

# MOVING TO THE EAGLE RIVER VALLEY: Relocation Guide

*Welcome to the valley!*



**EAGLE COUNTY**  
PARAMEDIC SERVICES

# CONGRATULATIONS ON THE OPPORTUNITY TO LIVE IN ONE OF THE MOST SOUGHT AFTER PLACES IN THE WORLD

*BUT DON'T TAKE OUR WORD FOR IT...*

- VAIL SKI RESORT RANKED 7<sup>TH</sup> OUT OF 100 SKI RESORTS IN NORTH AMERICA ACCORDING TO SKI NORTH AMERICA 100
- EAGLE COUNTY IS RANKED #6 in longest average life expectancy in 2021 from the University of Wisconsin Population Health Institute's County Health Rankings & Roadmaps program. This highlights our high-quality healthcare, active outdoor lifestyle, and strong community wellness culture



## WHY I LOVE LIVING HERE

MOUNTAIN BIKING, RIVER RAFTING, CAMPING, FISHING, ROCK CLIMBING AND TAKING MY PICK FROM 5 AMAZING SKI RESORTS.

Vail is consistently ranked among the top mountain and ski destinations in North America by publications like SKI Magazine and Travel + Leisure, and is widely recognized as a premier outdoor and adventure community with unmatched year-round recreation.

# LIVE, WORK AND PLAY IN THE VAIL VALLEY

## UNDERSTANDING OUR DIVERSE AREA

CONSIDERING A MOVE TO THE MOUNTAINS OF COLORADO? FIGURING OUT WHERE TO LIVE IS THE FIRST STEP. IT CAN BE DAUNTING TO CHOOSE WHERE TO MOVE WHEN TRYING TO PRIORITIZE PROXIMITY TO WORK, THE CULTURE OF EACH TOWN, SCHOOLS AND AMENITIES.

