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*Strengthening Community Through Workforce Housing*

### **RO REQUIREMENTS**

(Updated February 20, 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

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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

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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

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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

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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

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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

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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

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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

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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: 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: **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 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: **SMUGGLER SUBDIVISION**  
Address: Maple Lane, Cottonwood & Oak  
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: Varies – Working in Aspen 1<sup>st</sup> priority; Pitkin County 2<sup>nd</sup> priority, residing in Pitkin County 3<sup>rd</sup> 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

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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:	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; 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. 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.**