



# Town of Eagle Survey Results Summary

Housing Survey

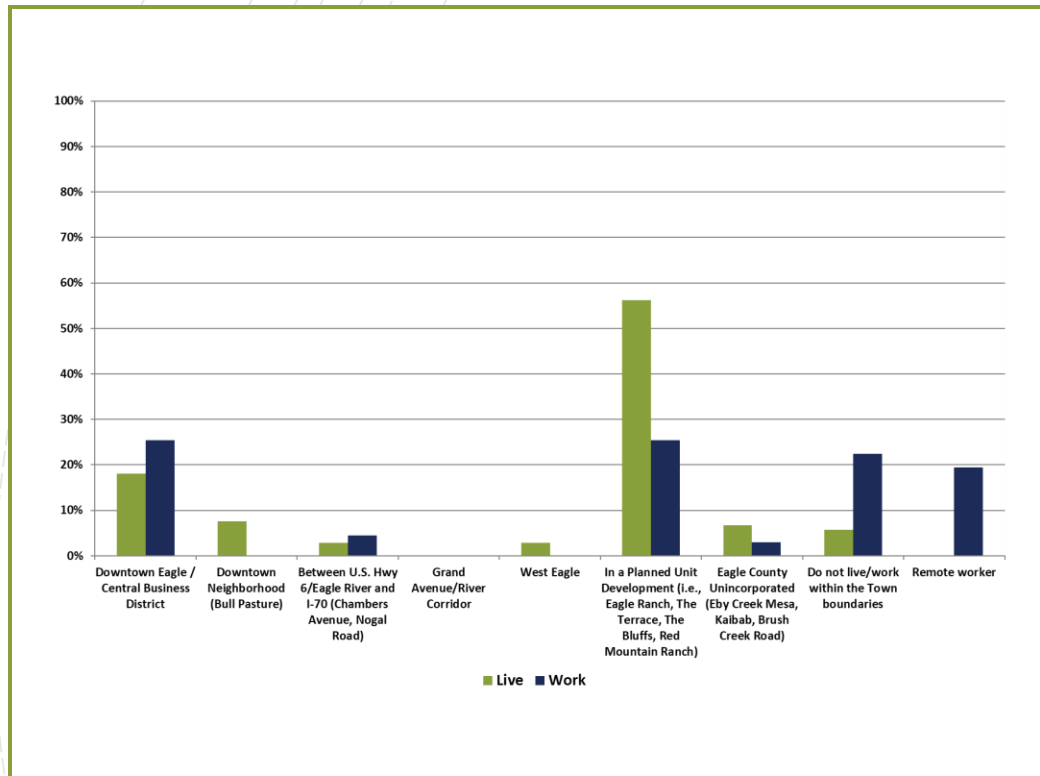
September 12, 2022



A blue speech bubble graphic with a white outline, containing the text "Housing Survey".

