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*Strengthening Community Through Workforce Housing*

## **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. |

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|-----------------------------------|---|
| 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);<br>1/4% of sales price paid to APCHA or 2% if sold through APCHA |
| 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 APCHA                            |
| Sell through Housing Authority:   | Yes; 2% paid to APCHA  |
| 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 APCHA; check deed restriction |
| Appreciation Limited:             | 4% per year; unless under updated deed restriction (check with APCHA)  |
| Qualification Paperwork Required: | Complete qualification packet  |
| Minimum Occupancy Requirement:    | No minimum occupancy required unless sold through APCHA  |
| Sell through Housing Authority:   | No for initial owner at 1% paid to APCHA; 2 <sup>nd</sup> owner must sell through APCHA 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.<br>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 APCHA  |
| Sell through Housing Authority:   | Yes and no – check each individual deed restriction; 1% paid to APCHA or 2% if sold through APCHA – some homes required to be sold through APCHA |
| 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.