

RO REQUIREMENTS

(Updated May 4, 2010)

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: Been employed in Pitkin County during the 2 years immediately prior to their occupancy
Appreciation Limited: None; Commercial space and Residential space
Qualification Paperwork Required: Complete regular bid packet but only need two years of Federal Tax Returns, State Returns and W2's
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, but could be a maximum asset condition; deed restriction needs to be reviewed for each unit.
Work History: Three years consecutive work in Pitkin County, making 75% of total income in Pitkin County
Appreciation Limited: 3% per year
Qualification Paperwork Required: Complete regular bid packet, but only need three years of Federal Tax Returns, State Returns and W2's
Minimum Occupancy Requirement: Minimum occupancy applies
Sell through Housing Authority: After initial buyers have sold, must be sold through APCA and 2% owed to APCA
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 the Roaring Fork Valley making 75% of total income in Pitkin County

Appreciation Limited: None - Whatever the market will bear
Qualification Paperwork Required: Specific bid packet required; can get from Aspen Village Homeowners' Association or from the Housing Office
Minimum Occupancy Requirement: No minimum occupancy required
Sell through Housing Authority: No; \$500 owed to APCA
Pets Allowed: Cats - No dogs

Project Name: BURLINGAME RANCH
Address: Forge Road
No. of RO Units: 8
Year Project Built or Restricted: Begin in 2006
Year the Guidelines were used: As they are Amended from time to time
Income/Asset Maximums: No income / Maximum Assets \$900,000
Work History: Four years consecutive work in Pitkin County, making 75% of total income in Pitkin County
Appreciation Limited: 3% or CPI per year, whichever is less
Qualification Paperwork Required: Complete regular bid packet going back at least 4 years
Minimum Occupancy Requirement: No minimum occupancy for lots/Minimum occupancy after built and resold through APCA
Sell through Housing Authority: Yes; 2% and must be sold through APCA
Pets Allowed: NO – Indoor CATS allowed only

Project Name: EAST COOPER COURT
Address: 939 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: Three years consecutive work in Pitkin County, making 75% of total income in Pitkin County
Appreciation Limited: 4% per year
Qualification Paperwork Required: Complete regular bid packet but only need three years of Federal Tax Returns, State Returns and W2's
Minimum Occupancy Requirement: No minimum occupancy required unless sold through APCA
Sell through Housing Authority: No; 1% paid to APCA or 2% if sold through APCA
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: None
 Work History: Three years consecutive work in Pitkin County, making 75% of total income in Pitkin County
 Appreciation Limited: 4% per year
 Qualification Paperwork Required: Complete regular bid packet but only need three years of Federal Tax Returns, State Returns and W2's
 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: 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: Specific bid packet required; can get from Lazy Glenn Homeowners' Association or the Housing Office
 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, making 75% of total income in Pitkin County
 Appreciation Limited: 4% per year
 Qualification Paperwork Required: Complete regular bid packet but only need three years of Federal Tax Returns, State Returns and W2's
 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: SMUGGLER SUBDIVISION
 Address: Maple Lane, Cottonwood & Oak
 No. of RO Units: 86 Units
 Year Project Built or Restricted: Restricted around 1987
 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 for sale, must utilize home as primary residence.
 Appreciation Limited: None, whatever the market will bear
 Qualification Paperwork Required: Complete regular bid packet but only need one year of Federal Tax Returns, State Returns and W2's
 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 APCA or 2% if sold through APCA
 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, but could be a maximum asset condition; deed restriction needs to be reviewed for each unit.
 Work History: Four years consecutive work in Pitkin County, making 75% of total income in Pitkin County
 Appreciation Limited: 3% or CPI per year, whichever is less
 Qualification Paperwork Required: Complete regular bid packet; need four years of Federal Tax Returns, State Returns and W2's
 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

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: Three years consecutive work in Pitkin County, making 75% of total income in Pitkin County
 Appreciation Limited: 4% per year
 Qualification Paperwork Required: Complete regular bid packet but only need three years of Federal Tax Returns, State Returns and W2's

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: 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 the RO-5 as stated in Guidelines. Assets – conditions may exist – check individual deed restriction.
Work History: Three years consecutive work in Pitkin County, making 75% of total income in Pitkin County
Qualification Paperwork Required: Complete regular bid packet but only need three years of Federal Tax Returns, State Returns and W2's
Appreciation Limited: 4% per year or 3% or CPI, whichever is less – check individual 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, making 75% of total income in Pitkin County; please check individual deed restriction.
Appreciation Limited: 3% per year or 3% or CPI, whichever is less – check individual deed restriction.
Qualification Paperwork Required: Complete regular bid packet but may only need three years of Federal Tax Returns, State Returns and W2's; check individual deed restriction
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