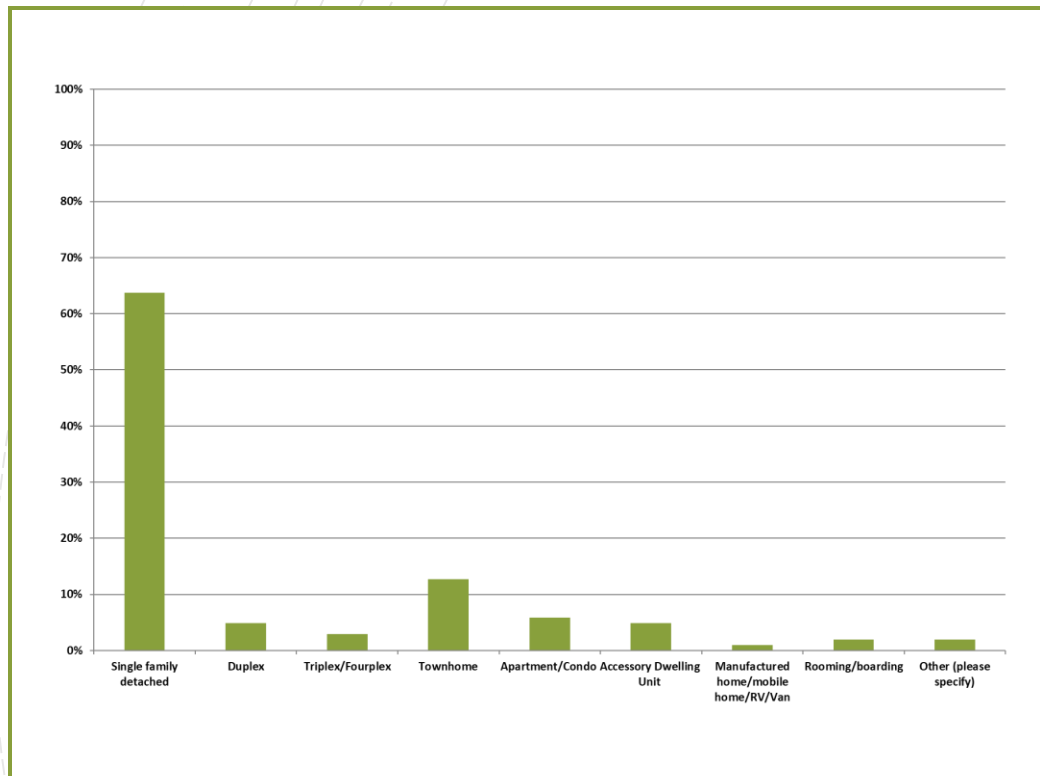
# Housing Survey

# Question 1: Where do you live and work in Eagle?



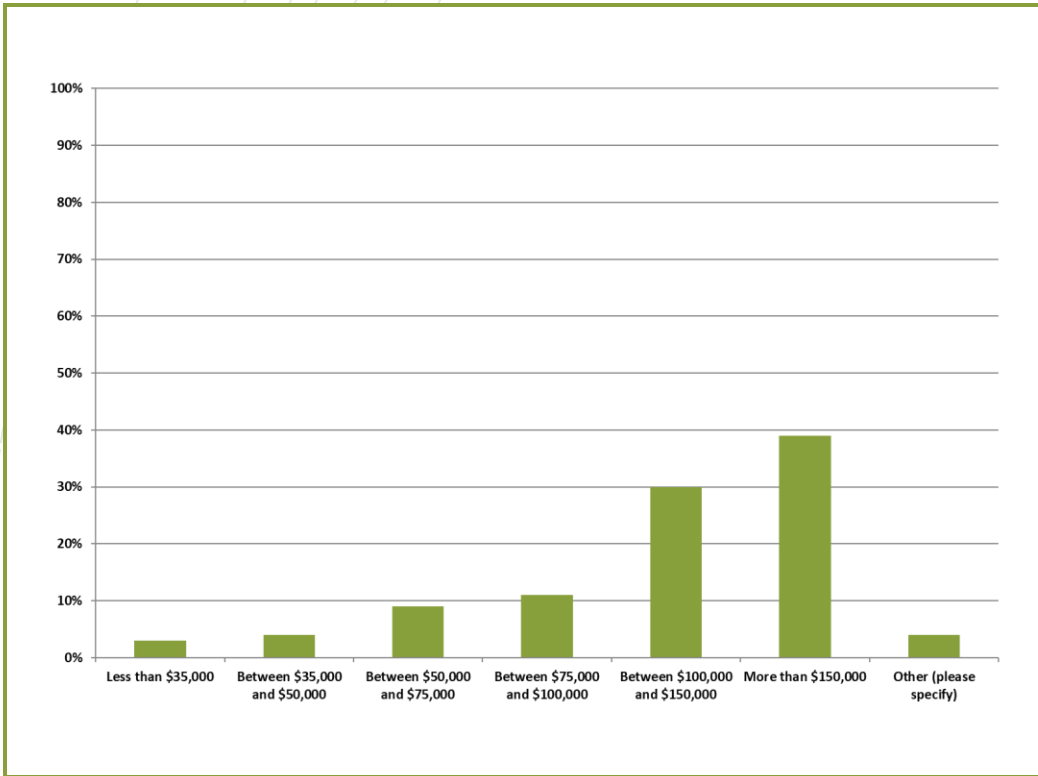
- 56% of respondents live in a Planned Unit Development
- As many respondents worked in Planned Unit Developments as in Downtown Eagle
- 22% of respondents work remotely

## Question 2: What type of housing do you currently live in?



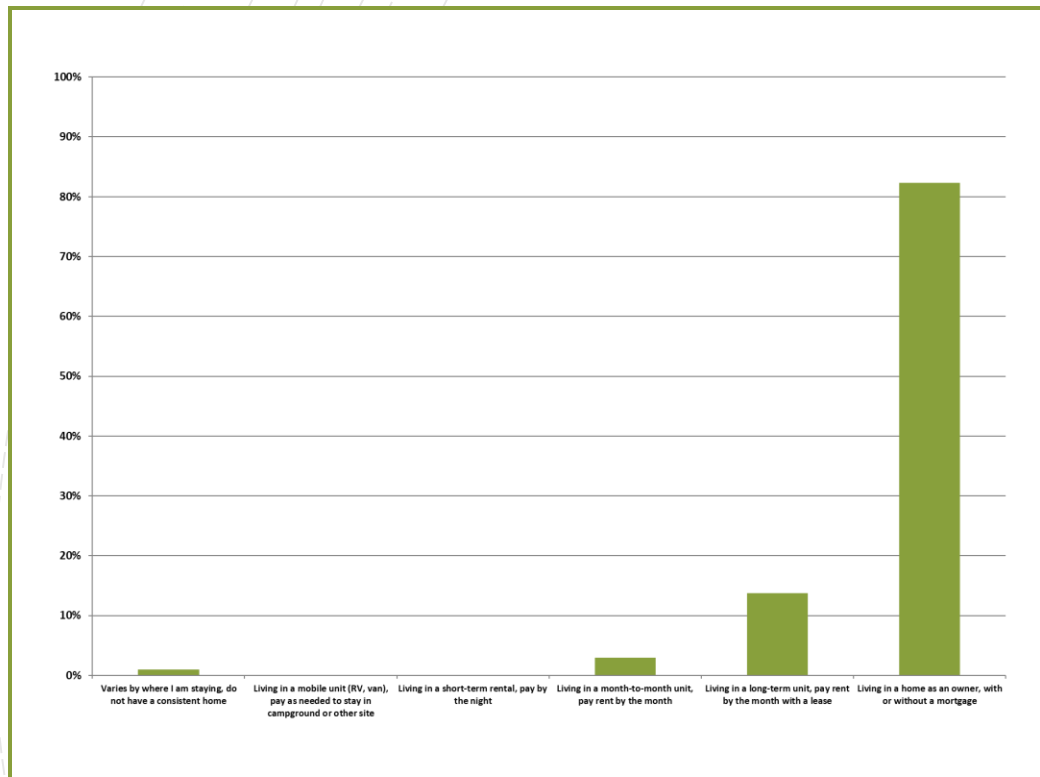
- Over 60% of respondents live in a single family detached home
- 67% of Eagle's housing stock is single family detached homes (2019 ACS)

## Question 3: What is your annual household income?



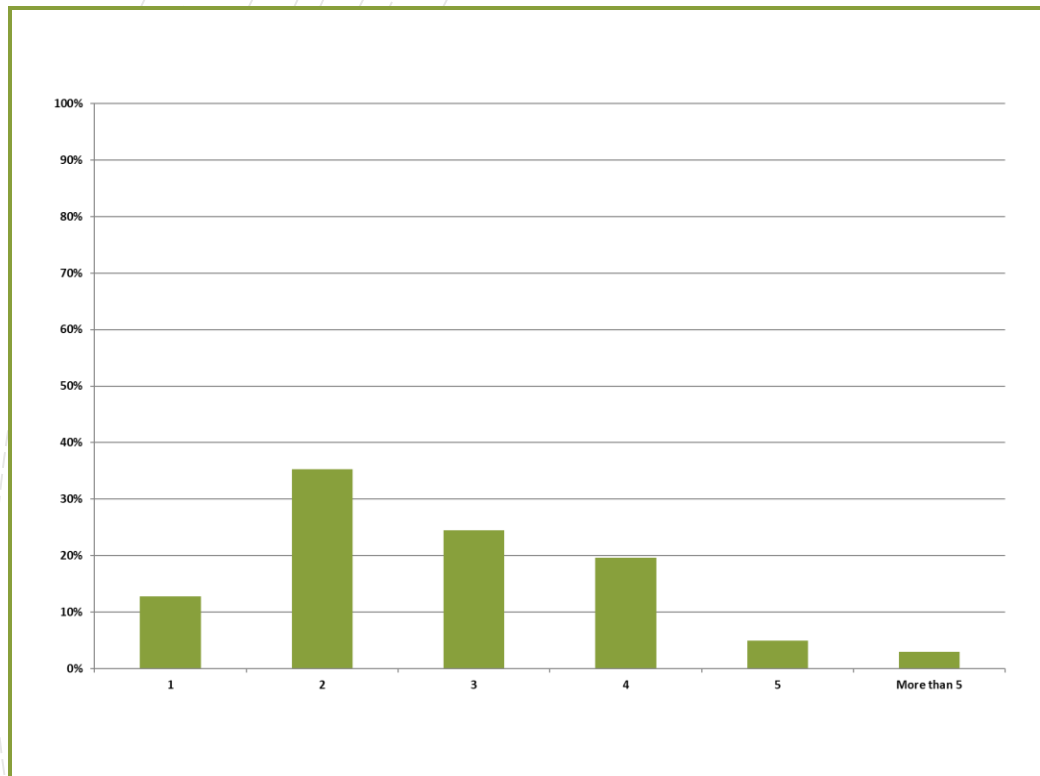
- 70% of respondents earned more than \$100,000, while only
- 47% of Eagle residents earn more than \$100,000 (2019 ACS)

