes.

				2010-2020		
Description	**2000**	**2010**	**2020**	**Total**	**Ann. #**	**Ann. %**
Eagle						
Owner	675	1,477	1,698	221	22	1.4%
Renter	389	706	853	147	15	1.9%
Seasonal/Rec.	53	233	154	-79	-8	-4.1%
Total	**1,117**	**2,416**	**2,705**	**289**	**29**	**1.1%**
Eagle County						
Owner	9,649	12,343	14,457	2,114	211	1.6%
Renter	5,499	6,893	6,260	-633	-63	-1.0%
Seasonal/Rec.	6,963	12,076	12,392	316	32	0.3%
Total	**22,111**	**31,312**	**33,109**	**1,797**	**180**	**0.6%**

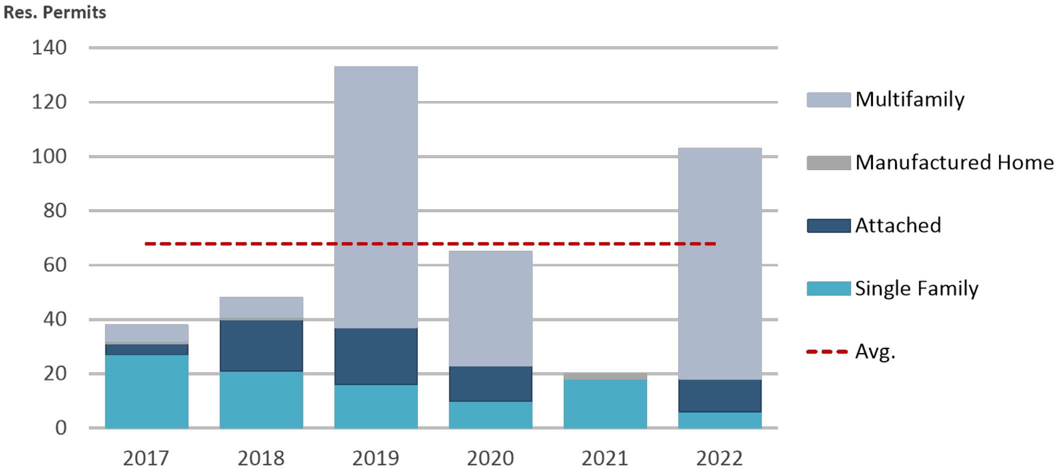
Source: U.S. Census Decennial; DOLA; Economic & Planning Systems

HOUSING PRODUCTION

2017–MAY 2022

Recent housing production is offering more diverse housing options in Eagle.

- Recent building permit activity shows the new/planned supply and how it is supporting the existing housing demand.
- Of the 407 residential units approved since 2017 –
  - **58% multifamily units**
  - 24% single family units
  - **17% attached units**
  - 1% manufactured homes
- Since 2017, Eagle approved an average of 68 units per year



Source: Town of Eagle; Economic & Planning Systems
*2022 permits are through May 6, 2022

ENTITLED HOUSING PROJECTS

- Eagle has **1,422 entitled units**, which will significantly increase supply and include a range of housing types
  - These will likely develop over the next 10 years, but the exact timing is unknown
- Haymeadow received development permit approval of 88 units, including 12 townhomes and 76 condo units

Eagle has a large amount of development in the pipeline that will increase the current housing supply by about 53 percent.

Description	Single Family/ Attached	Multifamily	Total
Reserve at Hockett Gulch	---	500	500
Haymeadow	493	256	749
Red Mountain Ranch	153*	---	153
106 Broadway	---	20	20
Total	**646**	**776**	**1,422**

Source: Town of Eagle; Economic & Planning Systems
*Product type varies

AFFORDABLE INVENTORY

- Eagle has two housing programs in place for inclusionary housing
  - Local Employee Residency Program (LERP)
  - Eagle Ranch Locals Housing Program Restrictive Covenant
- Both programs require housing projects with 10 or more units to have a minimum 10% of units affordable to lower to moderate income households
  - Deed restricted units with priority given to full-time employees and residents in Eagle
  - No household income restrictions
  - Sale price must be affordable to 90% to 100% of AMI and there is an appreciation cap of 3% annually
- **88 deed restricted properties in Eagle**
  - Including 32 LERP units
  - Single family, townhome, and condo units
  - About 3% of inventory

HOUSING COSTS BY AMI

Ownership units in Eagle are not affordable to households earning the area median income, while most rental units are affordable to households at or below the area median income.

- Nearly all the ownership units are only affordable to households earning above 200% AMI
- Rental units are more affordable for a range of AMI levels with 83% of rental units affordable between 31% to 100% AMI
- 75% of survey respondents either have struggled or know someone who has struggled to find housing in Eagle (2021 Community Survey)

Description	2019 Total	2019 % Total
Owner		
Less than 30% AMI	0	0.0%
31% to 60% AMI	0	0.0%
61% to 80% AMI	0	0.0%
81% to 100% AMI	0	0.0%
101% to 120% AMI	0	0.0%
121% to 150% AMI	35	2.8%
151% to 200% AMI	101	8.0%
Greater than 200% AMI	1,132	89.2%
Subtotal	**1,269**	**100.0%**
Renter		
Less than 30% AMI	39	6.1%
31% to 60% AMI	93	14.6%
61% to 80% AMI	334	52.5%
81% to 100% AMI	100	15.8%
101% to 120% AMI	13	2.0%
121% to 150% AMI	19	2.9%
151% to 200% AMI	31	4.9%
Greater than 200% AMI	8	1.3%
No cash rent	0	0.0%
Subtotal	**637**	**100.0%**
Total	**1,906**	

Source: U.S. Census ACS 5-yr.; HUD; Economic & Planning Systems

Housing Demand & Needs

How is employment impacting housing demand in Eagle?

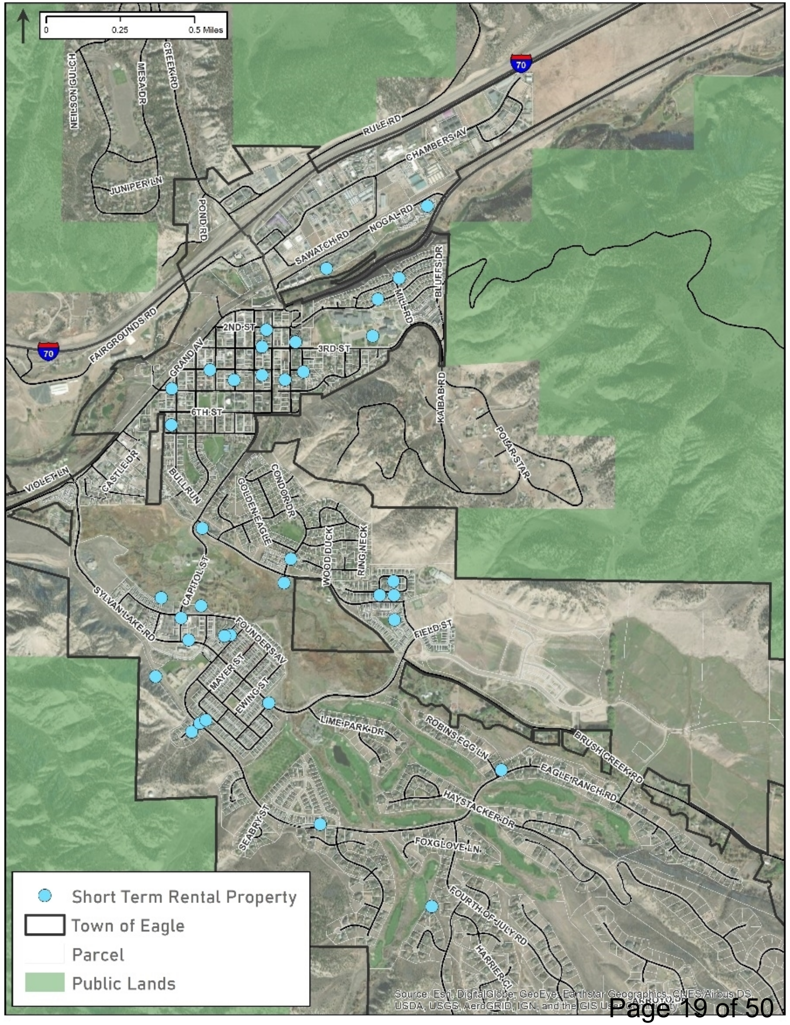
How is the housing market performing?

Where are there housing needs unmet?

What is the magnitude of cost burdened households?

SHORT TERM RENTALS

- Short term rental properties are becoming more of a priority issue in many communities, particularly mountain resort and resort-impacted locations
- There are **36 short term rental properties in Eagle**, including 14 in Eagle Ranch
- 49% are a private room or guest suite, in which the main unit is occupied by the owner
- **51% are entire homes or apartments**



FORECASTED HOUSEHOLD GROWTH

2020–2040

- Eagle is anticipated to capture a larger portion of countywide households from 12% in 2020 to 16% in 2040
- From 2020 to 2040 Eagle is estimated to capture 32% of countywide growth
- Based on DOLA population and household projections

Eagle is forecasted to grow by approximately 1,600 households by 2040 and will capture almost 1/3 of countywide growth.

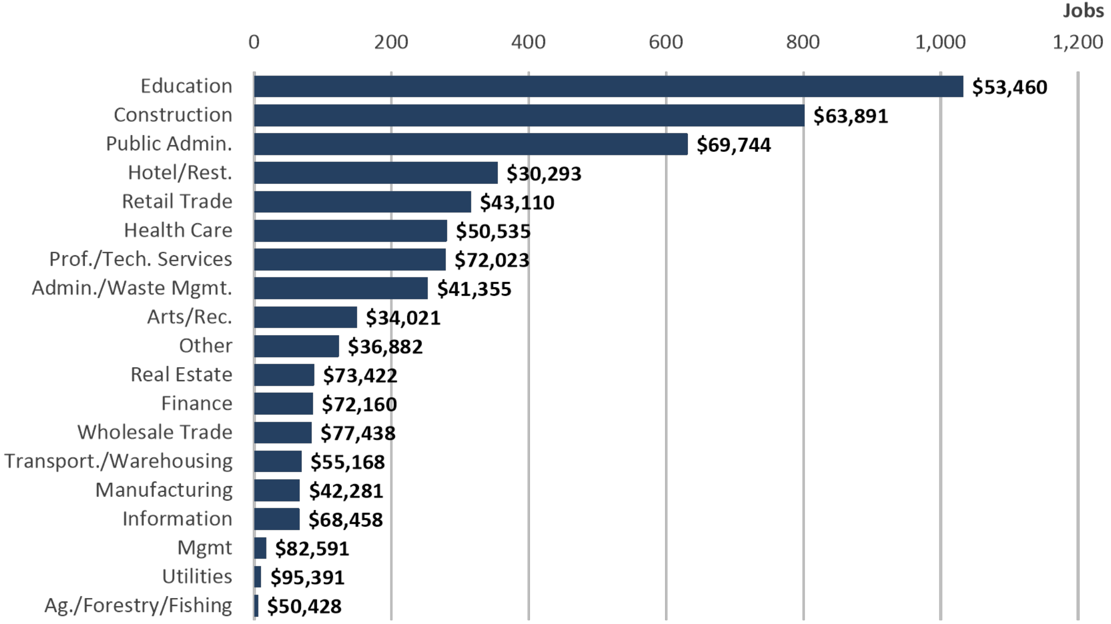
Forecast	2020	2030	2040	2020-2040 Total	2020-2040 Ann. #	2020-2040 Ann. %
Households						
Eagle County	21,101	23,572	26,138	5,037	252	1.1%
Town of Eagle	2,551	3,265	4,180	1,629	81	2.5%
% of County	*12.1%*	*13.9%*	*16.0%*	*32.3%*		

