

Terwilliger Center for Workforce Housing

Miller Ranch – Edwards, CO



Miller Ranch originally was a working ranch that was partitioned over time, with Eagle County eventually controlling 120 acres. The site is now home to a campus for Colorado Mountain College, a new high school, and the 30-acre residential development, Miller Ranch. The development is comprised of 282 homes: 69 single family, 64 duplexes, 49 row homes, and 100 condominiums.

Eagle County partnered with ASW Realty to construct Miller Ranch. The county put the land into the deal, ASW constructed the development, and the two entities split the profit upon the sale of a unit. To further sustain the affordability of Miller Ranch, the county took its profit and reinvested it in the development.

Homes in Miller Ranch must be purchased by local residents or employees for owner-occupancy. Deed restrictions have been placed on all of the units, limiting appreciation to 3-6% annually, resulting in sales prices well below median price.

Developer

Eagle County

Total Number of Units: 282

Eligible Workforce Units: 282 (100%)

Occupancy Rate of Workforce Units:

All 282 sold

Project Affordability

All units restricted to 60 – 140% AMI

Sales Price: \$131,954 - \$425,000

Area Median Income

60% - \$50,280

100% - \$83,800

120% - \$100,560

Median Home Sales Price

\$596,700

Development Costs

\$ 41,000,000

Partners

Eagle County Board of

Commissioners

ASW Realty

Development Timeline

Date acquired: January 2000

Date Started: March 2003

Date Opened: October 2003

Date Completed: September 2006

Sustainability

Built to Colorado Green standards

Regulatory Reform

Zoning changes for road standards,
and alleys

Increased density