## Question 4: How do you pay for your home?



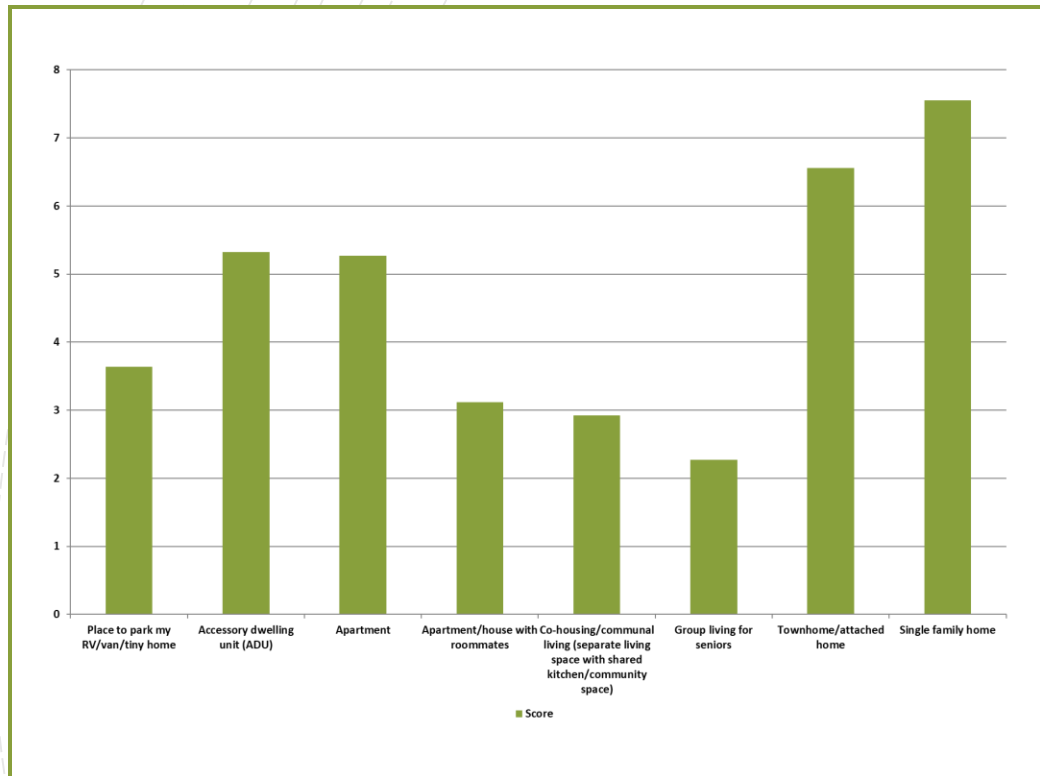
- Over 80% of respondents own their home
- 67% of Eagle residents are homeowners (2019 ACS)

## Question 5: How many people live in your household?



- 52% of respondents live in a household with more than 2 other people
- 61% of Eagle's residents live in a household with more than 2 other people (2019 ACS)

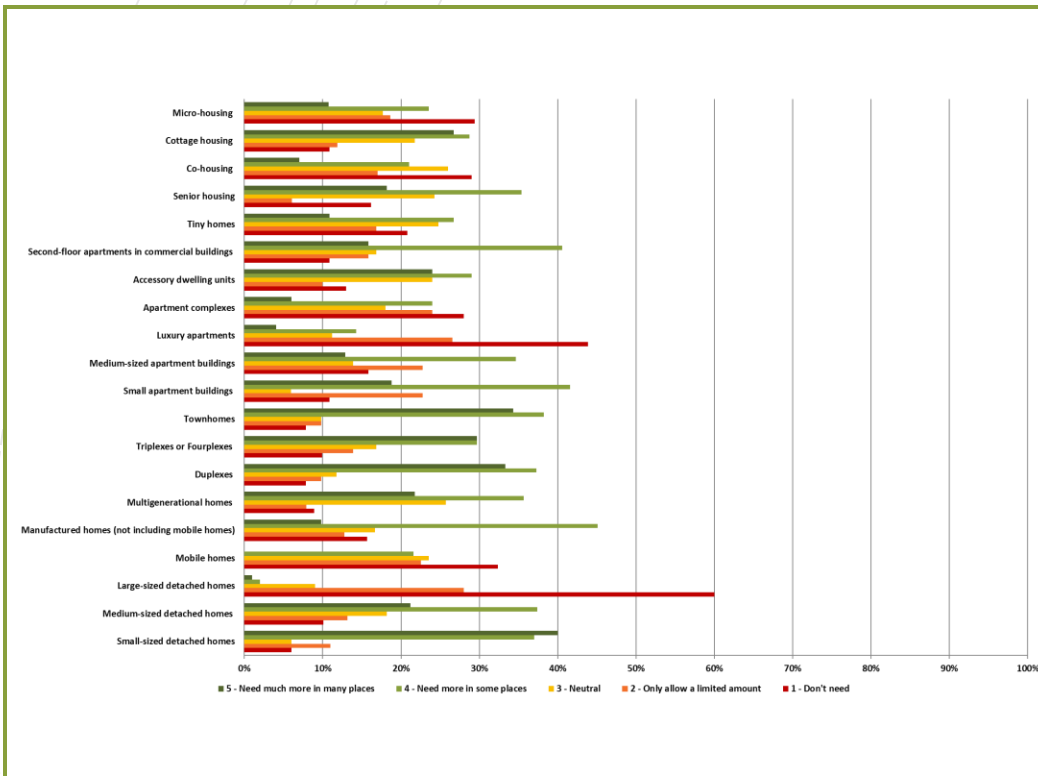
## Question 6: Which of the following would meet your housing needs?



- 75% of respondents ranked a single-family home as the housing option that would best meet their needs
- 58% of respondents chose townhomes as their second choice
- ADUs and apartments both received high average ranking scores



# Question 7: The Town of Eagle is exploring how to diversify housing types across the community. What types of housing do you think should be considered?

