

## **RO REQUIREMENTS**

(Updated June 27, 2024)

Project Name:	<b>AABC ROWHOUSES</b>
Address:	Airport Business Center
No. of RO Units:	12
Year Project Built or Restricted:	1980
Year the Regulations were used:	1980
Income/Asset Maximums:	None
Work History:	Employed in Pitkin County 2 years immediately prior to occupancy
Appreciation Limited:	None; Commercial space and Residential space
Qualification Paperwork Required:	APCHA qualification packet, plus two years Federal & State Tax Returns
Minimum Occupancy Requirement:	No minimum occupancy required
Sell through Housing Authority:	No
Pets Allowed:	No dogs

Project Name:	<b>ALPINE COTTAGES</b>
Address:	Robinson Road
No. of RO Units:	4
Year Project Built or Restricted:	1999
Year the Regulations were used:	1997
Income/Asset Maximums:	No for income; asset limitation as stated in Regulations; deed restriction needs to be reviewed for each unit.
Work History:	Three or Four years' consecutive work in Pitkin County, earning 75% total income in Pitkin County
Appreciation Limited:	3% per year or 3% or CPI; check deed restriction
Qualification Paperwork Required:	Complete qualification packet
Minimum Occupancy Requirement:	Minimum occupancy applies
Sell through Housing Authority:	After initial buyers' have sold, must sell through APCHA and 2% owed to APCHA
Pets Allowed:	Yes

Project Name:	<b>ASPEN VILLAGE SUBDIVISION</b>
Address:	31300 Highway 82
No. of RO Units:	147
Year Project Built or Restricted:	1996
Year the Regulations were used:	1994
Income/Asset Maximums:	None
Work History:	One-year working within Roaring Fork Valley; 75% total income in RFV
Appreciation Limited:	None - Whatever the market will bear
Qualification Paperwork Required:	Complete qualification packet plus Aspen Village Affidavit
Minimum Occupancy Requirement:	No minimum occupancy required
Sell through Housing Authority:	No; \$500 owed to APCHA
Pets Allowed:	Cats - No dogs

Project Name:	<b>BURLINGAME RANCH – I and II</b>
Address:	Forge Road/Paepcke Drive
No. of RO Units:	8/5
Year Project Built or Restricted:	Began in 2006
Year the Regulations were used:	As they are Amended from time to time
Income/Asset Maximums:	No income / Maximum Assets as stated in Regulations
Work History:	Four years' consecutive work in Pitkin County, earning 75% total income in Pitkin County for top priority
Appreciation Limited:	3% or CPI per year, whichever is less
Qualification Paperwork Required:	Complete qualification packet going back at least 4 years
Minimum Occupancy Requirement:	Minimum occupancy
Sell through Housing Authority:	Yes; 2% and must be sold through APCHA
Pets Allowed:	NO – Indoor CATS allowed only

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Project Name:	<b>CASTLE CREEK VALLEY RANCH</b>
Address:	Loges Spring Road
No. of RO Units:	1
Year Project Built or Restricted:	Lot restricted in 1993
Year the Regulations were used:	1990 Regulations
Income/Asset Maximums:	No income / Maximum Assets as stated in the Regulations
Work History:	Work at least 30 hours per week, 9 months of the year, and continue to meet residency, occupancy requirements
Appreciation Limited:	No
Qualification Paperwork Required:	Complete qualification packet going back one year
Minimum Occupancy Requirement:	Minimum occupancy not required
Sell through Housing Authority:	No, but any new buyer must get approval from APCHA
Pets Allowed:	Yes

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Project Name:	<b>EAST COOPER COURT</b>
Address:	947 East Cooper
No. of RO Units:	1
Year Project Built or Restricted:	1995
Year the Regulations were used:	1994
Income/Asset Maximums:	None
Work History:	Four years' consecutive work in Pitkin County, earning 75% total income in Pitkin County
Appreciation Limited:	3% or CPI per year, whichever is less
Qualification Paperwork Required:	Complete qualification packet
Minimum Occupancy Requirement:	Sold through APCHA; minimum occupancy will be top priority
Sell through Housing Authority:	Yes; 2% paid to APCHA
Pets Allowed:	Yes

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Project Name:	<b>LACET COURT</b>
Address:	Lacet Court
No. of RO Units:	4
Year Project Built or Restricted:	1994
Year the Regulations were used:	1993
Income/Asset Maximums:	No Income / Assets as stated in Regulations
Work History:	Three years' consecutive work in Pitkin County, earning 75% total income in Pitkin County
Appreciation Limited:	4% per year; or 3% or CPI, whichever is less – check deed restriction
Qualification Paperwork Required:	Complete qualification packet
Minimum Occupancy Requirement:	No minimum occupancy required unless sold through APCHA
Sell through Housing Authority:	Yes and No (must check specific deed restriction); 1% paid to APCHA or 2% if sold through APCHA
Pets Allowed:	Yes

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Project Name:	<b>LAZY GLEN</b>
Address:	25525 Highway 82
No. of RO Units:	100
Year Project Built or Restricted:	2002
Year the Regulations were used:	2001
Income/Asset Maximums:	None
Work History:	One year working in the Roaring Fork Valley
Appreciation Limited:	None - Whatever the market will bear
Qualification Paperwork Required:	Complete qualification packet plus Lazy Glen Affidavit
Minimum Occupancy Requirement:	No minimum occupancy required
Sell through Housing Authority:	No; 1% paid to APCHA or 2% if sold through APCHA
Pets Allowed:	Yes