Source: CO Dept. of Local Affairs; Economic & Planning Systems

EAGLE EMPLOYMENT AND WAGE BY INDUSTRY

2021

- Jobs are an indicator of housing demand, and the average wages of jobs identify the affordability levels of housing
- As of 2021, Eagle had a total of **4,700 jobs with an average annual wage of $55,600**
- Since 2010, employment increased by 964 jobs and the average annual wage increased by $13,800



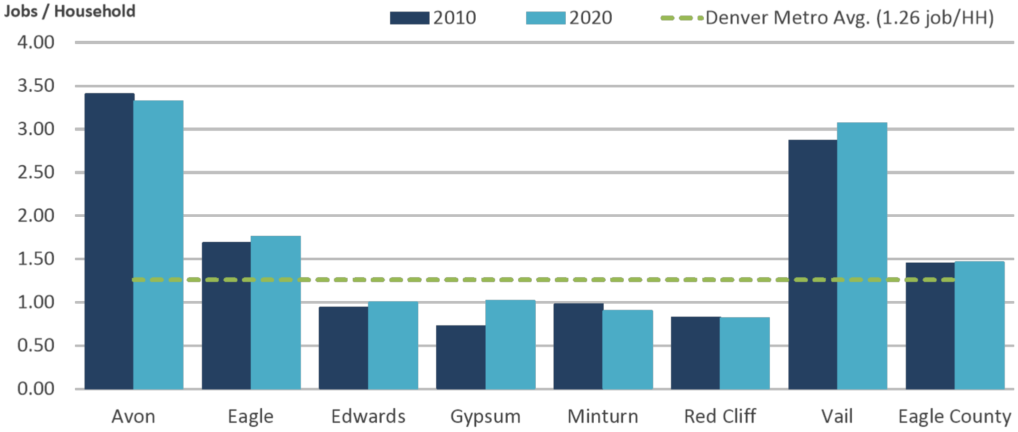
Source: CDLE QCEW; Economic & Planning Systems

JOBS TO HOUSING RATIO

2010-2020

Eagle has more jobs per household than Eagle County. A high jobs to housing ratio can indicate multiple job holders and unmet housing demand.

- The jobs to household ratio compares the number of jobs in an area to the number of households. This helps to understand the balance between the two.
- **Eagle has 1.76 jobs per HH**
  - Higher than Eagle County with 1.46 jobs per HH
- As a point of comparison, the Denver Metro average is 1.26 jobs per household
- Resort communities have higher ratios due to multiple job holders and a larger number of in-commuters



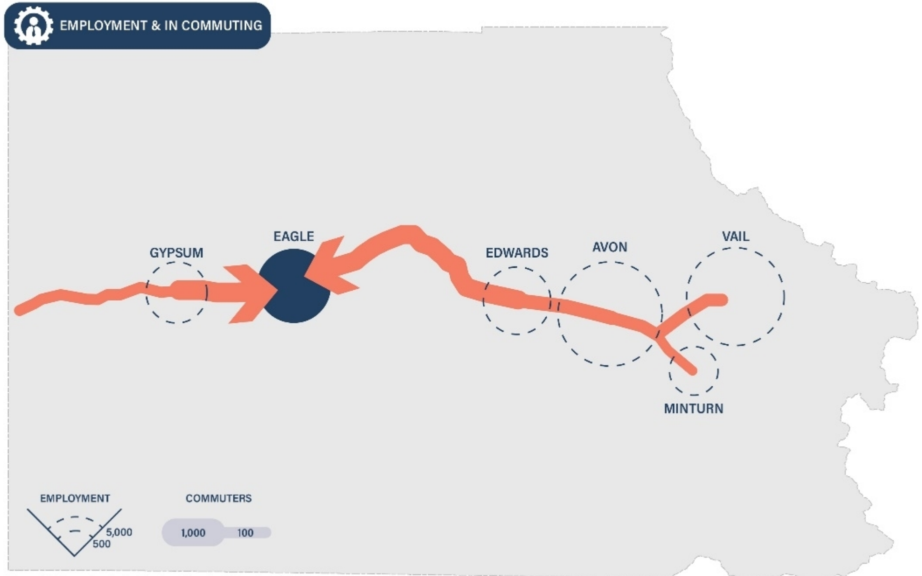
Source: CDLE QCEW; DOLA; U.S. Census; Economic & Planning Systems

IN-COMMUTING

2019

- 84% of Eagle workers commute into town for work including –
  - 13% from Gypsum
  - 8% from Edwards
  - 3% from Vail
  - 3% from Avon
  - 3% from Dotsero
- 16% of Eagle workers are Eagle residents
  - Increase of 6 percentage points from 2010

Eagle has many in-commuters from up and down valley, which represents a portion of unmet housing demand of workers who may desire to live in Eagle but can not find housing that meets their needs.



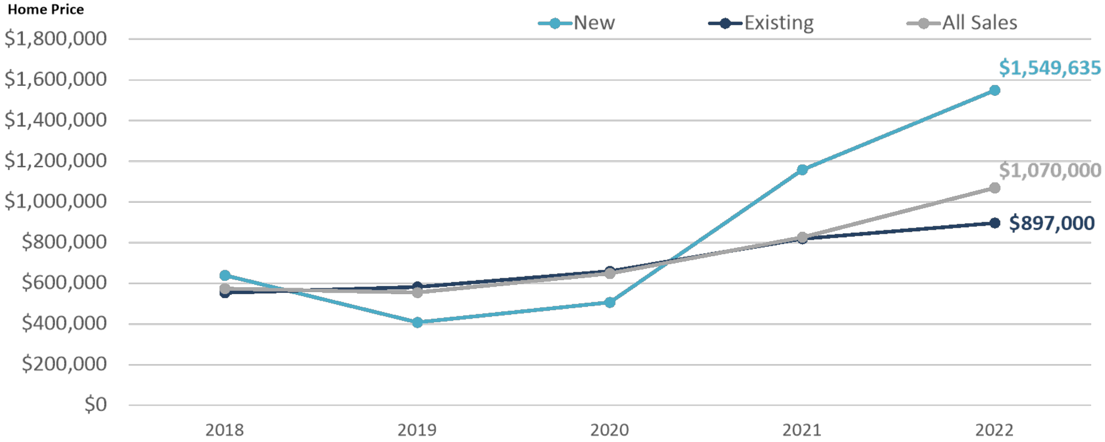
Source: U.S. Census Longitudinal Employer-Household Dynamics; QCEW; Economic & Planning Systems

MEDIAN HOME PRICE

2018–2022 (MAY)

- The median home price increased from **$555,000 in 2019 to over $1.0 million in 2022**
- New homes are those built and sold within a 5-year period and account for about 20 percent of total sales
- There was a $340,000 price differential between a new home versus an existing home in 2021 and this increased to $653,000 in May 2022

The housing market is very strong in Eagle with an average annual price appreciation of 25% from 2019 to 2022.



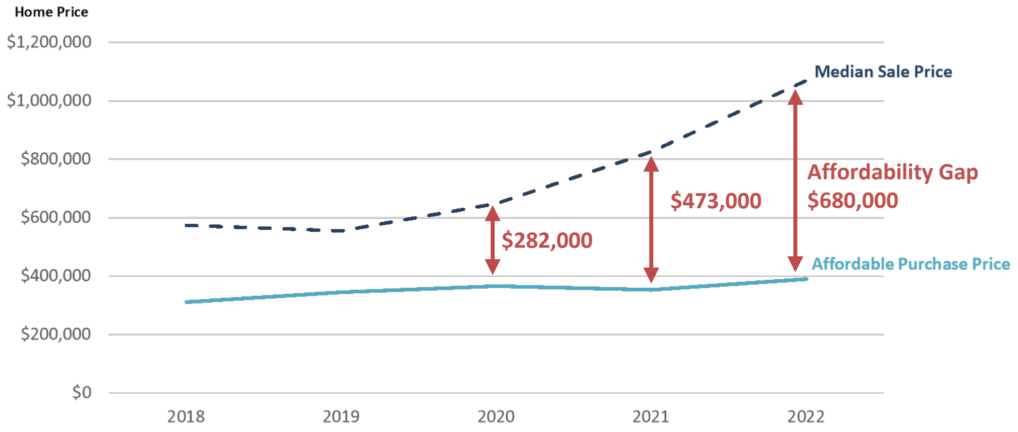
Source: MLS; Economic & Planning Systems

AFFORDABILITY GAP

2018–2022 (MAY)

Homes in Eagle are increasingly not affordable to households earning 100% AMI or $90,000 a year.

- The affordability gap (difference between the median home price and the price affordable to a household earning 100% AMI) illustrates the disconnect between market prices and the average household
- From 2018 to 2019 the affordability gap contracted
- This gap significantly increased each year since 2020



Source: MLS; HUD; Economic & Planning Systems

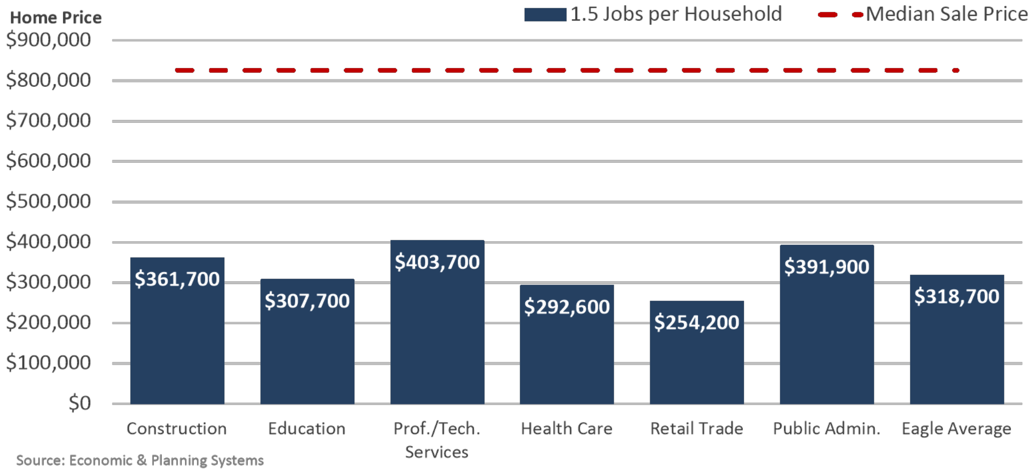
- Over 50% of survey respondents worry about affording to live in Eagle in the future or can no longer afford to live in Eagle and moved (2021 Community Survey)

HOME PRICE AFFORDABILITY BY WAGE

2021

Even higher earning industries, like Professional and Technical Services, can not afford a home in Eagle.

- The largest industries and fastest growing industries in Eagle are shown by the price they can afford to spend on a home
- A worker earning the average annual wage in Eagle ($55,600) can afford a home that costs $318,700
- This calculation assumes 1.5 job earners per household
- Affordable purchase price is calculated as 1 wage earner in the sector shown plus 0.5 wage earner at the town average



Source: Economic & Planning Systems

HOME SALES BY AMI

2018-2022 (MAY)

Only 3% of home sales were affordable to households earning 80% AMI or less and most of these were attached or condo units.