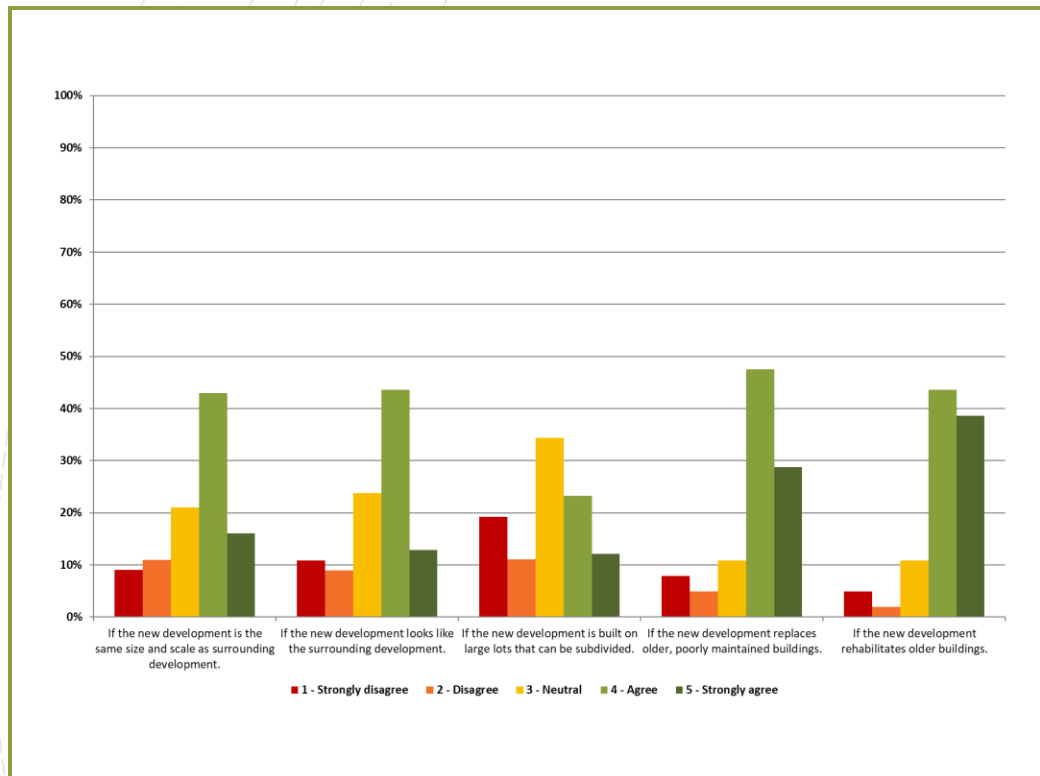


- Very little support for large detached homes or luxury apartments
- Strong support for small detached homes, duplexes, and townhomes
- Respondents were generally supportive of middle housing types
- Significant support for manufactured housing in some places

## Open Answer Summary

- 44 responses, 59 skips
- 36% mentioned the need for affordable housing
- 14% did not want to see any additional growth in Eagle
- 14% wanted to see more diverse types of housing
- 6% were concerned about parking

# Question 9: Could it be a good idea to allow redevelopment that adds more residential housing in existing neighborhoods if it meets the following requirements:

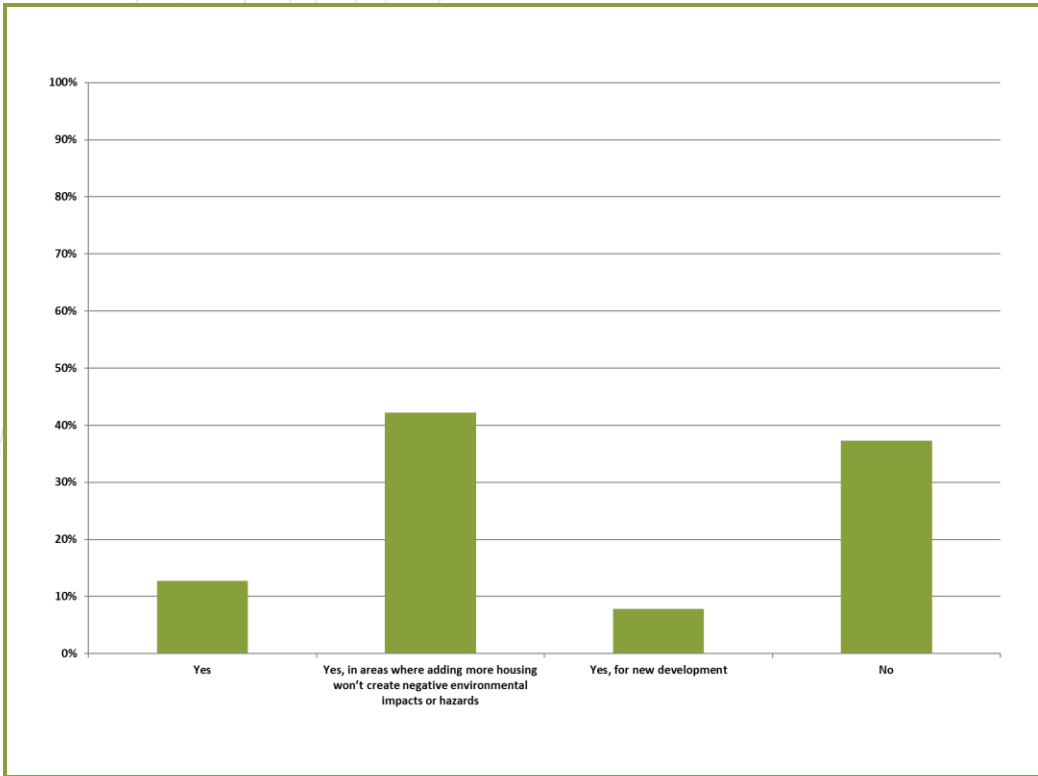


- Strongest support for rehabilitating and replacing older or poorly maintained buildings
- Generally, most respondents were supportive of most of the proposed strategies
- Subdividing large lots had the least support among respondents

### Open Answer Summary

- 26 responses, 77 skips
- Some disagreement about whether new development should be required to look like surrounding buildings
- Concern about the need for infrastructure improvements before new housing is built
- Some respondents were worried about parking and traffic
- A sentiment that redevelopment should be affordable and support the communities housing needs

# Question 11: Should the Town eliminate single family zoning (one house on one lot detached from other houses) and allow at least two residential units on all lots?

