



**Town Council
Monday, July 6, 2026
4:00 PM**

**Regular Meeting
130 Kearns Road
Town Council Chambers
Snowmass Village, CO 81615**

You can watch the meeting live online on our website at tosv.com.

Agenda

1. Call to Order

2. Roll Call

3. Proclamations and Presentations

3.A. Childcare Specialty Tax District Update - Kathryn Kuhlenberg & Stefan Reveal

4. Public Comment

This section is set aside for the Town Council to LISTEN to comments by the public regarding items that do not otherwise appear on this agenda. Generally, the Town Council will not discuss the issue and will not take an official action under this section of the agenda. (Five Minute Time Limit)

5. Consent Agenda

These are items where all conditions or requirements have been agreed to or met prior to the time they come before the Council for final action. A Single Public Hearing will be opened for all items on the Consent Agenda. These items will be approved by a single motion of the Council. The Mayor will ask if there is anyone present who has objection to such procedure as to certain items. Members of the Council may also ask that an item be removed from the consent section and fully discussed. All items not removed from the consent section will then be approved. A member of the Council may vote no on specific items without asking that they be removed from the consent section for full discussion. Any item that is removed from the consent agenda will be placed on the regular agenda.

5.A. 2026 Draft Agendas

5.B. Minutes for Approval

5.C. Resolution No. 14, 2026 RE authority to participate & IGA with Pitkin for Coordinated Election

5.D. Resolution No. 15, Series of 2026 – A Resolution Authorizing and Ratifying Action by the J.D. Coffey Building Authority to Appoint Directors to its Board.

5.E. Resolution No. 16, Series of 2026 – A Resolution Approving Conveyance of Coffey Place Open Space Parcels from J.D. Coffey Building Authority to the Town of Snowmass Village.

5.F. Ordinance No. 11, 2026 - RE Gas Powered Leaf Blowers - 1st Reading

5.G. Ordinance No. 13, Series of 2026 – An Ordinance amending the Town of Snowmass Village Municipal Code with the addition of Chapter 7, Article VIII, authorizing enforcement of Pitkin County Fire Restrictions.

6. Public Hearings - Quasi-Judicial Hearings

Public Hearings are the formal opportunity for the Town Council to LISTEN to the public regarding the issue at hand. For land use hearings the Council is required to act in a quasi-judicial capacity. When acting as a quasi-judicial body, the Council is acting in much the same capacity as a judge would act in a court of law. Under these circumstances, the judicial or quasi-judicial must limit its consideration to matters which are placed into evidence and are part of the public record. The Council must base their decision on the law and the evidence presented at the hearing.

7. Policy/Legislative Public Hearings

7.A. Ordinance No. 12, 2026 - RE Code to provide Council with Rec & Wellness Benefit -2nd reading

8. Administrative Reports

8.A. Draw Site - Owner Review

8.B. Snowmass Village Entryway Continue Discussion

8.C. Regional Housing Needs Study Update

9. Town Council Reports and Actions

Reports and Updates

10. Adjournment

Town of Snowmass Village Agenda Item Summary

Date of Meeting:

July 6, 2026

Agenda Item:

Childcare Specialty Tax District Update - Kathryn Kuhlenberg & Stefan Reveal

Presented by:

Kathryn Kuhlenberg
Stefan Reveal

Background:

The Confluence Early Childhood Development Service District (CECDSD) was established in November 2025 by the voters in Garfield, Eagle, and Pitkin Counties, Colorado to fund early childhood development services through the collection of a 0.25% sales and use tax.

Kathryn Kuhlenberg, Interim Executive of the CECDSD and Stefan Reveal, local area Seat #5 of the CECDSD board are here to give a brief update on the special district's work thus far.

Financial Impact:**Applicability to Council Goals & Objectives:****Council Options:****Staff Recommendation:****Attachments:**

None

2026 DRAFT Agenda Overview

- Regular Meetings begin at 4:00 p.m. unless otherwise noted
- Work Sessions begin at 4:00 p.m. and aim to end at 6:00 p.m.
- The dates on which agenda items are listed are only a best approximation. Agenda items are added to this list as they arise. Agenda items may well be moved to different meeting dates. Agendas are generally not finalized until the Thursday prior to the meeting.
- In addition to agenda items, this document also lists expected absences of Town Council members. In compliance with section 2-49 of the municipal code, once the consent agenda is approved, the absences noted will be considered to have received the prior approval necessary of the majority of the Council for members to be absent from meetings.

Topic to incorporate:

- Add spring clean up/annual trash pickup to a future workshop agenda.
- E-Bikes safety issues
- POST Office Update—Next steps, opportunities for improvement?

