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October
2019

Aspen **P**itkin **C**ounty **H**ousing **A**uthority

Strengthening Community Through Workforce Housing

2019 Homeowner Letter

Dear Homeowner:

Did you know that the Aspen Pitkin County Housing Authority, or APCHA, is the largest workforce housing program in North America?

As of today, APCHA oversees 3,034 deed restricted affordable housing units, both rental and ownership units. Our mission is to provide affordable housing opportunities for qualified households living, working and contributing to the wonderful Upper Roaring Fork Valley communities – Aspen, Pitkin County, and even Snowmass Village.

APCHA is about to implement its HomeTrek automation project in 2020. HomeTrek will soon allow every homeowner, renter, and applicant to conduct business with APCHA via a secure online customer portal.

Mike Kosdrosky
Executive Director, APCHA



HomeTrek

What is HomeTrek?

- HomeTrek is a Housing Information Management System that will improve the quality and integrity of the APCHA data and program.
- HomeTrek is the most innovative change to the housing program since its inception and the largest-ever capital investment in APCHA's operations.
- HomeTrek is critical to ensure the long-term performance and sustainability of the workforce housing program

How will HomeTrek help APCHA homeowners?

- It will give you secure online access to your personal APCHA data, including home valuation, appreciation history, and deed restriction requirements.
- You will have 24/7 secure online access to perform business transactions, including requalifying and updating your account information.
- It will improve customer service and program performance through real-time information.
- It will make finding available properties for you, your family, and friends easier!

Renting your home:

It is a violation of your deed restriction to rent your home *without prior approval* from APCA.

- Owners must obtain approval from their HOA and APCA for a leave of absence.
- Renters must be [qualified through APCA](#) prior to moving in.
- A copy of the lease must also be provided to APCA.

Having a Roommate:

Owners can have a roommate(s). If charging rent, there is a maximum amount an owner can charge (check with APCA).

- Any roommate(s) must be [qualified through APCA](#) prior to moving in.
- A copy of the lease must also be provided to APCA.

Good to Know...



Home Care:

- Check the weather stripping around all windows and exterior doors.
- Check the heat tape on the roof.
- Change the furnace filter and have the HVAC system checked and cleaned.
- Have the dryer vent cleaned.
- Have the chimney cleaned.
- Have the gas fireplace serviced and/or checked for leaks.
- Have an energy audit.
- Consider having programmable thermostats installed.
- Check out www.aspencore.org – they are a great source of energy efficiency programs & products.

Employee Housing Guidelines Updates

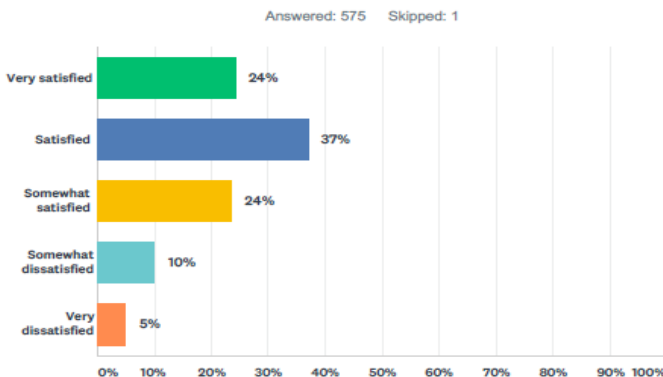
New income limits went into effect in 2018 tied to [Area Median Income \(AMI\)](#). The new income caps are updated annually based on Housing and Urban Development (HUD) AMI. Please see www.apcha.org for the 2019 Category Income Limits and Asset Caps.



Homeowner Survey

In the fall of 2018, APCA distributed a Homeowner Survey to all current owners. Below are the results of satisfaction with the program. Please see www.apcha.org for complete survey results.

Q1 Overall, how satisfied or dissatisfied are you with the APCA housing program?



ANSWER CHOICES	RESPONSES	
Very satisfied	24%	139
Satisfied	37%	213
Somewhat satisfied	24%	136
Somewhat dissatisfied	10%	58
Very dissatisfied	5%	29
TOTAL		575

Regional Housing Study

The [Greater Roaring Fork Regional Housing Study](#) was released in April of 2019. The Study provides an understanding of the dynamics and interdependencies of our regional housing needs.

The Study found:

- Housing “cost-burden” costs the region \$54 million in lost economic activity per year.
- 64% of Pitkin County total jobs are filled by in-commuters.
- Aspen/Snowmass has a 4,000 unit shortfall for households making less than \$157,000 annually.

Capital Reserve Policy

APCHA requires new deed restricted HOAs to have both a Capital Reserve Policy and a separate Capital Reserve Fund. If you belong to an older HOA, we encourage your Board of Directors to adopt both. The APCHA Board of Directors will be reviewing “Capital Reserves policy & current status of funding of HOAs’ Capital Reserves.”

HOA Registration & Dues

All HOA’s must formally register online every year with the [Colorado Division of Real Estate](#) and [Secretary of State](#). HOAs should also provide and update APCHA with contact information of Board of Directors and Officers.

It is a violation of your deed restriction and the Housing Guidelines to fail to pay your montly dues/assessments. Failure to do so could lead to a Notice of Violation (NOV).



Compliance Updates

Our goal is 100% compliance.

Bi-ennial Affidavits - Since APCHA has required bi-ennial affidavits, we have never had such a high response rate –94%. Thank you for completing this important requirement. The next one will be required in 2021.

It is a violation not only of your deed restriction, but the Guidelines, to place the ownership of your home in a LLC or a trust. All units are required to be owner-occupied and owned by an individual.

Interested in housing policy discussions?

The Board typically meets on the 1st and 3rd Wednesday of each month at 5:00 PM. Find meeting agendas and minutes online at www.APCHA.org.

If you have any questions, please contact:

Cindy Christensen, Deputy Director, at:
970-920-5455 or cindy.christensen@cityofaspen.com

Pam Gabel, Sales Manager, at:
970-920-5054 or pam.gabel@cityofaspen.com



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Capital Improvements

If you are planning any [capital improvements](#), please check with Pam Gabel for the process. APCHA pre-approval and receipts are required to receive credit!