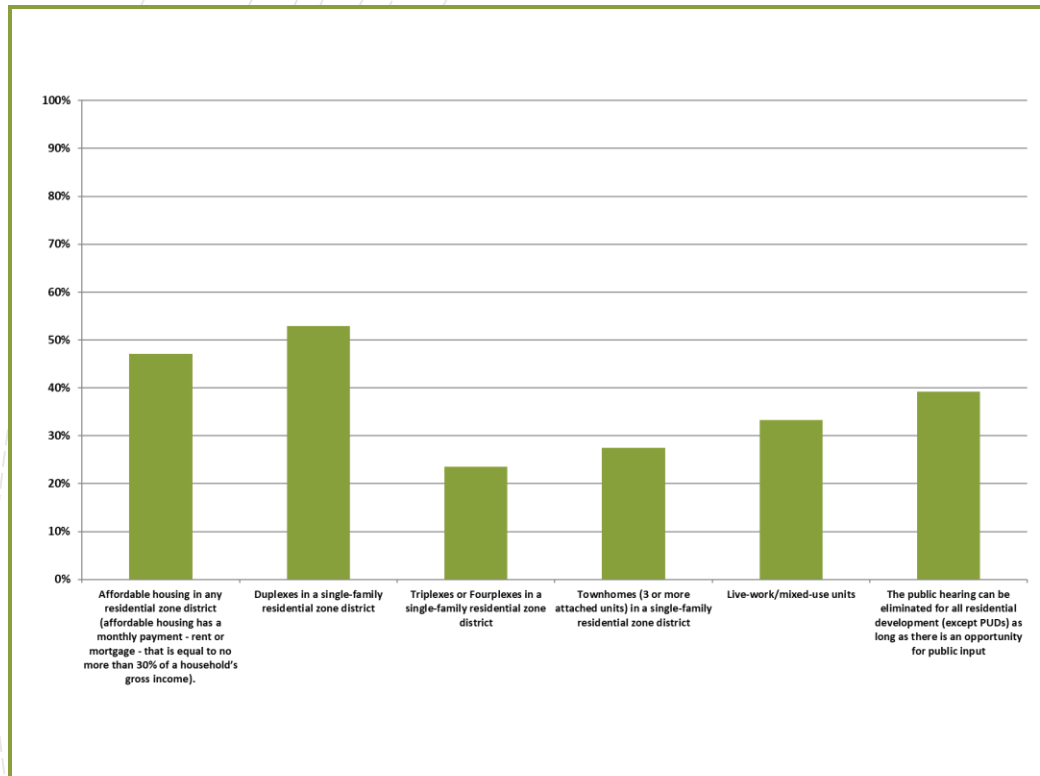


- 55% of respondents indicated “Yes” or “Yes if not creating negative environmental impacts”
- 37% of respondents did support this policy Subdividing large lots had the least support among respondents

## Open Answer Summary

- 27 responses
- Many responses reinforced that they thought eliminating single family zoning was a bad idea
- Some concern that Planned Unit Developments would not be included, which would not be fair
- Concern about parking and worry that current infrastructure would not support more development

Question 12: Should the Town reduce or eliminate the requirement for public hearings as part of the review process for any of the following types of housing applications (choose as many as you think are applicable):

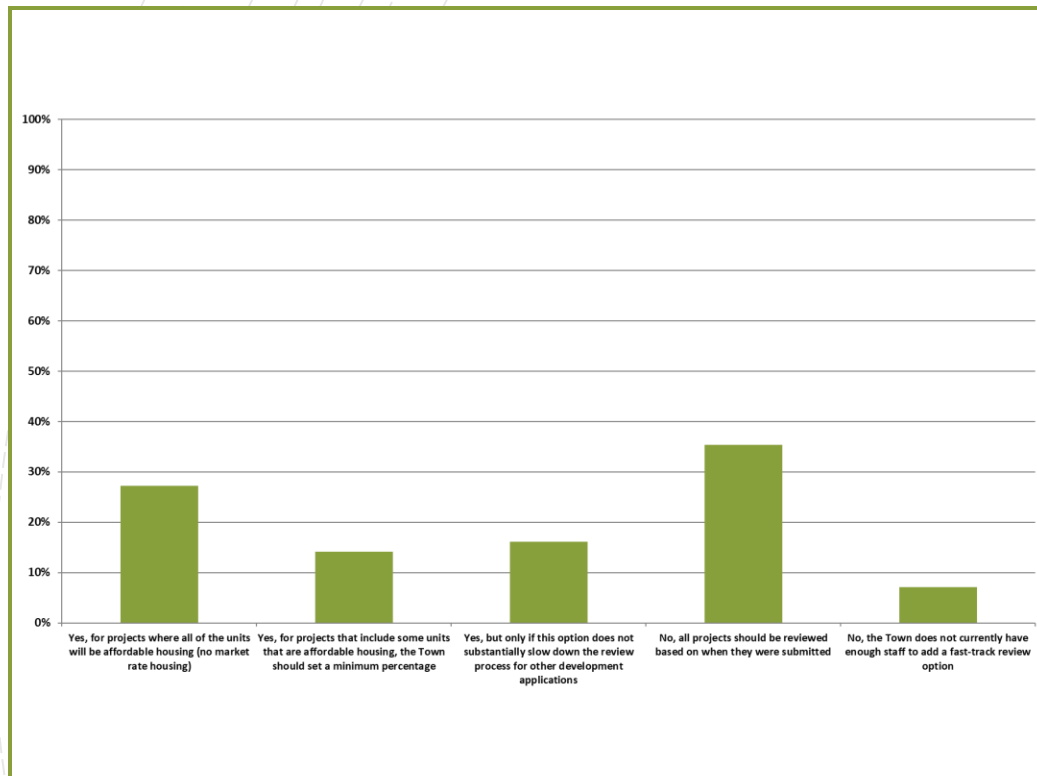


- Half of survey respondents skipped this question, which can likely be interpreted as “none of the above”
- Nearly 50% of those who responded were supportive of reducing public hearing requirements for affordable housing projects and duplexes
- 39% of respondents supported reducing public hearing requirements for all residential development

#### Open Response Summary

- 31 responses
- 70% of responses indicated that they did not support reducing or eliminating public hearings
- 16% of responses thought that reducing public hearing requirements could be possible with adequate zoning and design standards

## Question 13: Should the Town allow projects with some affordable housing units to be “expedited” or fast-tracked in the development review process?