Price by AMI	SFR	Attached	Condo	Total	% Total
Less than 30% AMI	1	0	0	1	0.1%
31% - 60%	1	1	1	3	0.4%
61% - 80%	4	5	11	20	2.6%
81% - 100%	1	16	20	37	4.8%
101% - 120%	3	57	28	88	11.3%
121% - 150%	14	87	22	123	15.9%
151% - 200%	103	59	8	170	21.9%
Greater than 200% AMI	325	8	1	334	43.0%
Total	**452**	**233**	**91**	**776**	**100.0%**

Source: MLS; HUD; Economic & Planning Systems

- Attached and condo units are a more affordable style of home
  - Most units are affordable to households between 81% to 150% AMI
- There is a lack of affordable single family homes in Eagle – **only 5% of homes were affordable for 150% AMI or less**

COST BURDENED HOUSEHOLDS BY AMI

2019

32% of all households in Eagle are cost burdened.

- Cost burden is defined as spending more than 30% of the household's gross monthly income on housing
- The need for more affordable housing varies based on tenure and AMI level
- Renter need is concentrated at lower AMI levels, while owner need is concentrated at the low and high end of the distribution
    - 18% of renter households below 80% AMI
    - 6% of owner households below 80% AMI
    - 4% of owner households above 200% AMI

Description	Eagle Total	Eagle % of HHs
Owner		
Under 30% AMI	17	0.9%
30% to 50% AMI	56	3.0%
50% to 80% AMI	33	1.7%
80% to 100% AMI	5	0.3%
100% to 120% AMI	5	0.3%
120% to 150% AMI	7	0.4%
150% to 200% AMI	12	0.7%
Above 200% AMI	74	3.9%
Total	**210**	**11.0%**
Renter		
Under 30% AMI	65	3.4%
30% to 50% AMI	144	7.5%
50% to 80% AMI	142	7.4%
80% to 100% AMI	23	1.2%
100% to 120% AMI	3	0.1%
120% to 150% AMI	4	0.2%
150% to 200% AMI	7	0.3%
Above 200% AMI	13	0.7%
Total	**400**	**21.0%**
Total Cost Burden Households	**610**	**32.0%**

Source: U.S. Census ACS 5-year, HUD; Economic & Planning Systems

Housing Targets

Where are there affordability gaps?

What is the “catch up” need to meet existing housing demand?

What is the “keep up” need to meet future housing demand?

HOUSING GAPS

2019

Description	Total
Owner	
Less than 30% AMI	-2
31% to 60% AMI	-102
61% to 80% AMI	-57
81% to 100% AMI	-126
101% to 120% AMI	-175
121% to 150% AMI	-179
151% to 200% AMI	-116
Greater than 200% AMI	757
Total	**0**
Renter	
Less than 30% AMI	-73
31% to 60% AMI	-137
61% to 80% AMI	233
81% to 100% AMI	33
101% to 120% AMI	-25
121% to 150% AMI	3
151% to 200% AMI	13
Greater than 200% AMI	-47
Total	**0**

Source: U.S. Census ACS 5-year; HUD; Economic & Planning Systems

Z:\Shared\Projects\DEN\223022-Eagle Comprehensive Affordable Housing Assessment\Data\[22

- Housing gaps are identified by comparing the number of households to housing units at each AMI level for owners and renters.
- Owner occupied units have significant gaps between 81% to 150% AMI
- Renter occupied units have significant gaps at 60% AMI and below

HOUSING TARGETS

"Catch Up"

- Catch up addresses improving existing affordability conditions and jobs access in Eagle
- What are Eagle's policy goals related to the catch up need?
- What portion of cost burdened households can be supported? At what AMI levels?
  - There are currently 610 cost burdened households
- How much should in-commuting be reduced from the current 84 percent?
- Baseline assumptions may include –
  - Reduce the number of cost burdened households by half
  - Reduce in-commuting to 50% of employees

"Keep Up"

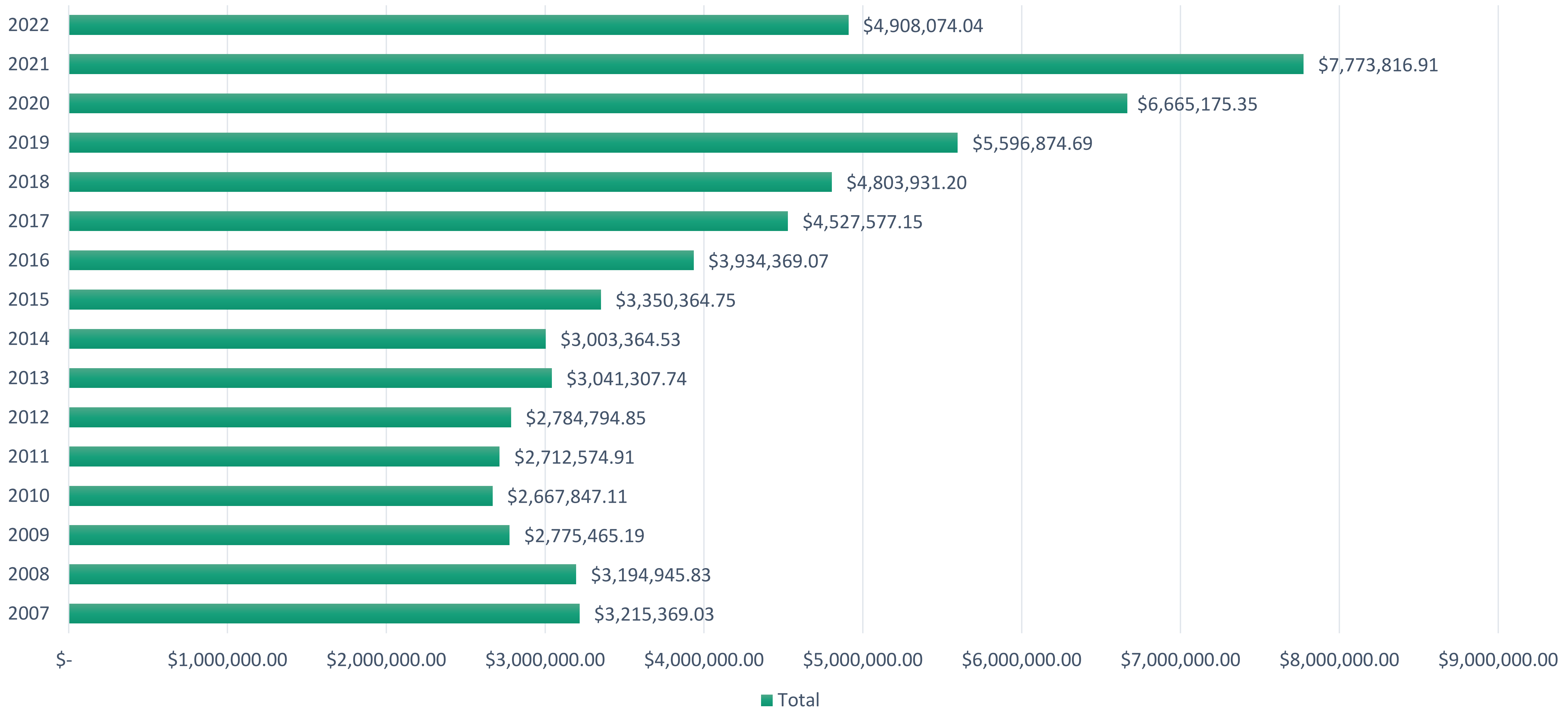
- Keep up estimates the amount of housing that will be needed to maintain housing demand generated by employment growth in Eagle
- Eagle is estimated to add 2,166 jobs by 2040 based on a continued 14% share of Eagle County employment (DOLA)
- How many of these workers should live locally versus in-commuting?
- Should demand from Eagle County job growth be included to account for out-commuters?

NEXT STEPS

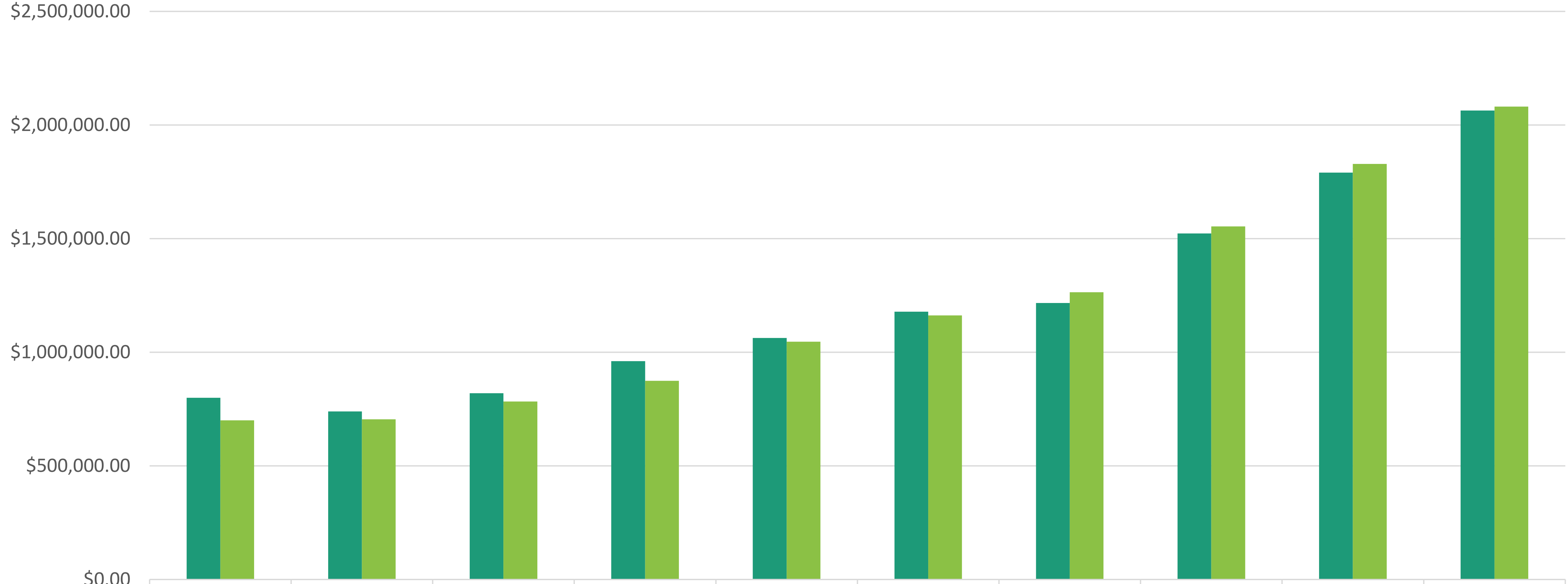
- Finalize the “catch up” and “keep up” needs analysis based on Council and Staff guidance for policy goals
- Conduct interviews with local real estate agents and rental properties to understand housing pressures not identified in the data
- Summarize various affordable housing programs and regulations to be considered
- Workshop with Town Council to develop a set of tools of prospective affordable housing options tailored to Eagle
- Create a toolbox of options tailored to Eagle for future implementation
- Provide recommendations for improvements to existing programs
- Comprehensive Affordable Housing Report