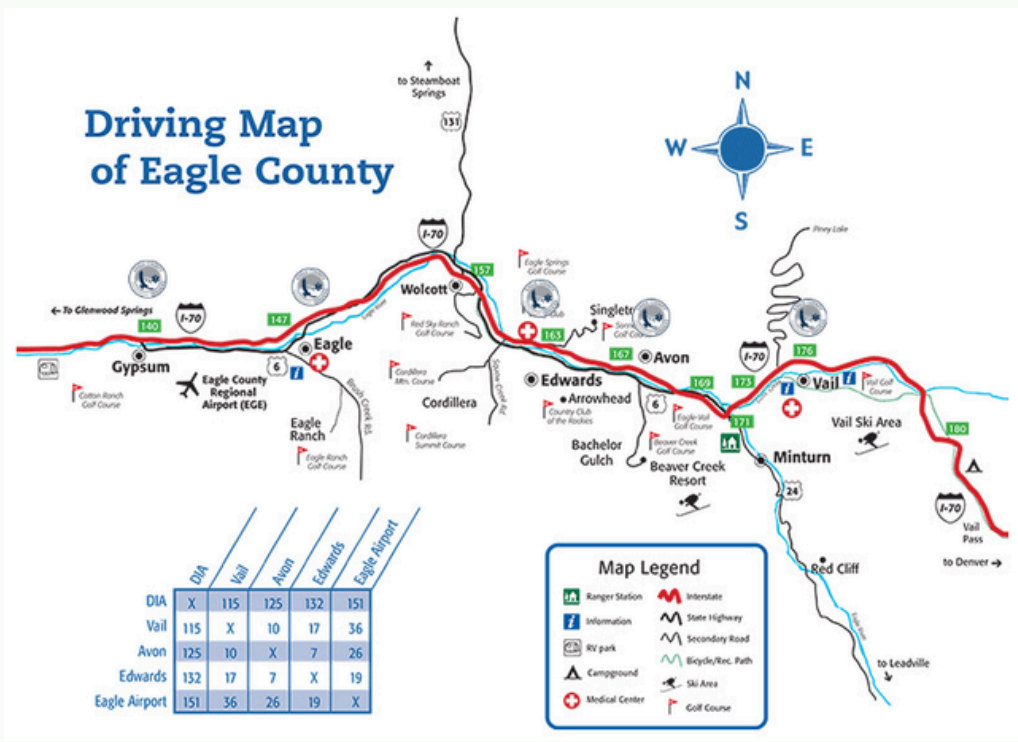


Life in the Vail Valley means access to skiing that is Like Nothing on Earth®. At Vail Ski Resort, you can step into over 5,000 acres of world-class terrain—from quick front-side laps to full days exploring the iconic Back Bowls. It's more than a destination—it's a lifestyle shaped by adventure, scenery, and time on the mountain.

The VILAR PERFORMING ARTS CENTER located in the iconic Beaver Creek village presents a variety of year-round performances including Broadway musicals, theatre, rock concerts, family shows, jazz, comedy, dance, film and more.

At Sylvan State Park, tranquility meets nature in a picturesque setting surrounded by the White River National Forest. The breathtaking mountain landscape, plentiful recreational activities, opportunities for wildlife observation, and excellent fishing and hiking options offer year-round enjoyment for visitors seeking a serene and wooded escape.

Working in the Vail Valley means being part of a mountain community known for world-class events, outdoor adventure, and year-round energy. From the GoPro Mountain Games — (the always popular dock dog event shown here) a premier festival of adventure sports, music, and art — to iconic events like the Birds of Prey World Cup races, Vail Dance Festival, and summer concert series, the valley offers an unmatched lifestyle for those who value community, recreation, and life in the mountains.



Eagle County, Colorado offers an exceptional mountain lifestyle across 1,694 square miles of vibrant communities, outdoor access and year-round adventure. Home to seven incorporated towns—Avon, Basalt, Eagle, Gypsum, Minturn, Red Cliff, and Vail (and unincorporated Edwards)—and a population of approximately 54,330, Eagle County combines small-town living with the amenities, recreation and connectivity of a world-class mountain region.

Map of Eagle County with Eagle County Paramedic Services station locations included.

The commute is something to consider based on lifestyle, family needs, weather and road conditions. A one-hour commute from mountain town to mountain town is typically a relaxing and beautiful drive; different from other commutes.

Each town has its own unique and vibrant community with lots to offer. In the section below you will find a brief description of each town along with average home prices to help you better understand the area.

Town	Population	Median Age (approx)	Elevation (ft)	Avg SFH Price	Avg Condo Price
<b>Vail</b>	~5,300	~45	8,150	\$2.5M – \$4.5M+	\$1.2M – \$2.5M+
<b>Avon</b>	~6,400	~36	7,430	\$1.2M – \$2.2M	\$700K – \$1.5M
<b>Edwards</b> (unincorporated)	~10,000	~38	7,200	\$1.3M – \$2.5M	\$600K – \$1.3M
<b>Eagle</b>	~7,500	~37	6,600	\$900K – \$1.6M	\$500K – \$900K
<b>Gypsum</b>	~6,400	~33	6,300	\$700K – \$1.2M	\$400K – \$700K
<b>Minturn</b>	~900	~40	7,900	\$900K – \$1.8M	Limited inventory
<b>Red Cliff</b>	~250	~45	8,750	\$600K – \$1.2M	Very limited
<b>Vail</b>	~5,300	~45	8,150	\$2.5M – \$4.5M+	\$1.2M – \$2.5M+

# HOUSING OPTIONS IN EAGLE COUNTY

**ECPS HAS HOUSING ASSISTANCE PROGRAMS TO HELP CANDIDATES AND CURRENT EMPLOYEES ACHIEVE THEIR DREAM OF LIVING IN ONE OF THE MOST BEAUTIFUL AND SOUGHT AFTER PLACES TO LIVE IN THE US. FROM RELOCATION ASSISTANCE TO FORGIVABLE HOME LOANS, ECPS WANTS TO SUPPORT YOU AND HELP YOU SECURE NOT ONLY HOUSING, BUT ALSO A LIFESTYLE YOU DESIRE IN OUR DISTRICT.**

## **Relocation Reimbursement**

ECPS encourages and supports employees to reside in the District whenever possible. To be eligible, the employee must be a full-time employee relocating into the District from outside the District with the intent to reside in the District on a full-time basis. Relocation benefits include: Reimbursement of eligible relocation expenses, up to \$5,000; and two weeks of employee's regular compensation.