Monday July 6 – Regular Meeting (DeAngelo virtual)

- Election Reso Auth to participate & IGA with Pitkin -or July 20 (has to be 100 days before election July 24, 2026)
- Entryway Update
- Regional Housing Needs Study
- Childcare Specialty Tax District update
- Ord RE Code to provide Council with Rec & Wellness Benefit -2nd reading
- Gas Powered Leaf Blower Ord – 1st reading
- Owners Review of the Draw Site

Monday July 13 –Regular Meeting (DeAngelo virtual)

- Executive Session – Town Manager Review
- EOTC Prep – Linda DuPriest

Monday July 20 – Regular Meeting (DeAngelo virtual)

- Joint meeting with Planning Commission Re: Ritz Sketch Plan (at 4:30)
- Election Reso Auth to participate & IGA with Pitkin – if not done 7/6/26 (has to be 100 days before election July 24, 2026)
- Gas Powered Leaf Blower Ord – 2nd reading
- Update from the Thrive Committee (at 4:00)
- HCE Easement
-

Thursday July 23 – EOTC Regular Meeting – 4-6pm – Snowmass Village (Shenk & DeAngelo virtual)

Monday Aug 3 – Regular Meeting

- Town Attorney Update
- Election ORD 1st reading – Re Ballot Language (2nd reading on 8/17/26) -Ballot Language has to be to Cty by 9/4/26.
- Election Resolution – Ballot Language or Aug 17th
- Executive Session – Town Manager Review
- Review the new Skittles Design

2026 DRAFT Agenda Overview

Monday Aug 10 – Regular Meeting

- Executive Session – Town Manager Review
-

Monday Aug 17 – Regular Meeting (Shenk Out)

- EOTC Budget/work plan – Linda DuPriest
- Election ORD 2nd reading – Re Ballot Language -Ballot Language has to be to Cty by 9/4/26.
- SHOP PUD 1 Reading Ordinance
- EPS Employee Housing Mitigation Study update
-

Tuesday Sept 8 – Regular Meeting

- Reso in support of – ballot
-

Monday Sept 14 – Work Session

Monday Sept 21 – Regular Meeting (Yom Kipper) Move

Tues Sept 22 – Regular Meeting

-

Monday Oct 5 – Regular Meeting

- Budget
- Town Attorney Update
- B & C application & appointment procedure update
-

Monday Oct 12 – Work Session

- Budget

Monday Oct 19 – Regular Meeting

- Budget – Comments from FAB

Thursday Oct. 22nd – 4-6pm EOTC Budget Meeting - Pitkin

Wednesday Nov 4 – Regular Meeting – due to election day

- Budget Adoption
-

Wednesday Nov 4 – GID Meeting 4pm

- Adopting the GID Budget

Tuesday Nov 9 – Work Session

Monday Nov 16 – Regular Meeting

- Swear in New TC members and Mayor
- B & C Applications

2026 DRAFT Agenda Overview

Monday Dec 7– Regular Meeting

- Reso RE 2025 Meeting Dates
- Reso on Delinquent Solid Waste / Trash
- B & C Interviews

Monday Dec 14 – Special Meeting

- **GID Meeting – set Mill Levy**
- B & C Interviews/Discussion

Monday Dec 21 – Regular Meeting

- B & C Resolution appointing new Members

Topics for Work Sessions or Other Meetings Requested by Town Council Members

- Schedule Updates will all of the Town Boards to review priorities and current initiatives.
 - EAB
 - FAB
 - PTRAB
 - POSTR
 - Tourism –
 - Grants – Recent Awards; Review of Criteria; Purpose, etc.
 - SAAB
 - Planning



**Town Council
Monday, May 4, 2026
4:00 PM**

Regular Meeting
130 Kearns Road
Town Council Chambers
Snowmass Village, CO 81615

You can watch the meeting live online on our website at tosv.com.

Minutes

1. Call to Order

The Regular Meeting of the Snowmass Village Town Council was called to order at 4:02 PM on Monday, May 4, 2026, at 130 Kearns Road, Town Council Chambers, Snowmass Village, CO 81615.

A complete live recording of this meeting can be found at www.tosv.com under Town Council Meetings. This meeting will be archived indefinitely, allowing you to view it at anytime.

2. Roll Call

Council Members Present: Britta Gustafson, Susan Marolt, Cecily De Angelo, Tom Fridstein and Alyssa Shenk.