ANNUAL TOTAL SALES TAX
2007-2022
REVENUE PERIOD TOTALS

**2016 - PRESENT INCLUDE .5% SALES TAX INCREASE*



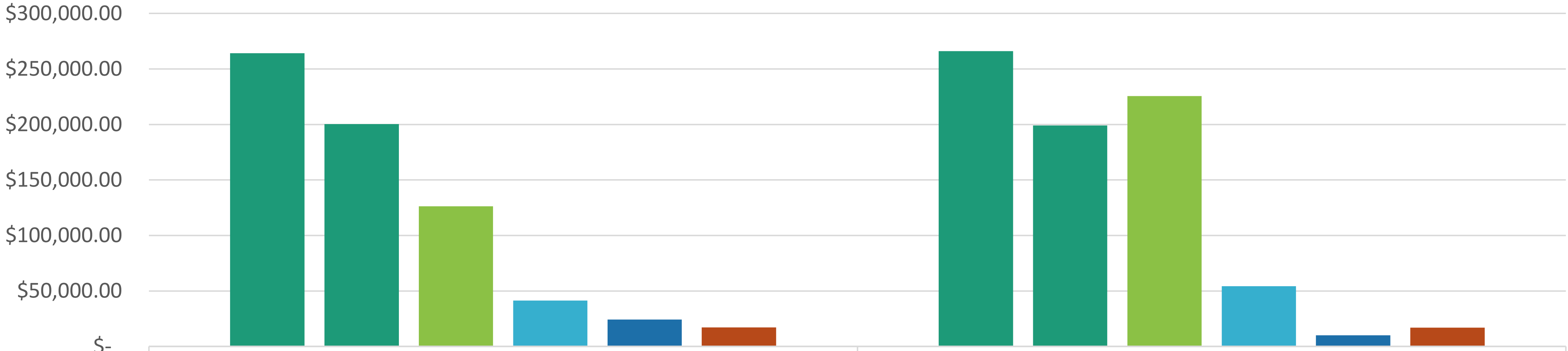
TOTAL SALES TAX BY QUARTER
2013-2022
REVENUE PERIOD TOTALS



	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
1ST Q	$800,133.00	$739,709.00	$820,122.00	$960,574.00	$1,063,301.45	$1,178,718.57	$1,216,488.34	$1,522,565.39	$1,790,838.39	$2,064,170.93
2ND Q	$700,575.00	$705,361.00	$783,299.00	$874,795.00	$1,046,587.6	$1,162,266.0	$1,264,176.7	$1,554,045.8	$1,828,829.4	$2,081,468.4

1ST Q 2ND Q

ONLINE SALES TAX BY QUARTER
2017-2022
REVENUE PERIOD TOTALS

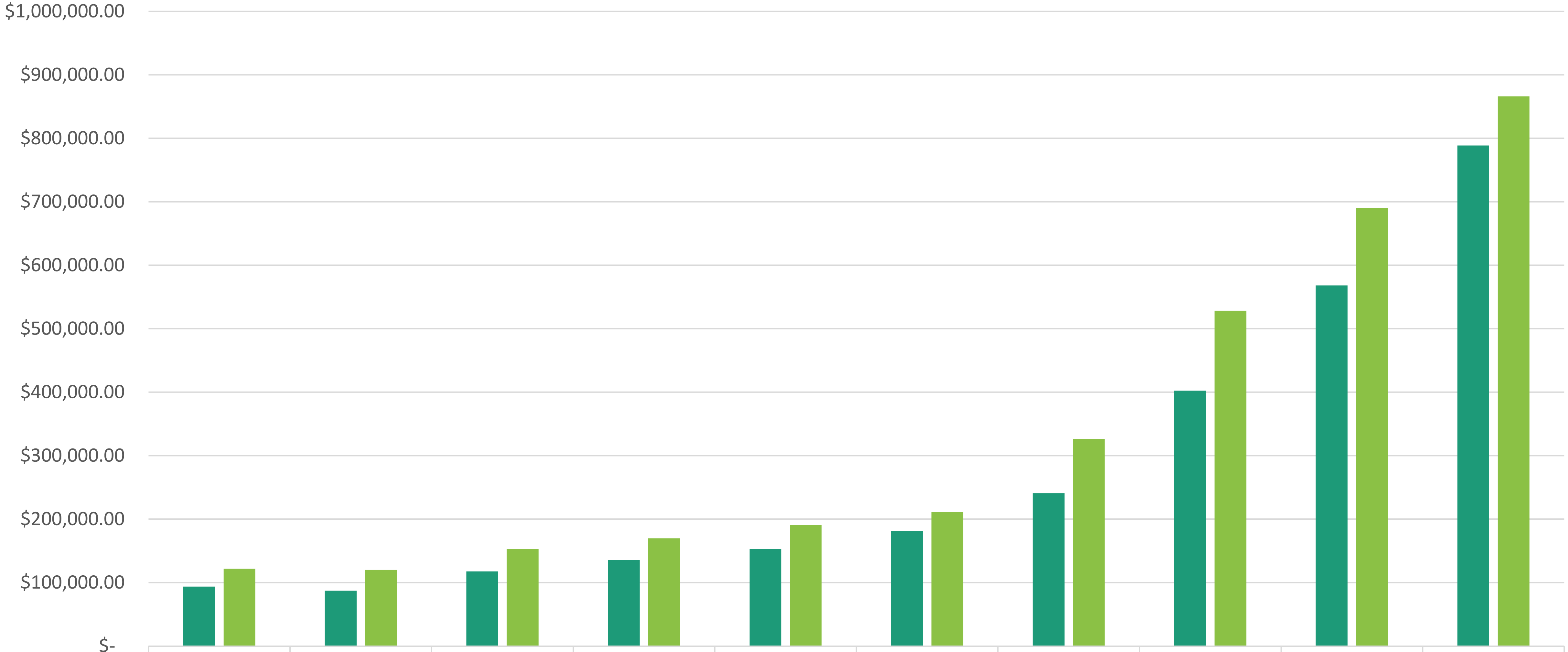


	1ST Q	2ND Q
2022	$264,177.15	$266,072.23
2021	$200,373.01	$199,019.89
2020	$126,298.87	$225,509.84
2019	$41,363.57	$54,246.37
2018	$24,249.98	$10,046.51
2017	$17,179.39	$16,876.45

2022 2021 2020 2019 2018 2017

Online sales are included in the retail and out of area sectors.

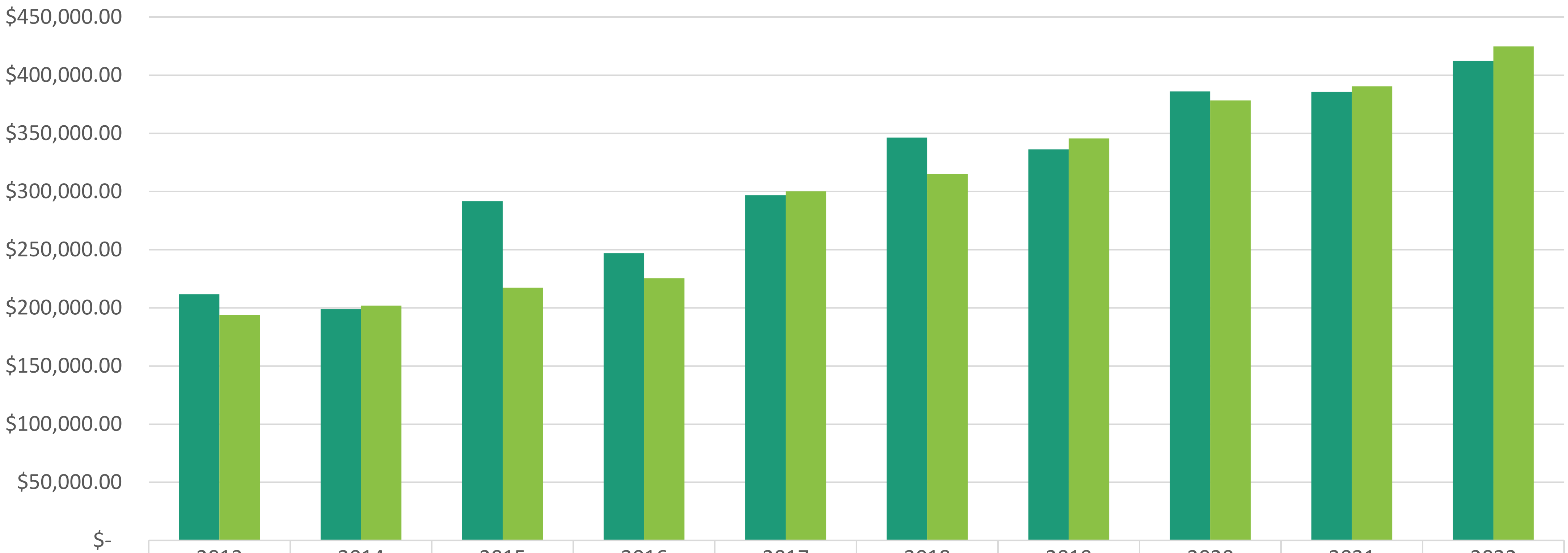
RETAIL QUARTERLY COLLECTIONS
2013-2022



	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
1ST Q	$93,867.49	$87,111.00	$117,519.00	$135,829.00	$152,783.00	$180,805.00	$240,963.12	$402,494.42	$568,154.72	$788,595.42
2ND Q	$121,798.72	$120,143.00	$152,697.00	$169,868.00	$191,144.24	$211,184.00	$326,235.07	$528,285.35	$690,530.28	$865,974.86

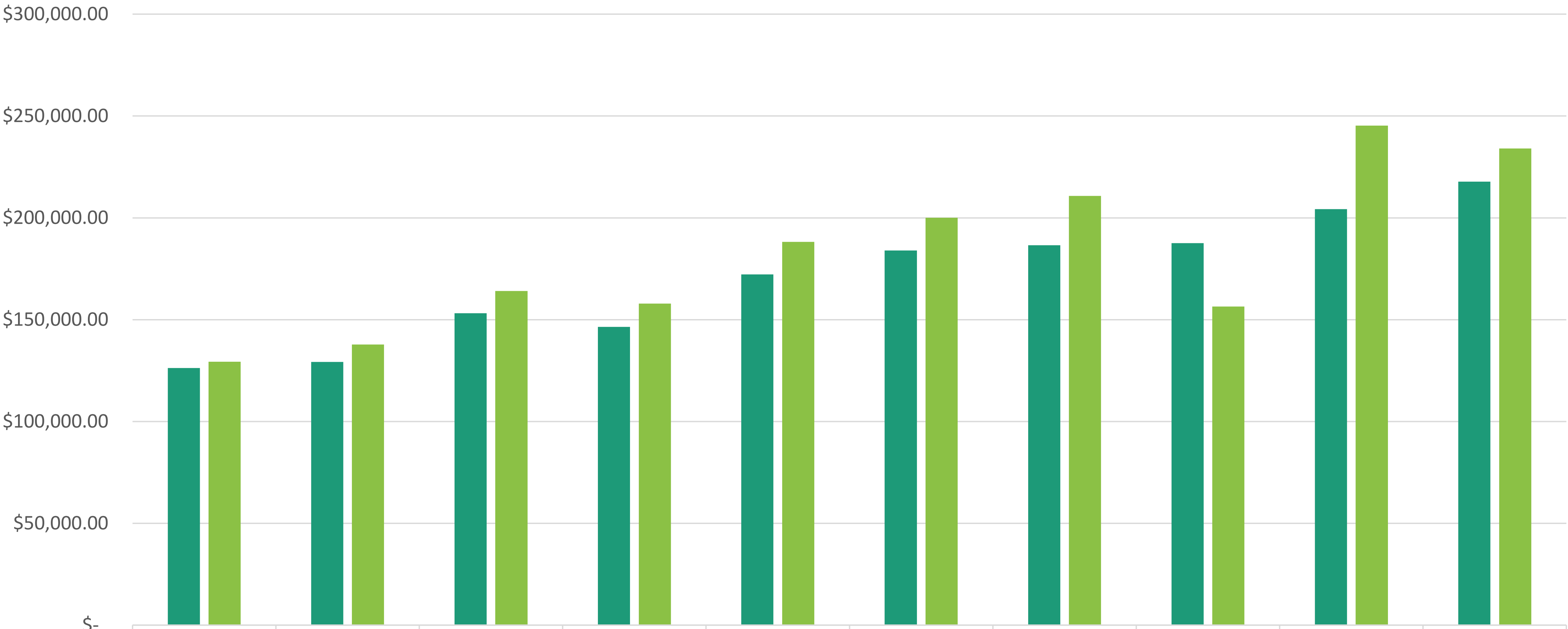
■ 1ST Q ■ 2ND Q

FOOD QUARTERLY COLLECTIONS
2013-2022



	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
1ST Q	$211,734.19	$198,749.84	$291,590.20	$247,051.00	$296,908.00	$346,398.00	$336,265.35	$386,132.63	$385,735.15	$412,323.43
2ND Q	$193,988.75	$201,911.65	$217,373.43	$225,429.00	$300,241.00	$315,044.00	$345,569.04	$378,306.28	$390,477.16	$424,825.28