## **Cash Buyer**

The District will act as the cash buyer for qualified employees in order to provide competitive advantage in the marketplace. The employee must be preapproved from a lender for the full purchase price, will provide the District a deposit, and will have 90 days from the closing to purchase the home from the District. Please review the attached contract for specific details and requirements of this aspect of the program.

## **Down Payment Assistance**

ECPS will provide employees a percentage of their down payment to be forgiven completely after 10 years of employment in good standing.

## **Accessory Dwelling Unit Assistance**

Current county homeowners may access up to \$100,000 to construct an ADU on their property. The ADU must be legal and permitted by the proper municipal oversight authority and must be fully segregated from other living spaces. With a minimum size of a studio apartment, the ADU must have a fully functioning kitchen, parking, and separate entrance. Rent will be capped for the 10-year forgiveness period at 80% of AMI and the District will retain first right of refusal for District employees. The ADU cannot be used as a short-term rental and at least one occupant must work a minimum of 30 hours / week in Eagle County.

## **Forgiveness on down payment assistance and ADU loans**

Awards will be forgiven after 10 years and employees have the choice of either full forgiveness at the conclusion of 120 months of employment in good standing or 10% for every 12 months of employment in good standing.

## **Home Purchase and Financial Counseling**

Employees who desire to prepare themselves for home purchase will be supported through District funded financial counseling. Eligibility for this portion of the program begins after 90 days of employment and is designed to position employees on a path to home purchase.

# SUCCESS STORIES

Ten employees have taken advantage of our down payment assistance forgivable loan program to become homeowners in Eagle County.

One of our employees successfully constructed an ADU using an ECPS forgivable loan. It's being rented to a current employee at below average rental rates.

Several employees have taken advantage of our relocation reimbursement (\$5k relocation reimbursement plus 2 weeks' compensation) to order to move into the District and enjoy our amazing mountain lifestyle!

## LAST THOUGHTS

YOU MAY DREAM OF OWNING A SINGLE-FAMILY HOME WITH A YARD—BUT DO YOU ALSO DREAM OF LIVING IN A HEALTHY, BEAUTIFUL COMMUNITY WHERE YOU LOVE YOUR JOB, ARE WELL COMPENSATED, RECEIVE EXCELLENT BENEFITS, FEEL SUPPORTED BOTH PROFESSIONALLY AND PERSONALLY, AND CAN SPEND YOUR TIME OUTDOORS, STAYING ACTIVE, EATING WELL, AND ENJOYING VIBRANT CULTURAL AND SOCIAL EXPERIENCES

LIVING IN EAGLE COUNTY CAN LOOK LIKE THIS:

- RENT AN APARTMENT AND GET THE RELOCATION ASSISTANCE
- LIVE IN AN ECPS SPONSORED ADU AT A REDUCED RENT
- BUY A CONDO WITH THE ECPS DOWN PAYMENT ASSISTANCE PROGRAM AND FORGIVABLE LOAN
- USE EQUITY IN A CURRENT HOME AND UPGRADE TO YOUR DREAM HOME BY USING THE ECPS FORGIVABLE LOAN PROGRAM

HOME OWNERSHIP IS POSSIBLE IN THIS PLACE WE CALL PARADISE. IT TAKES PLANNING AND CAREFUL DECISION MAKING, BUT MANY OF OUR EMPLOYEES HAVE ACHIEVED THIS AND YOU CAN TOO!