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Strengthening Community Through Workforce Housing

RO REQUIREMENTS

(Updated July 11, 2022)

Project Name:	AABC ROWHOUSES
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:	ALPINE COTTAGES
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:	ASPEN VILLAGE SUBDIVISION
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: **BURLINGAME RANCH – I and II**
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

Project Name: **CASTLE CREEK VALLEY RANCH**
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

Project Name: **EAST COOPER COURT**
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

Project Name: **LACET COURT**
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

Project Name: **LAZY GLEN**
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

Project Name: **NORTH 40**
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: No; 1% paid to APCHA or 2% if sold through APCHA
Pets Allowed: Yes

Project Name: **OBERMAYER PLACE**
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

Project Name: **SMUGGLER SUBDIVISION**
Address: Maple Lane, Cottonwood & Oak
No. of RO Units: 86 Units
Year Project Built or Restricted: Restricted around 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: Varies – Working in Aspen 1st priority; Pitkin County 2nd priority, residing in Pitkin County 3rd priority. After 4 months on market, can sell to any household if owner uses home as primary residence (6 months + 1 day), and file Colorado income tax returns as 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 APCHA or 2% if sold through APCHA

Pets Allowed: Yes

Project Name: **TRAINOR'S LANDING**

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

Project Name: **VICTORIANS AT BLEEKER**

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: Initial owner can sell to someone with three years' consecutive work in Pitkin County upon 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; 2nd owner must sell through APCHA and 2% after that

Pets Allowed: Yes

Project Name: **WILLIAMS RANCH**

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 APCHA

Sell through Housing Authority: Yes and no – check each individual deed restriction; 1% paid to APCHA or 2% if sold through APCHA

Pets Allowed: Yes

Project Name: **W/J RANCH**
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.