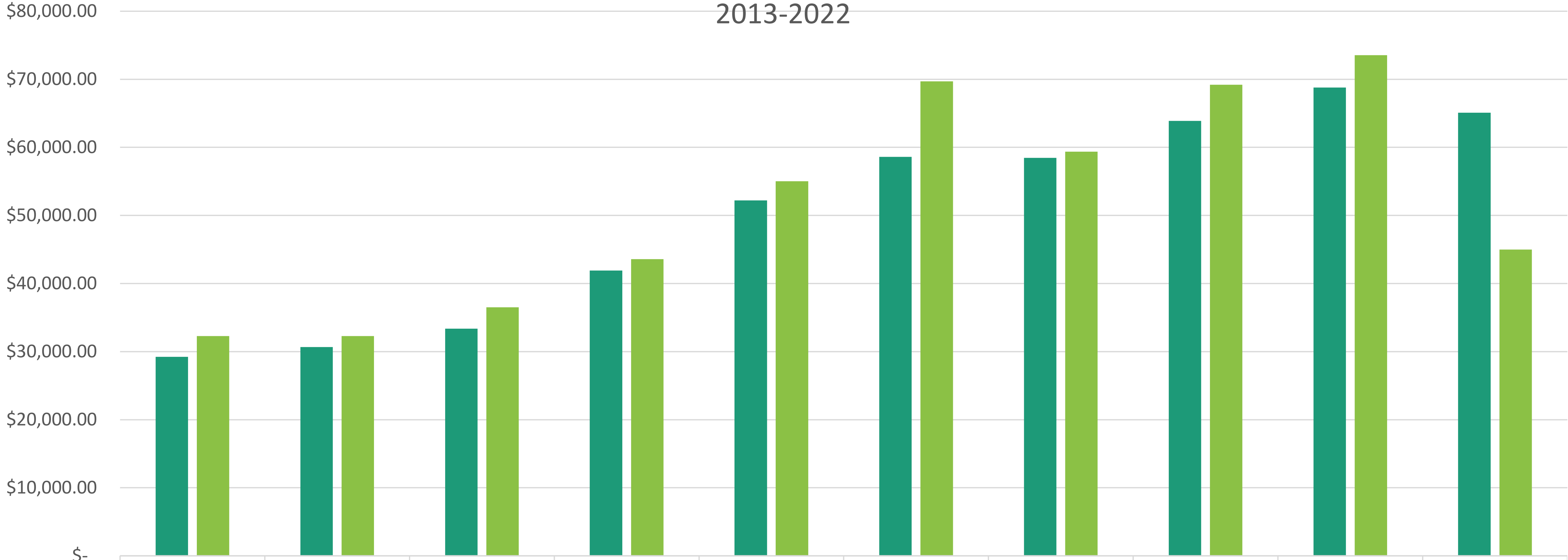
RESTAURANTS & BARS QUARTERLY COLLECTIONS
2013-2022



	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
1ST Q	$126,246.97	$129,304.00	$153,184.00	$146,474.00	$172,287.00	$183,983.00	$186,559.51	$187,549.11	$204,296.28	$217,754.82
2ND Q	$129,398.73	$137,848.00	$164,057.00	$157,928.00	$188,238.00	$200,070.00	$210,788.82	$156,444.87	$245,277.13	$234,087.50

1ST Q 2ND Q

LIQUOR STORES QUARTERLY COLLECTIONS
2013-2022

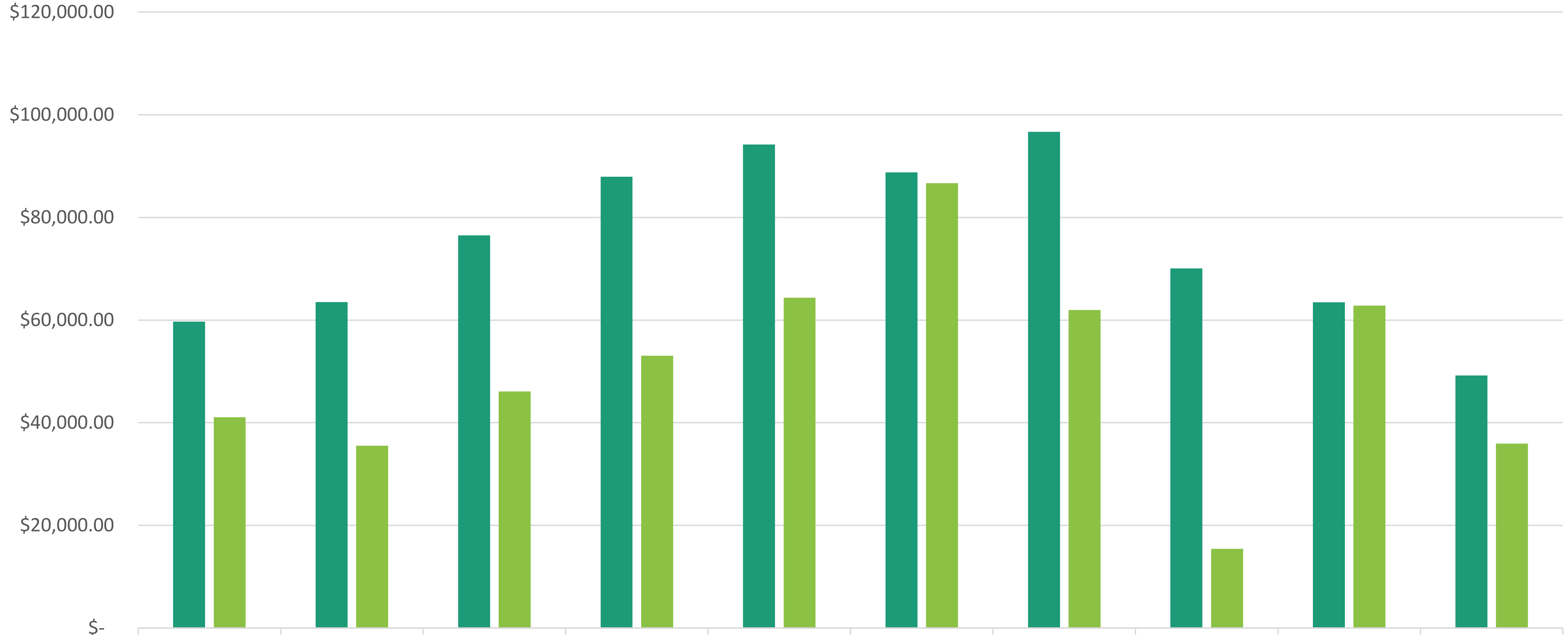


	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
1ST Q	$29,240.21	$30,678.33	$33,366.23	$41,903.00	$52,210.00	$58,597.00	$58,457.33	$63,871.12	$68,771.66	$65,081.83
2ND Q	$32,287.72	$32,282.04	$36,503.00	$43,575.22	$55,021.00	$69,704.00	$59,369.38	$69,205.68	$73,535.55	$44,995.81

We do have missing deposits from several liquor establishments for June 2022, those amounts are expected to appear in July Filing period totals.

■ 1ST Q ■ 2ND Q

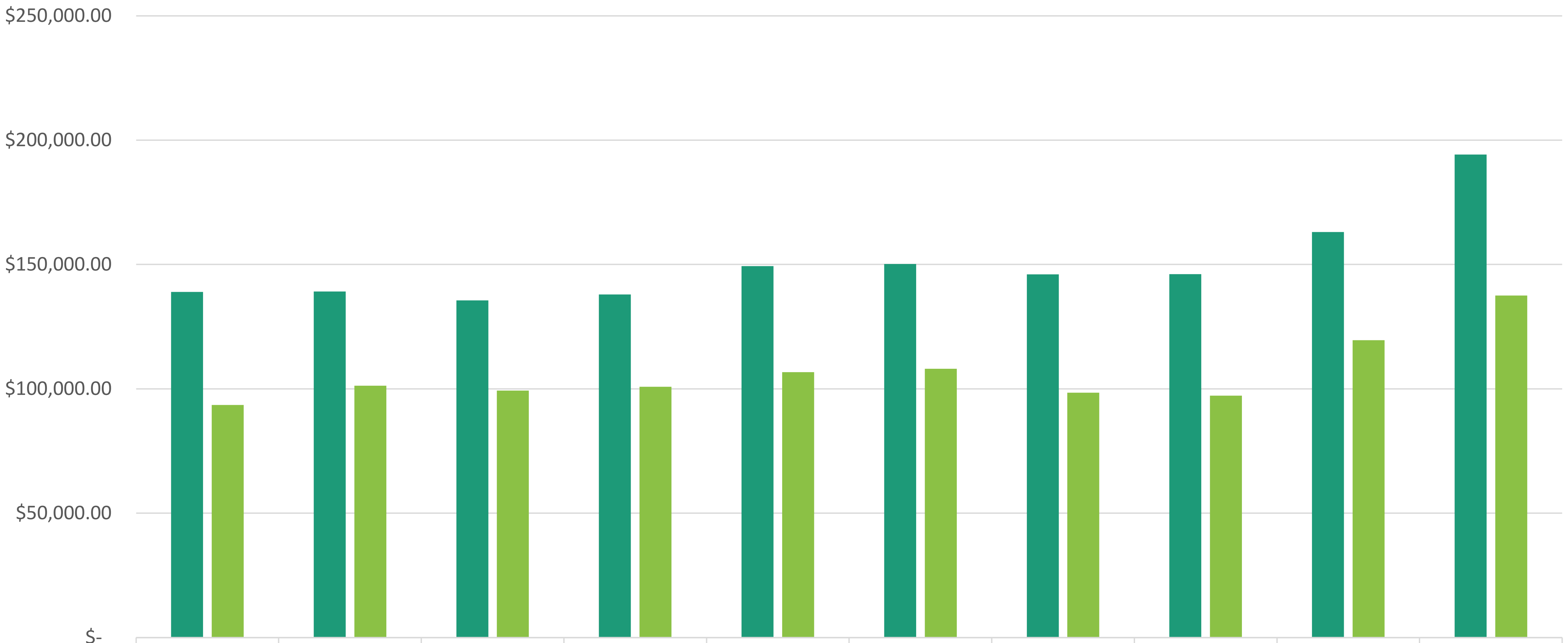
LODGING QUARTERLY COLLECTIONS
2013-2022



	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
1ST Q	$59,708.00	$63,525.00	$76,505.00	$87,938.00	$94,225.00	$88,766.00	$96,699.51	$70,078.01	$63,456.84	$49,215.21
2ND Q	$41,068.00	$35,521.00	$46,083.00	$53,059.00	$64,375.00	$86,681.00	$61,965.94	$15,413.58	$62,836.44	$35,922.81