Council Members Absent: none

Staff Present: Clint Kinney, Town Manager; Jeff Conklin, Town Attorney; Greg LeBlanc, Assistant Town Manager; Dave Shinneman, Community Development Director; Kevin Rayes, Housing Director; Rick Carroll, Communications Specialist; Andy Worline, Parks, Recreation and Trails Director; Julia Theisen, Tourism Director; Virginia McNellis, Marketing Director; Drew Weisheimer, Group Sales Director; Shane Vetter, Senior Event Producer; and Megan Harris Boucher, Town Clerk.

Public Present: John Wilkinson, Katia Galambos, Eric Neumeyer and Susan Cross.

3. Proclamations and Presentations

3.A. Citizen proposal RE transition from gas-powered lawn maintenance equipment

Resident John Wilkinson of 255 Meadow Road presented a proposal requesting the

Council amend the municipal code to create a phased ban on gas-powered lawn maintenance equipment and leaf blowers. He cited significant air and noise pollution from gas-powered equipment, noted that over 400 municipalities nationwide have adopted similar regulations, and submitted a petition with 40 signatures in support. He referenced the availability of electric alternatives and noted that some local condominium associations have already made the transition.

Council expressed broad support for the concept. Council Member Fridstein suggested a timeline of three years for commercial operators and four years for residential owners, noting fairness to businesses that have invested in existing equipment. Council Member DeAngelo recommended differentiating timelines by equipment type, as life cycles vary. The Council directed Town Attorney Jeff Conklin to draft an ordinance for future consideration and requested that the Town's new sustainability coordinator research implementation timelines used by comparable communities. Snow blowers were explicitly excluded from the scope of the proposal.

4. Public Comment

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Katia Galambos, a resident of unincorporated Pitkin County, addressed the Council regarding the Town's use of automated license plate reader (ALPR) cameras. She expressed concern that Snowmass Village ALPR data had been accessed by federal immigration enforcement agencies, including ICE-affiliated entities, without the Town's knowledge or permission. She urged the Council to pause ALPR use until strong transparency and accountability measures are in place, and recommended policies including a 72-hour data retention limit, a judicial warrant requirement for external access, elimination of direct data sharing with outside agencies, and establishment of a community oversight board. She referenced a similar ordinance developed in Durango in collaboration with the ACLU of Colorado.

Town Manager Clint Kinney confirmed that ALPR cameras are not currently being actively used. He acknowledged that certain data-sharing workarounds had come to the Town's attention and had been addressed and stated that the Town is working through a policy to ensure data security. He agreed to meet with Ms. Galambos directly. Council members requested an update once a policy is developed.

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agenda.

5.A. 2026 Draft Agendas

The Mayor noted a clerical correction to Resolution No. 13, changing the date from May 5 to May 4, 2026.

Council Member DeAngelo motioned to approve the Consent Agenda. Council Member Fridstein seconded. All in favor.

5.B. Application & Resolution RE new SAAB member

6. Public Hearings - Quasi-Judicial Hearings

Public Hearings are the formal opportunity for the Town Council to LISTEN to the public regarding the issue at hand. For land use hearings the Council is required to act in a quasi-judicial capacity. When acting as a quasi-judicial body, the Council is acting in much the same capacity as a judge would act in a court of law. Under these circumstances, the judicial or quasi-judicial must limit its consideration to matters which are placed into evidence and are part of the public record. The Council must base their decision on the law and the evidence presented at the hearing.

7. Policy/Legislative Public Hearings

7.A. Emergency Ordinance No. 09 regarding appropriating funds to acquire a Mountain View Unit

Housing Director Kevin Rayes presented the request for the Town to purchase a deed-restricted Mountain View unit from a current owner who has been diagnosed with a terminal illness and has relocated. Staff determined that acquiring the unit proactively was prudent to avoid potential complications if the unit were to enter probate. The deed restriction grants the Town right of first refusal in such circumstances. The purchase price is \$224,000, with a requested appropriation of \$250,000 to accommodate closing costs. The unit is reported to be in good condition. Following the cash purchase, the Town intends to re-offer the unit through the housing lottery within approximately 45 days, with a subsequent closing period of 30 to 60 days.

No public comment was received.

Council Member Fridstein motioned to approve Emergency Ordinance No. 09. Council Member Gustafson seconded. Upon roll call vote, the motion carried 5-0.

7.B. Ordinance No. 08, 2026 RE temporary and limited area e-bike permissions

Parks, Recreation & Trails Director Andy Worline provided a brief recap of this second reading. The ordinance temporarily suspends the relevant section of the municipal code to allow a timed trial of e-bike use on a limited set of trails on the west side of the ski hill — specifically Discovery, Village Bound, Luge, and the Daudler and Thornton Work Roads — from June 21 through September 7, 2026.