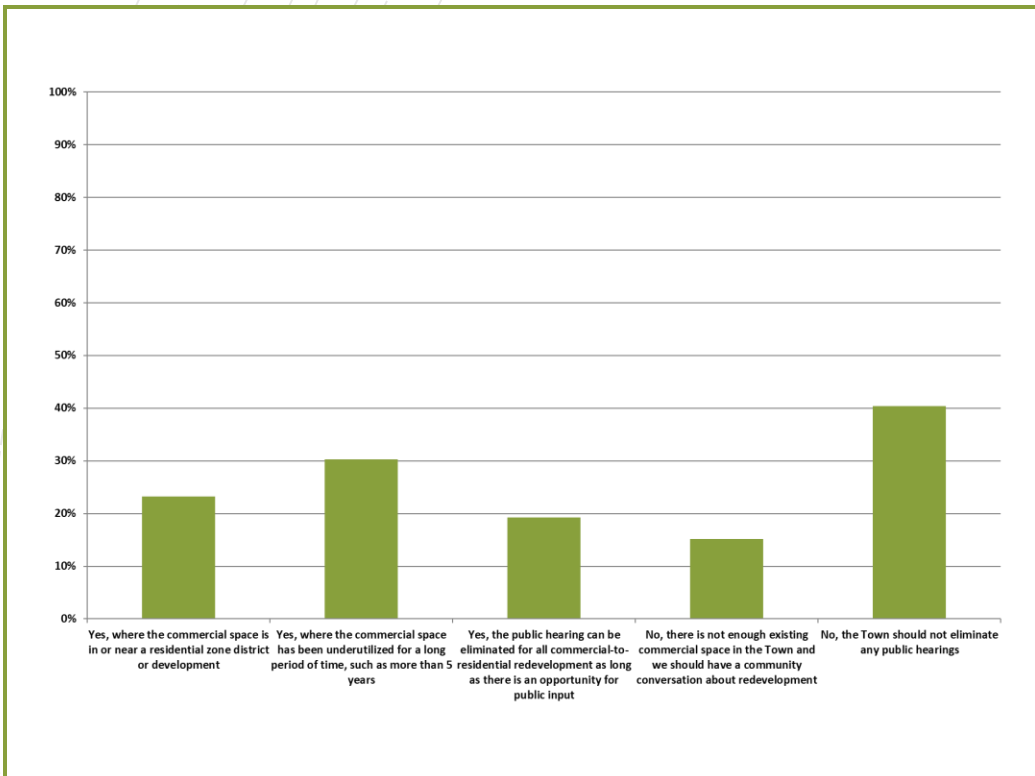


- Support for this policy was split among respondents, with no option receiving an overwhelming endorsement

### Open Response Summary

- 17 responses
- Most responses indicated that they did not favor this policy

Question 14: Should the Town reduce or eliminate the requirement for public hearings as part of the review process for the conversion of underutilized commercial space to affordable housing for any of the following proposals:

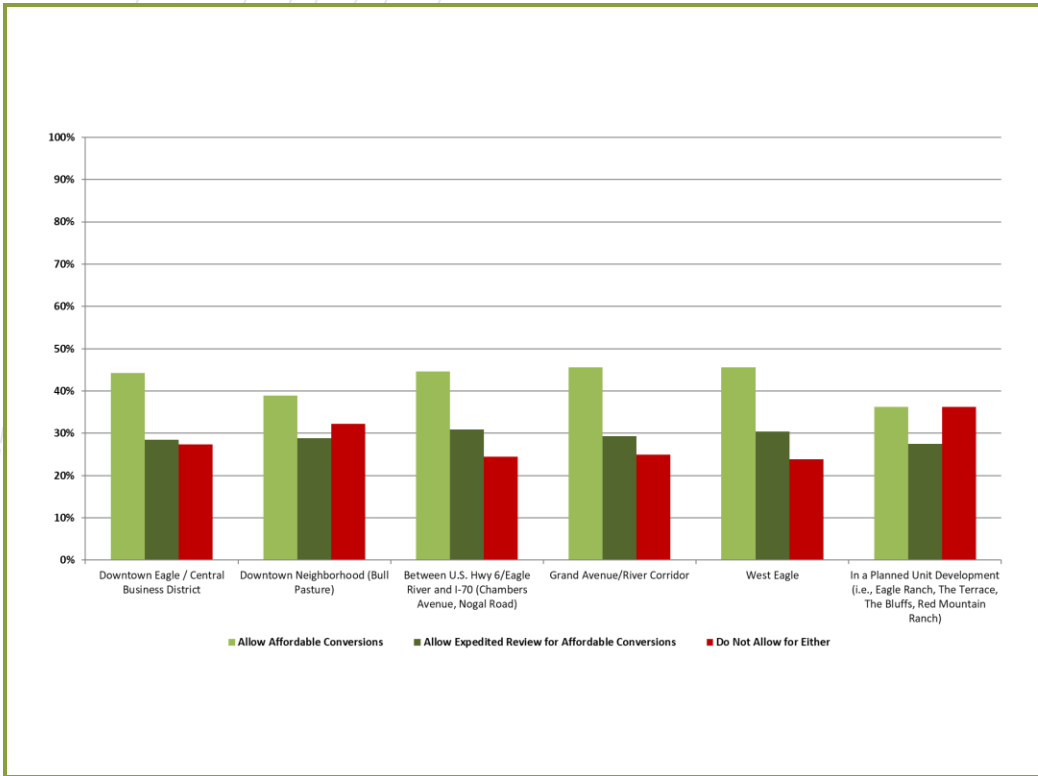


- 40% of respondents do want to reduce any public hearings
- There is some support for reducing the public hearing requirement for the conversion of underutilized commercial space

#### Open Response Summary

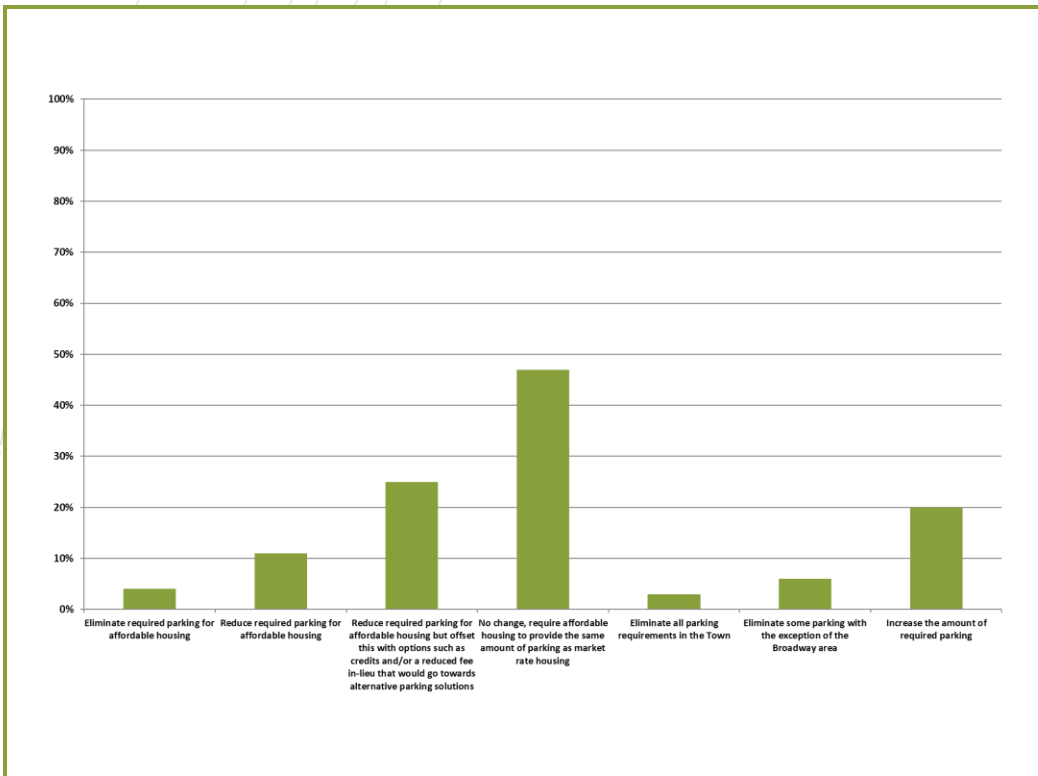
- 13 responses
- Most responses reiterated that they do not support any reduction or elimination of public hearings
- Some respondents felt comfortable reducing public hearing requirements as long as the development standards met with community goals