1ST Q 2ND Q

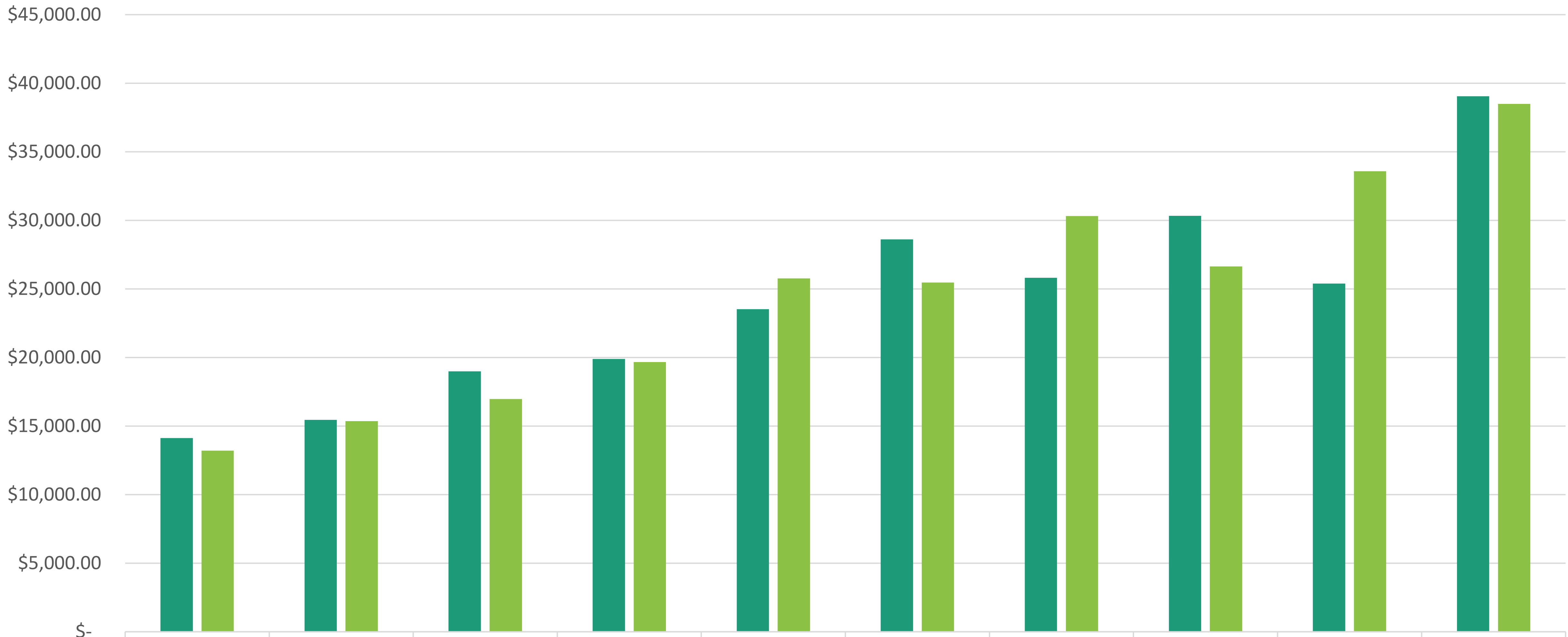
UTILITIES QUARTERLY COLLECTIONS
2013-2022



	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
1ST Q	$138,986.76	$139,163.47	$135,528.00	$137,923.00	$149,364.00	$150,181.00	$146,026.55	$146,137.21	$163,052.04	$194,239.58
2ND Q	$93,477.93	$101,225.47	$99,307.00	$100,861.00	$106,714.00	$108,099.00	$98,470.49	$97,265.57	$119,518.68	$137,511.31

1ST Q 2ND Q

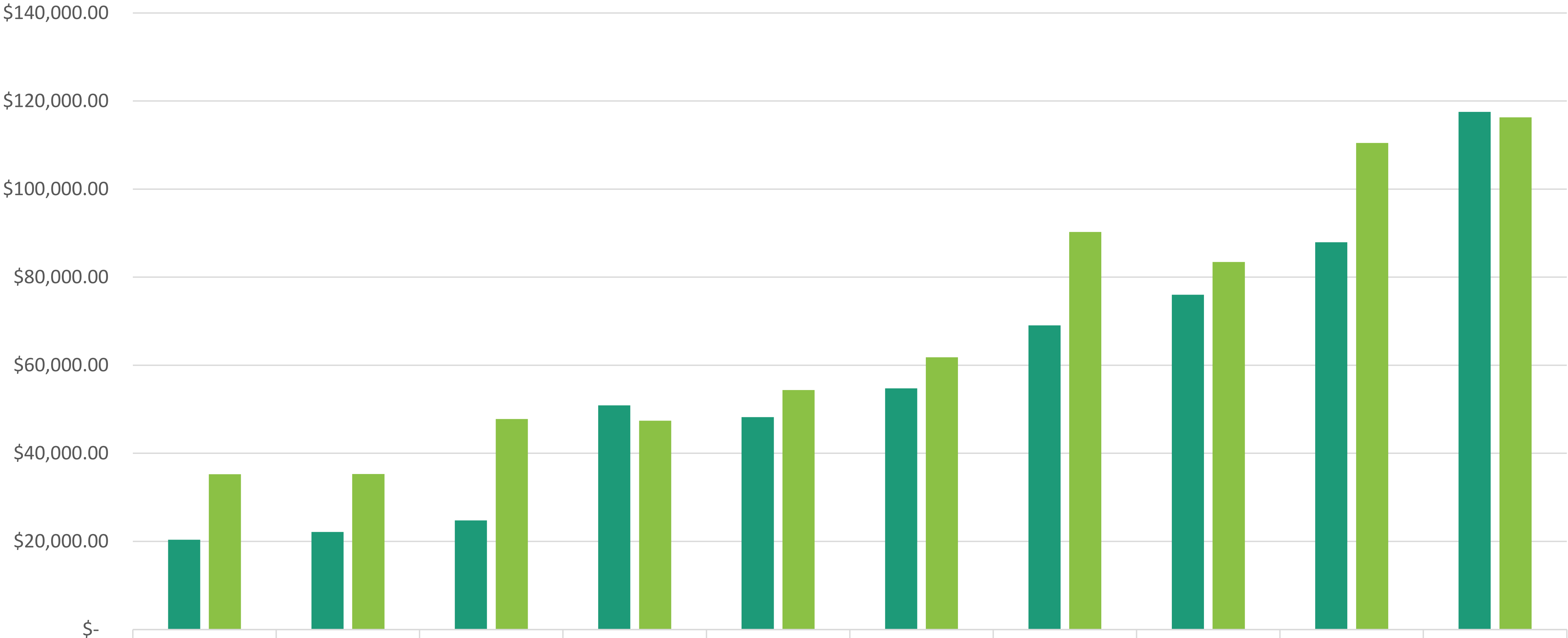
AUTOMOTIVE QUARTERLY COLLECTIONS
2013-2022



	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
1ST Q	$14,120.41	$15,450.05	$18,989.05	$19,898.44	$23,529.00	$28,620.00	$25,812.64	$30,325.40	$25,392.13	$39,044.76
2ND Q	$13,214.02	$15,365.35	$16,974.95	$19,673.00	$25,761.00	$25,470.00	$30,316.07	$26,635.08	$33,587.85	$38,484.89

■ 1ST Q ■ 2ND Q

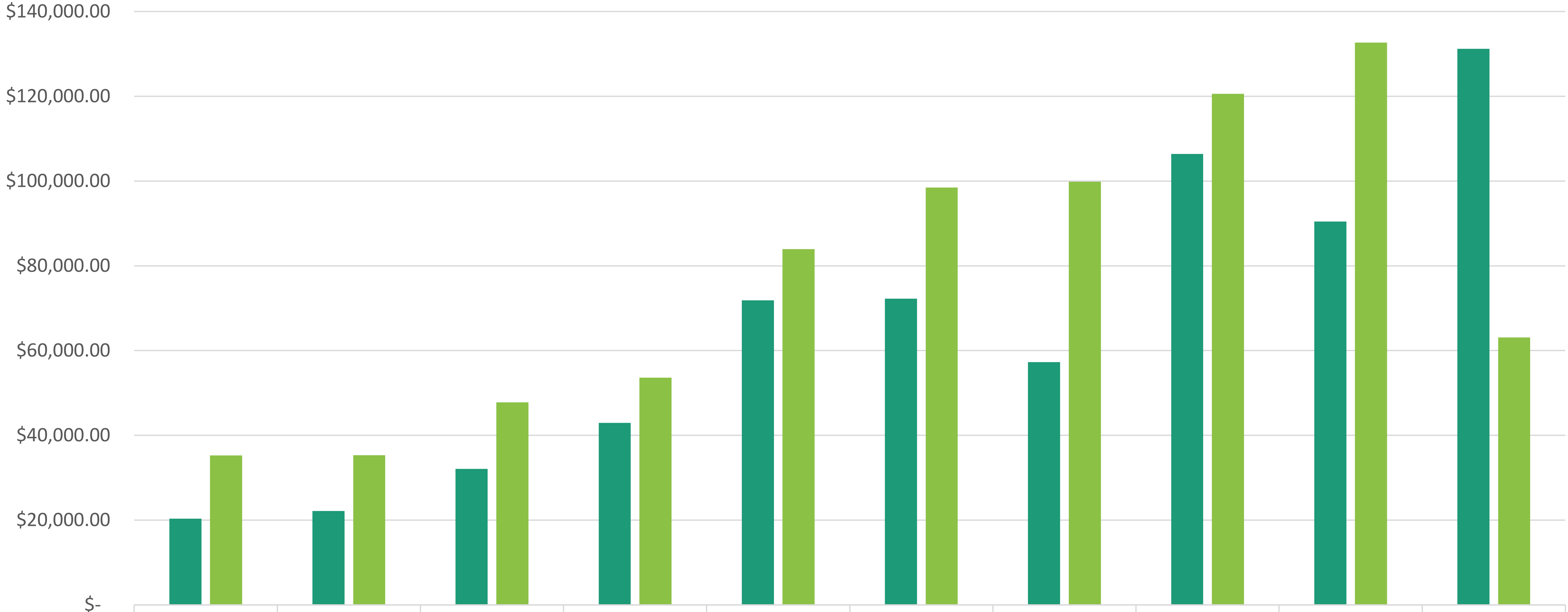
MISCELLANEOUS QUARTERLY COLLECTIONS 2013-2022



	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
1ST Q	$20,361.00	$22,140.00	$24,753.24	$50,878.00	$48,200.00	$54,757.00	$69,058.49	$76,020.11	$87,934.24	$117,540.96
2ND Q	$35,239.00	$35,302.00	$47,795.00	$47,388.00	$54,347.00	$61,796.00	$90,251.02	$83,462.44	$110,459.29	$116,301.78