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Project Name:	<b>NORTH 40</b>
Address:	North of the Aspen Airport Business Center
No. of RO Units:	72
Year Project Built or Restricted:	2002/2003
Year the Regulations were used:	1993
Income/Asset Maximums:	None
Work History:	Three years' consecutive work in Pitkin County, earning 75% total income in Pitkin County
Appreciation Limited:	4% per year/or 3% or CPI, whichever is less (check deed restriction)
Qualification Paperwork Required:	Complete qualification packet
Minimum Occupancy Requirement:	No minimum occupancy required unless sold through APCHA
Sell through Housing Authority:	Need to check deed restriction; 1% paid to APCHA or 2% if sold through APCHA – some required to be sold through APCHA
Pets Allowed:	Yes

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Project Name:	<b>OBERMEYER PLACE</b>
Address:	102 Founders Place; 100 Obermeyer Place; 101 N. Spring
No. of RO Units:	7
Year Project Built or Restricted:	2006
Year the Regulations were used:	2006
Income/Asset Maximums:	No maximum income / Assets as stated in Regulations
Work History:	Four years' consecutive work in Pitkin County, earning 75% total income in Pitkin County
Appreciation Limited:	3% or CPI, whichever is less per year
Qualification Paperwork Required:	Complete qualification packet
Minimum Occupancy Requirement:	Minimum occupancy top priority
Sell through Housing Authority:	Yes; 2% paid to APCHA
Pets Allowed:	Yes

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Project Name:	<b>SMUGGLER PARK SUBDIVISION</b>
Address:	Maple Lane, Cottonwood Land & Oak Lane
No. of RO Units:	86 Units
Year Project Built or Restricted:	Restricted 1987; updated Resale Agreement in 2018 to allow deed restriction to be lifted in May 2037.
Year the Regulations were used:	1987
Income/Asset Maximums:	None
Work History:	Working in Aspen 1 <sup>st</sup> priority; Pitkin County 2 <sup>nd</sup> priority. After 4 months on the market, any potential buyer must be a Pitkin County resident. Any owner must use the home as their primary residence (6 months + 1 day) requiring the filing of a Colorado income tax return showing that address as their primary residence.

Appreciation Limited:	None, whatever the market will bear
Qualification Paperwork Required:	Complete qualification packet
Minimum Occupancy Requirement:	No minimum occupancy required
Sell through Housing Authority:	No (unless the owner has not signed the new Resale Agreement); 1/4% of sales price paid to APCA or 2% if sold through APCA
Pets Allowed:	Yes

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Project Name:	<b>TRAINOR'S LANDING</b>
Address:	Trainor's Landing, next to Koch Park
No. of RO Units:	3
Year Project Built or Restricted:	2003
Year the Regulations were used:	2000
Income/Asset Maximums:	No for income; Assets as stated in Regulations.
Work History:	Four years' consecutive work in Pitkin County, earning 75% total income in Pitkin County
Appreciation Limited:	3% or CPI per year, whichever is less
Qualification Paperwork Required:	Complete qualification packet
Minimum Occupancy Requirement:	Minimum occupancy does apply as all resales are through APCA
Sell through Housing Authority:	Yes; 2% paid to APCA
Pets Allowed:	Yes

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Project Name:	<b>VICTORIANS AT BLEEKER</b>
Address:	North Garmisch
No. of RO Units:	2
Year Project Built or Restricted:	1997
Year the Regulations were used:	1997
Income/Asset Maximums:	None
Work History:	Must have at least three years' consecutive work in Pitkin County with approval of APCA; check deed restriction
Appreciation Limited:	4% per year; unless under updated deed restriction (check with APCA)
Qualification Paperwork Required:	Complete qualification packet
Minimum Occupancy Requirement:	No minimum occupancy required unless sold through APCA
Sell through Housing Authority:	No for initial owner at 1% paid to APCA; 2 <sup>nd</sup> owner must sell through APCA and 2% after that
Pets Allowed:	Yes

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Project Name:	<b>WILLIAMS RANCH</b>
Address:	Silverlode Drive and Williams Ranch Drive
No. of RO Units:	15 Total -- 5 RO and 10 RO-5
Year Project Built or Restricted:	1997/1998
Year the Regulations were used:	1997
Income/Asset Maximums:	No income condition for RO; Yes for RO-5 as stated in Regulations. Assets – conditions may exist – check individual deed restriction.
Work History:	Four years' consecutive work in Pitkin County, earning 75% total income in Pitkin County
Qualification Paperwork Required:	Complete qualification packet
Appreciation Limited:	4% per year or 3% or CPI, whichever is less – check deed restriction.
Minimum Occupancy Requirement:	No minimum occupancy required unless sold through APCA
Sell through Housing Authority:	Yes and no – check each individual deed restriction; 1% paid to APCA or 2% if sold through APCA – some homes required to be sold through APCA
Pets Allowed:	Yes

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Project Name:	<b>W/J RANCH</b>
Address:	McLain Flats, Bullwinkle; Woody Creek
No. of RO Units:	19
Year Project Built or Restricted:	Year Unknown
Year the Regulations were used:	1995 or As Amended from Time to Time
Income/Asset Maximums:	No for income, but there could be a maximum asset condition; deed restriction needs to be reviewed for each unit.
Work History:	Three or four years' consecutive work in Pitkin County, earning 75% total income in Pitkin County; check individual deed restriction.
Appreciation Limited:	3% per year or 3% or CPI, whichever is less – check individual deed restriction.
Qualification Paperwork Required:	Complete qualification packet
Minimum Occupancy Requirement:	No minimum occupancy required unless sold through APCHA
Sell through Housing Authority:	Yes and No (must check specific deed restriction); 1% paid to APCHA or 2% if sold through APCHA
Pets Allowed:	Yes

**DISCLAIMER:** The list is to provide basic information only. APCHA highly recommends that any interested party pull a copy of the deed restriction on the unit in question and/or speak with the APCHA for accurate information.