Question 15: Where should the Town allow projects that include the conversion of underutilized commercial spaces to affordable housing, and should these projects be expedited or fast-tracked through the development review process?



- Strong support for affordable conversions in most areas, but there was less support for an expedited development process
- Many of the respondents did not support any affordable conversions, especially in PUDs and Downtown Neighborhoods

Question 16: Should the Town change the parking requirements for affordable housing in any of the following ways, with the goals of reducing the cost of construction and allowing more of the lot for building construction:



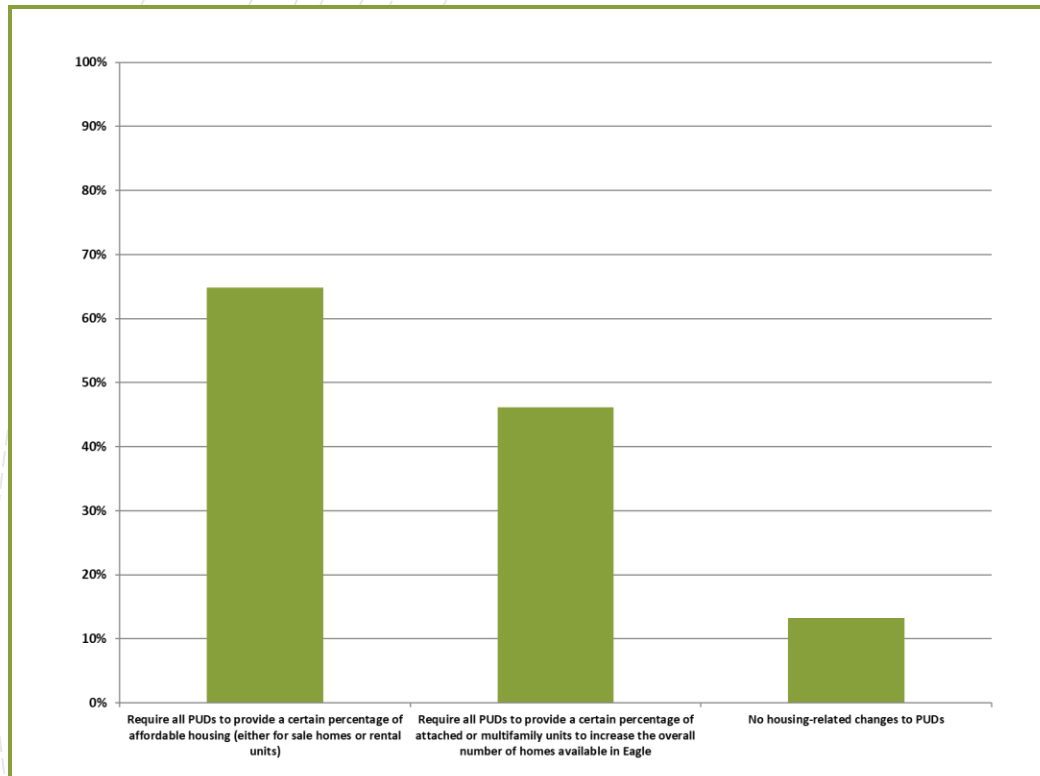
- Minimal support for parking reductions

### Open Response Summary

- 34 responses
- 50% of response indicated that there is a parking issue currently and that parking reductions should not be considered
- A few respondents felt that parking reductions could be considered with investments in public transit