1ST Q 2ND Q

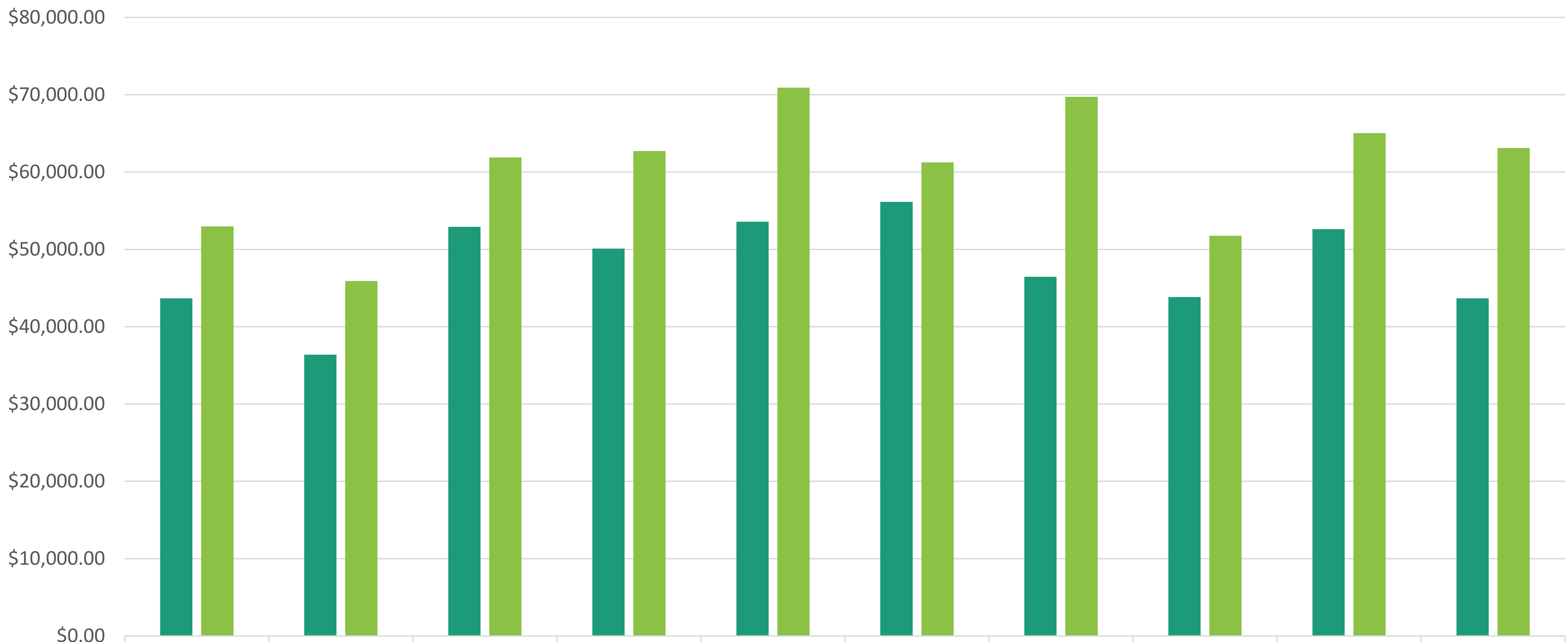
BUILDING/CONSTRUCTION QUARTERLY COLLECTIONS
2013-2022



	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
1ST Q	$20,361.00	$22,140.00	$32,099.00	$42,945.32	$71,877.76	$72,253.00	$57,256.78	$106,377.46	$90,455.51	$131,186.00
2ND Q	$35,239.00	$35,302.00	$47,795.00	$53,609.00	$83,956.00	$98,455.00	$99,853.89	$120,603.58	$132,679.64	$63,105.98

■ 1ST Q ■ 2ND Q

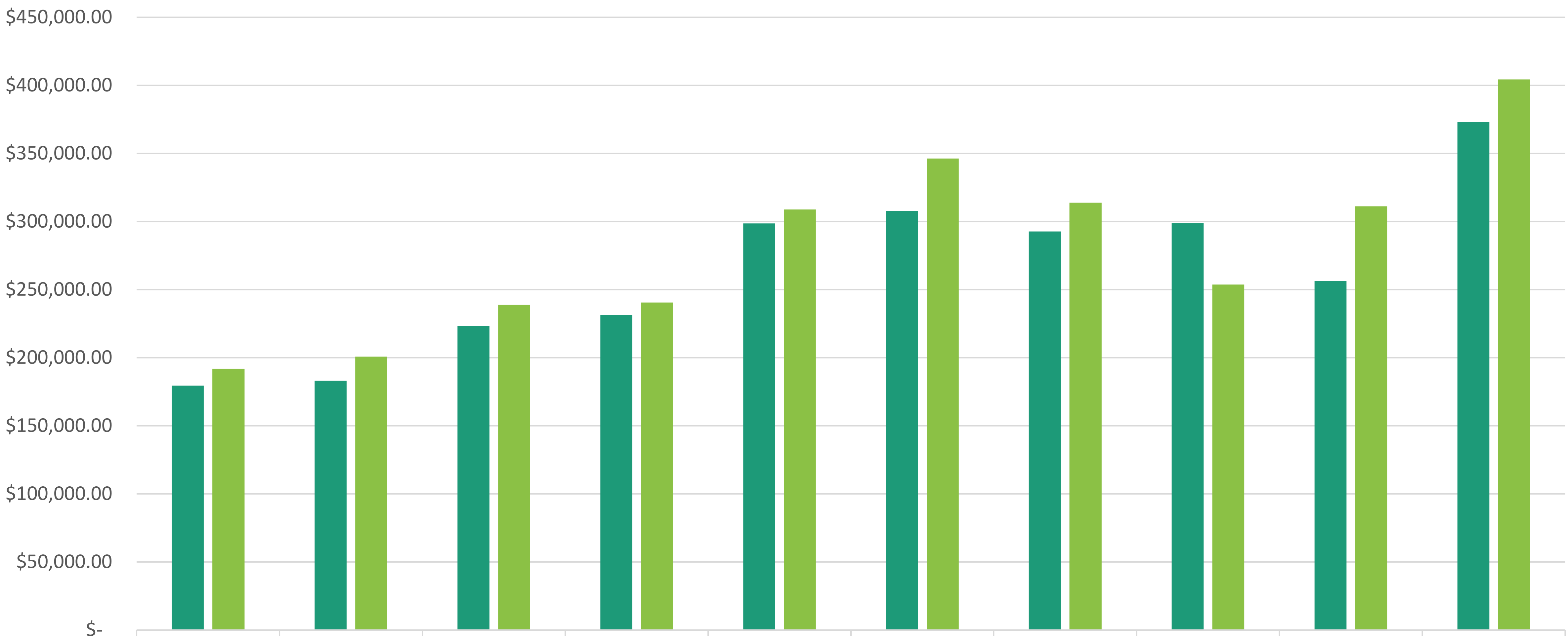
DOWNTOWN DISTRICT QUARTERLY 2013-2022



	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
FIRST QUARTER	$43,667.00	$36,372.00	$52,910.00	$50,106.00	$53,590.17	$56,150.00	$46,445.56	$43,835.85	$52,623.41	$43,662.31
SECOND QUARTER	$52,967.00	$45,903.00	$61,897.00	$62,723.00	$70,919.00	$61,248.00	$69,735.79	$51,744.09	$65,022.68	$63,105.98

FIRST QUARTER SECOND QUARTER

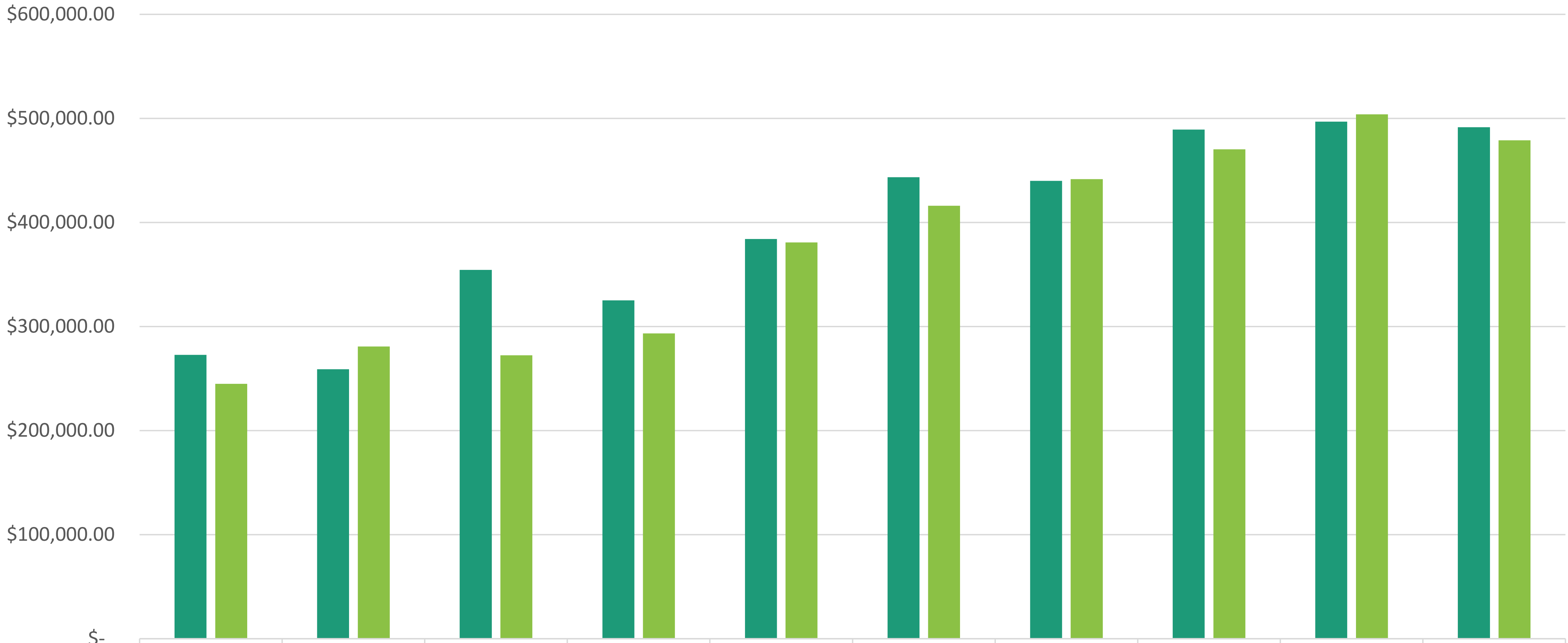
CHAMBERS AVENUE QUARTERLY
2013-2022



	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
FIRST QUARTER	$179,418.00	$183,052.00	$223,270.00	$231,277.00	$298,612.00	$307,670.00	$292,733.84	$298,756.44	$256,279.31	$373,093.34
SECOND QUARTER	$191,927.00	$200,696.00	$238,789.00	$240,491.00	$308,898.00	$346,299.00	$313,868.66	$253,722.58	$311,092.56	$404,293.48

