



HOUSING EAGLE COUNTY



EAGLE COUNTY HOUSING & DEVELOPMENT AUTHORITY

ABOUT US

Established in 2008 by a unanimous resolution of the Eagle County Board of County Commissioners (BoCC).

Created to address the housing crisis identified in the 2007 Eagle County Housing Needs Assessment.

The ECHDA Board is comprised of the BoCC, serving ex officio.

Mission: Elevating our community through mentorship and housing solutions.



OUR HOUSING PROGRAMS



HOMEBUYERS

RENTERS

HOMEOWNERS

Eagle County Good Deeds

A buy-down program aimed at increasing the availability of deed-restricted homes for sale.

Down Payment Assistance

A loan program to help make homeownership more accessible to a broader range of residents

Rental Funds

Rental assistance program for locally employed, full-time, year-round renters.

Homeless Services

Dedicated to offering engagement, support, and resources for our unsheltered community members.

Aid for ADUs

A loan program to assist with construction of Accessory Dwelling Units

Locals First

A program to support both buyers and sellers, while expanding the inventory of deed-restricted homes.

EAGLE COUNTY GOOD DEEDS



Launched: October 2021

Purpose: Increase the availability of deed-restricted homes.

Deed Restrictions:

- Price-Capped: 15% buy-down
- Resident-Occupied: 5% buy-down

Key Stats:

- Program Expanded: April 2025
- Maximum Purchase Price: \$1,250,000
- Investment to Date: \$12,280,000
- Households Served: 147
- Utilization: 80% Price-Capped, 20% Resident-Occupied



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EAGLE COUNTY GOOD DEEDS



Community Partner Program - New in 2025

- **Collaborative Funding:** ECHDA partners with local governments and businesses to expand homeownership opportunities.
- **Investment Leverage:** Up to 30% of the maximum purchase price (\$1.25M) is available for qualified buyers, split equally between ECHDA (15%) and approved partners (15%), with a maximum combined investment of \$375,000.
- **Requirement:** Must be a price-capped deed restriction.
- **Partners:** Town of Avon, two more coming soon!



RENTAL FUNDS



Launched: October 2021

Purpose: Provide financial assistance for local renters.

Requirements:

- Asset cap: No more than 5x rental assistance.
- If over 120% AMI, tenant repays first/last.
- Last month's rent repaid over 11 months.
- Tenant must pay a security deposit.
- Tenant must sign a 1-year lease agreement.

Impact:

- Goal: Serve 30 households in 2025
- Total Households Served: 114



AID FOR ADUs



Launched: May 2022

Purpose: Create new housing units at attainable rental rates.

Restrictions:

- Deed Restriction: 15-year requirement.
- Rental Requirement: ADU must be rented to an Eligible Household earning $\leq 100\%$ AMI.
- Short-Term Rentals: Strictly prohibited.

Key Stats:

- Loan Amount: Up to \$150,000
- Loan Term: 15 years
- ADU must be independent of the main residence.



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DEVELOPMENT



Dedicated to fostering new affordable housing opportunities through collaborations with developers, municipalities, and nonprofit organizations.

Developing New Housing Units:

- **Colorado Mountain College** (Edwards): 102 rental units (\$11.5M)
- **Adam's Way**, Habitat for Humanity (Eagle): 16 for-sale units (\$3.3M)
- **Haymeadow** (Eagle): 43 for-sale units (\$7.5M)
- **Spring Creek Apartments** (Gypsum): 249 rental units (LIHTC, tax-exempt partner, LURA, and \$500,000 subordinate loan)
- **Tree Farm** (El Jebel): 190 for-sale and rental units
- **Fox Hollow** (Edwards): 44 for-sale units



THE VALLEY HOME STORE



Key Services:

- **Deed-Restricted Real Estate:** Focused on maintaining affordability and sustainability by managing and facilitating deed-restricted housing transactions.
- **Transactional Brokers:** Neutral assistance to ensure smooth real estate closings for both buyers and sellers.
- **Program Administration:** Oversees housing programs, including Good Deeds, Down Payment Assistance, Locals First, Rental Funds, and Aid for ADUs.
- **Intergovernmental Agreements:** Collaborates with local towns and businesses to expand affordable housing opportunities.
- **Personalized Housing Assistance:** Tailored support to help residents navigate the complexities of buying or renting a home.



TheValleyHomeStore.org



ELEVATING EAGLE COUNTY



With a focus on ensuring access and opportunity for everyone in the community.

Eagle County Housing & Development Authority

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Together, we're creating a stronger, healthier, and more vibrant Eagle County, one home at a time!