



RO REQUIREMENTS

(Updated July 16, 2018)

Project Name: **AABC ROWHOUSES**
 Address: Airport Business Center
 No. of RO Units: 12
 Year Project Built or Restricted: 1980
 Year the Guidelines 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 Guidelines were used: 1997
 Income/Asset Maximums: No for income; asset limitation as stated in Guidelines; 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: 150
 Year Project Built or Restricted: 1996
 Year the Guidelines 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



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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 – II and II
Address: Forge Road
No. of RO Units: 8
Year Project Built or Restricted: Began in 2006
Year the Guidelines were used: As they are Amended from time to time
Income/Asset Maximums: No income / Maximum Assets as stated in Guidelines
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 Guidelines were used: 1990 Guidelines
Income/Asset Maximums: No income / Maximum Assets
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 Guidelines 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 Guidelines were used: 1993
 Income/Asset Maximums: No Income / Assets as stated in Guidelines
 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 Guidelines 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 Guidelines 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
 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



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Project Name: **OBERMEYER PLACE**
 Address: 102 Founders Place; 100 Obermeyer Place; 101 N. Spring
 No. of RO Units: 7
 Year Project Built or Restricted: 2006
 Year the Guidelines were used: 2006
 Income/Asset Maximums: No maximum income / Assets as stated in Guidelines
 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 Guidelines 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% 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 Guidelines were used: 2000
 Income/Asset Maximums: No for income; Assets as stated in Guidelines.
 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 Guidelines were used: 1997
Income/Asset Maximums: None
Work History: Initial owner can sell to someone with three years' consecutive work in Pitkin County; 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%
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 Guidelines were used: 1997
Income/Asset Maximums: No income condition for RO; Yes for RO-5 as stated in Guidelines. 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 Guidelines 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



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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.