FIRST QUARTER SECOND QUARTER

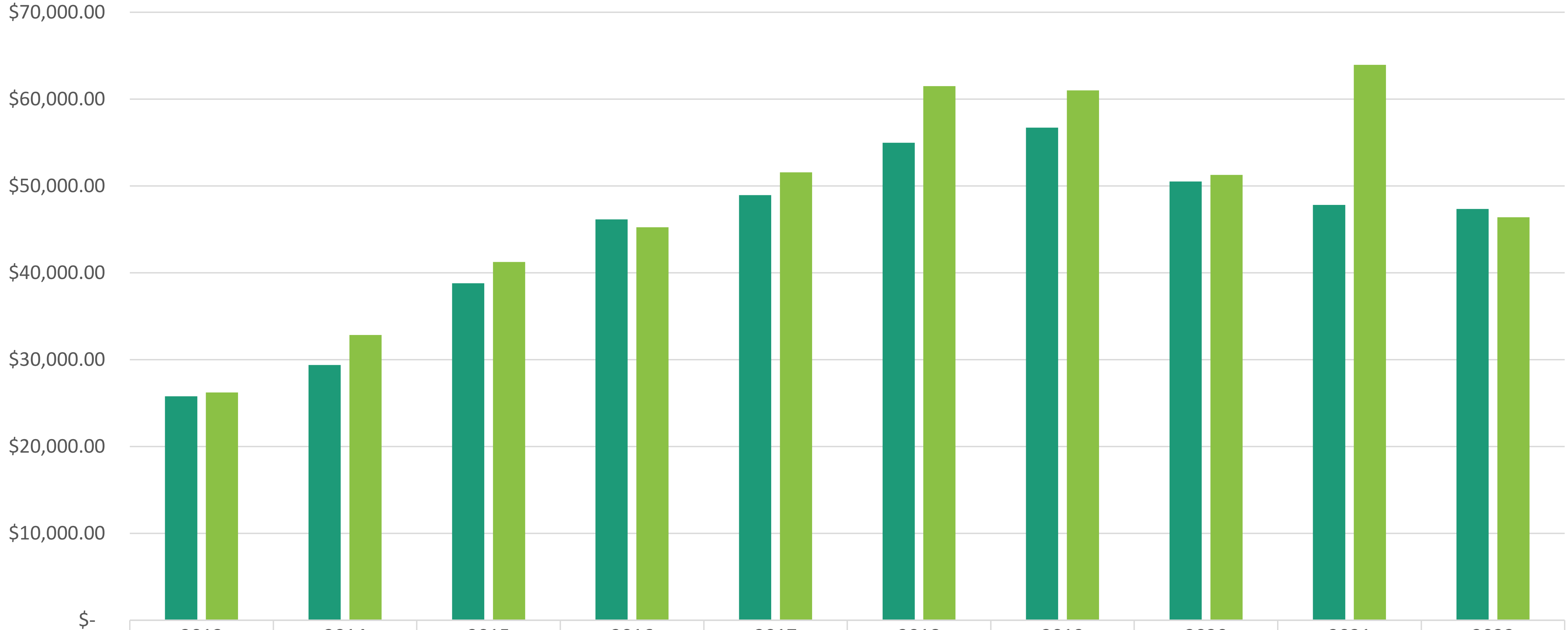
MARKET STREET QUARTERLY
2013-2022



	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
FIRST QUARTER	$272,777.00	$258,982.00	$354,444.00	$325,059.00	$384,063.25	$443,465.00	$439,934.34	$489,199.05	$496,752.97	$491,500.84
SECOND QUARTER	$244,981.00	$280,760.00	$272,211.00	$293,285.00	$380,820.00	$416,025.00	$441,665.87	$470,240.23	$503,914.79	$478,994.03

■ FIRST QUARTER ■ SECOND QUARTER

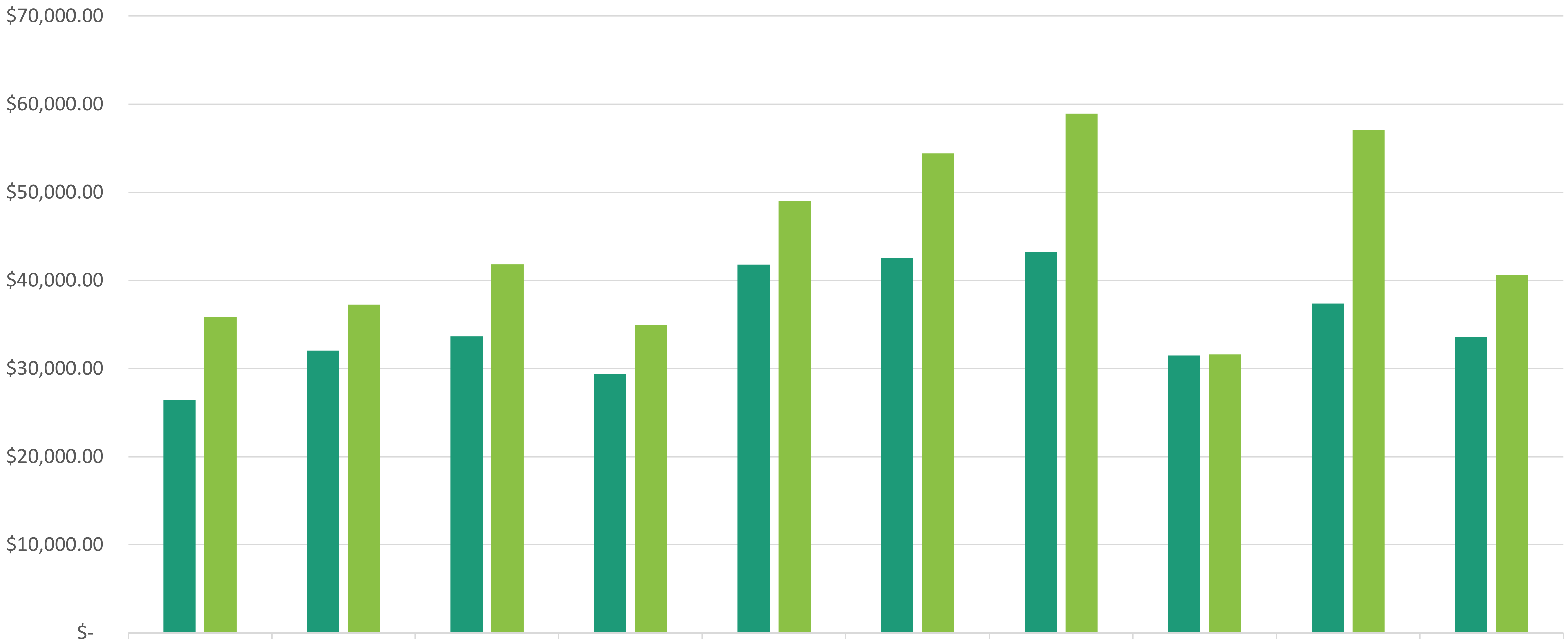
HIGHWAY 6/GRAND AVE. QUARTERLY 2013-2022



	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
FIRST QUARTER	$25,792.00	$29,394.00	$38,794.00	$46,160.00	$48,955.00	$54,992.00	$56,722.49	$50,516.40	$47,824.08	$47,347.11
SECOND QUARTER	$26,223.00	$32,839.00	$41,246.00	$45,253.00	$51,585.00	$61,510.00	$61,015.27	$51,284.82	$63,951.12	$46,402.82

FIRST QUARTER SECOND QUARTER

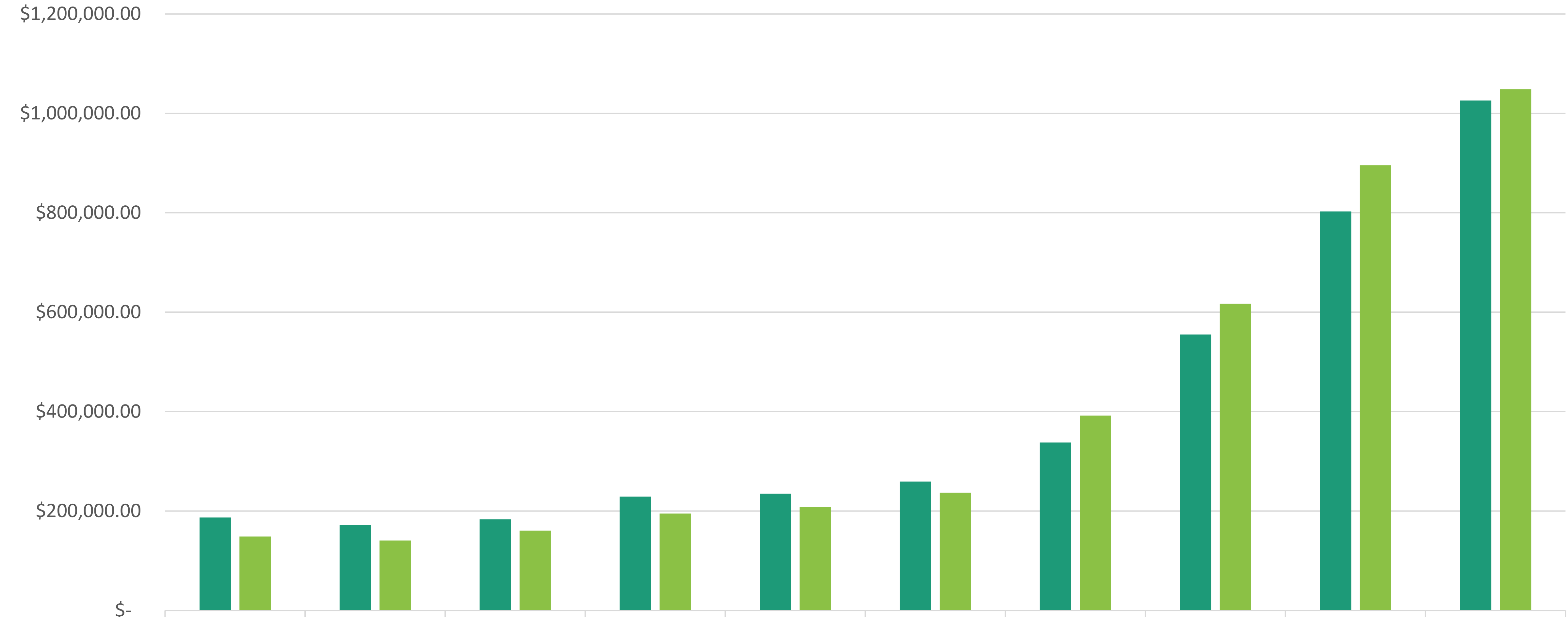
EAGLE RANCH QUARTERLY
2013-2022



	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
FIRST QUARTER	$26,464.00	$32,052.00	$33,623.00	$29,345.00	$41,784.98	$42,545.00	$43,251.46	$31,496.02	$37,393.19	$33,549.28
SECOND QUARTER	$35,825.00	$37,262.00	$41,824.00	$34,938.00	$49,038.00	$54,401.00	$58,929.66	$31,606.89	$57,007.03	$40,586.04

FIRST QUARTER SECOND QUARTER

OTHER AREAS QUARTERLY
2013-2022



	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
FIRST QUARTER	$186,961.19	$171,796.61	$183,383.03	$229,127.69	$234,778.69	$259,539.00	$338,012.75	$555,182.07	$802,637.44	$1,025,675.6
SECOND QUARTER	$148,949.88	$141,014.04	$160,757.38	$195,076.63	$207,623.15	$237,021.00	$392,136.41	$616,999.50	$895,608.95	$1,048,394.4

FIRST QUARTER SECOND QUARTER