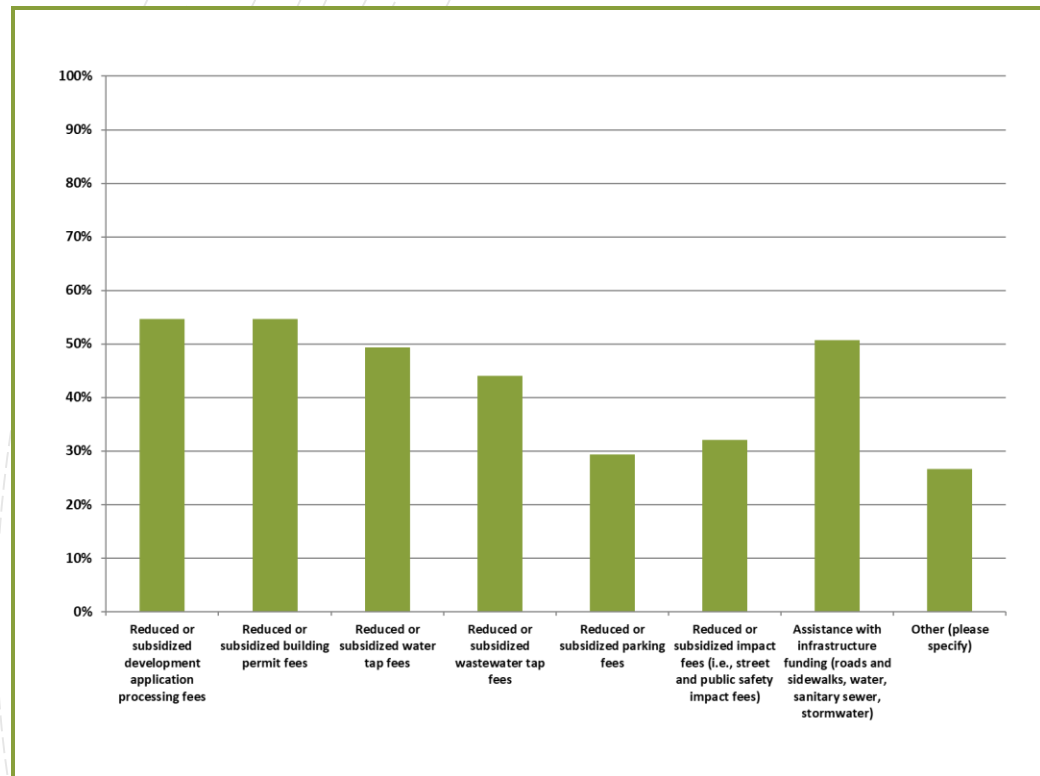


## Question 17: Should the Town make any of the following changes to Planned Unit Development (PUD) standards?



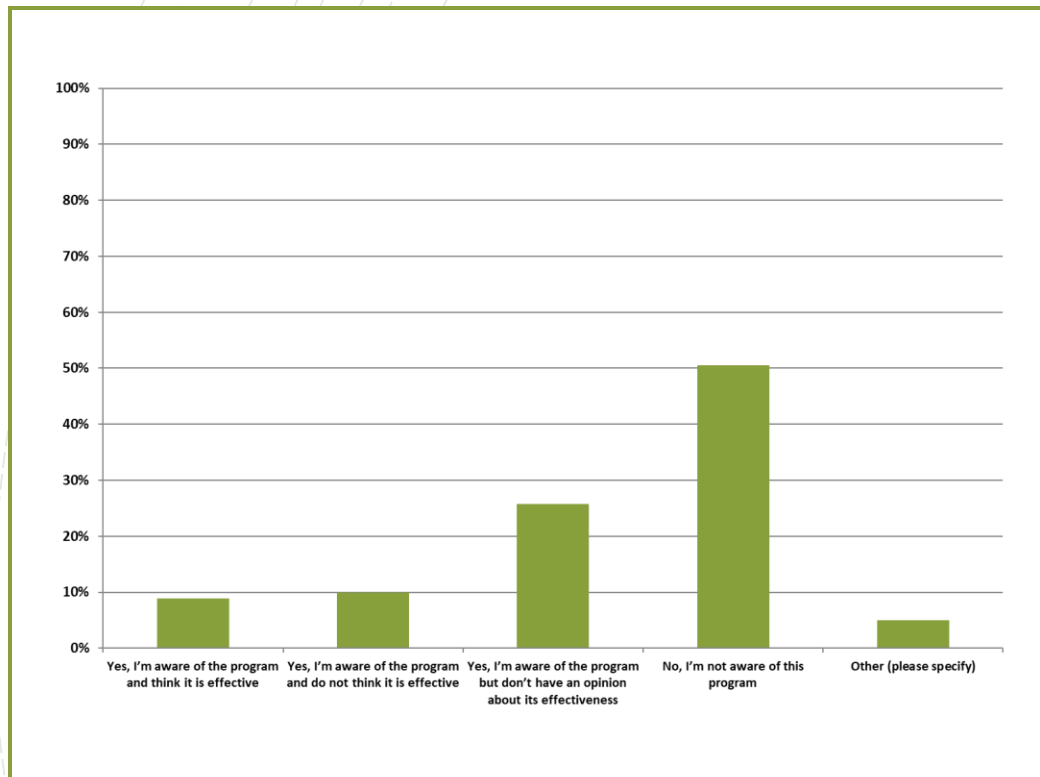
- Very strong support for requiring PUDs to provide affordable housing
- Strong support for requiring PUDs to include attached or multifamily homes

Question 18: Should the Town explore ways to help fund any of the following items for projects that include affordable housing:



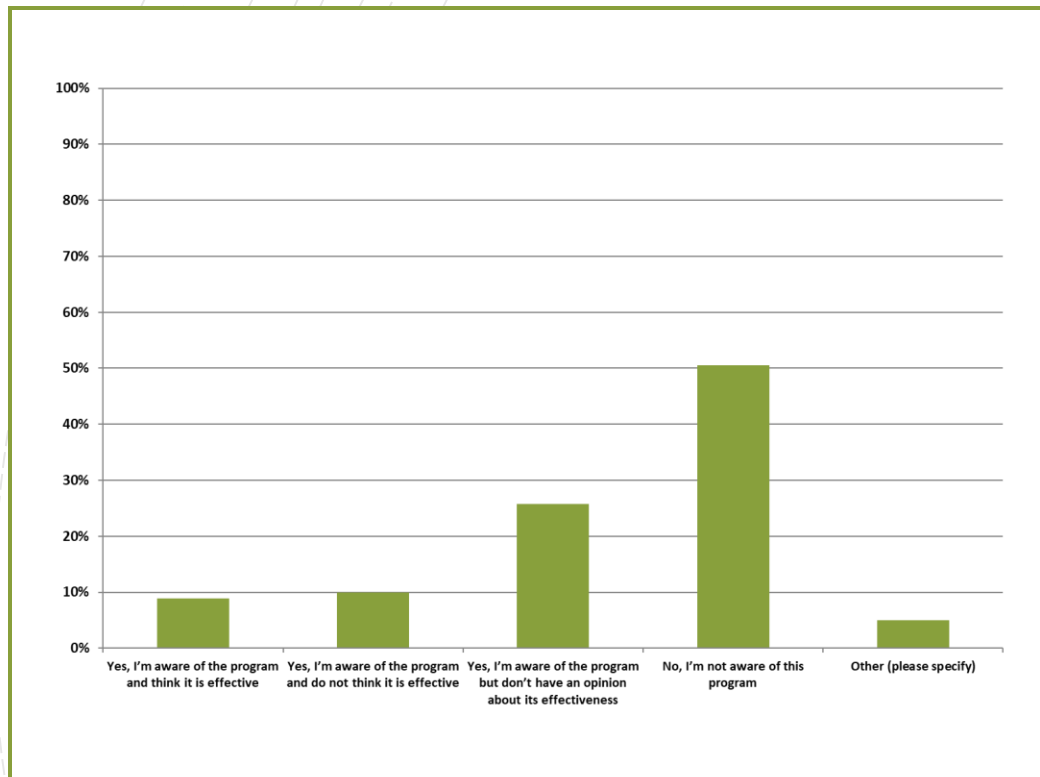
- Many respondents supported reducing a variety of fees to help fund affordable housing
- 50% of respondents supported assisting with infrastructure costs

Question 19: Are you aware of the Town's existing Local Employee Residency Program (LERP) that is designed to increase the supply of affordable housing for those who live and/or work in Eagle?



- Most respondents had not heard of the program or did not have an opinion about its effectiveness

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- Most respondents had not heard of the program or did not have an opinion about its effectiveness

## Question 20: To you, what are the most important housing priorities for the Town of Eagle?

- 79 responses
- 60% of responses were related to the need for affordable housing
  - Diversity of housing types, focused on smaller footprint units
  - Focus on those living or working in Eagle
  - Workforce housing
- 20% of responses mentioned smart growth, infrastructure planning, or preserving open lands
  - Focus growth inward
  - Ensure adequate infrastructure (parking, roads, water, etc.)
  - few respondents felt that parking reductions should not be considered without investing in public transit