Council reiterated the importance of clear signage on all non-permitted trails and the

need for interim progress check-ins. Council Member DeAngelo recommended that the permitted area be publicly framed and communicated as an "e-bike park" to clearly delineate permitted zones from the broader trail network, reduce confusion, and protect existing trail easements. SkiCo representative Susan Cross supported this framing as a practical communication strategy.

No public comment was received.

Council Member Fridstein motioned to approve Ordinance No. 08, 2026. Council Member Gustafson seconded. Upon roll call vote, the motion carried 5-0.

8. Administrative Reports

8.A. 2025 Tourism wrap book and 2026 Tourism Outlook

The team reported that winter 2025–26 occupancy declined modestly in the core season (down 1–3% December through February), with a more significant 16% decline in March attributable to poor snow conditions. Average daily rates remained strong, resulting in a slight overall revenue increase of approximately 5% year-over-year. Summer 2026 bookings are currently pacing approximately 10% behind the prior year, though the team noted the trend toward shorter booking windows and anticipated improvement in upcoming reports.

Key initiatives discussed included the launch of an accessible travel program in partnership with Wheel the World, resulting in destination certification in June 2026; the development of an inclusivity coalition with subcommittees focused on the Latinx community, LGBTQ+ visitors, and universal access; and a planned fall educational event around the Snowmass Ice Age discovery story, potentially leveraging a 2027 paleontological dig in partnership with the Denver Museum of Nature & Science.

The "Love Snowmass Back" responsible visitor campaign was introduced, using an animated dog mascot named Scout to communicate responsible recreation practices — including wildfire awareness, leave no trace principles, and trail etiquette — through website content, social media, and point-of-sale materials at lodging properties. Council expressed strong support for the campaign and asked that wildfire messaging be prominently featured given current conditions.

A summer lodging promotion offering a travel credit for stays of three nights or more was noted as a tool to address current booking headwinds. A new website is under development, and new summer visitor maps and a Snowmass nature guide are forthcoming.

On the events calendar, notable new additions include the inaugural Mountainside Music Festival (a free, three-day event in mid-June), the Tough Draw Tour bull riding competition at the rodeo arena, and repositioning of the Snowmass Rendezvous beer festival to a higher-traffic weekend. Several events — including Ragnar Relay and Snowmass Trio — are being phased out due to operational or logistical constraints.

Council discussed relocating the annual Community Picnic from October to August, before the school year begins, and enhancing it with outdoor elements such as lawn games, live music, and a park setting to better foster community connection. Staff committed to exploring this adjustment for the 2027 calendar.

The Group Sales segment reported approximately 1,000 room nights ahead of the prior year's pace in group bookings and outlined ongoing efforts to target drive markets, third-party meeting planners, and high-end incentive travel groups in preparation for the 2027 airport closure season.

9. Town Council Reports and Actions

Reports and Updates

Council Member Fridstein reported on a recent PTRAB meeting and proposed that a ballot initiative be placed before voters in November 2026 to authorize the use of excess tourism funds for wildfire mitigation, in addition to the existing permitted uses of tourism marketing and housing. Town Attorney Conklin confirmed that a notice of intent would be required by late June and ballot language would need to be certified by late August or early September. Council directed staff to place this item on an upcoming agenda for further discussion.

Council Member Marolt noted her registration for the Confluences: Advancing Regional Well-being summit on May 27.

Council Member Fridstein also encouraged all members to attend the Watershed Summit on May 7 in Carbondale, hosted by RWAPA, and offered to forward registration information.

Council Member Gustafson and Mayor Shenk reported on the first Thrive Committee meeting, which was well-attended and generated productive community dialogue around the five established pillars. The next Thrive meeting is scheduled for May 27. The Mayor also noted that the issue of open house signage for realtors had been raised again and flagged it for potential future discussion.

10. Executive Session

10.A. Executive Session RE Property Negotiation

The Mayor announced that the Town Council would convene in executive session pursuant to C.R.S. § 24-6-402(4) and Snowmass Village Municipal Code § 2-45(c) for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators pursuant to C.R.S. § 24-6-402(4)(e) and Municipal Code § 2-45(c)(5), specifically related to property negotiation regarding the Cavern Springs Mobile Home Park. The Mayor stated that no formal policy action would be taken during the executive session.

Motion to enter executive session was made by Council Member Fridstein and seconded by Council Member Marolt. The motion carried 5-0.

6:12 pm

11. Adjournment

Council Member Fridstein moved to reconvene the regular meeting. Council Member Gustafson seconded. All in favor. Reconvened at 6:41 PM.

Council Member Fridstein motioned to adjourn. Mayor Shenk seconded. All in favor.

Adjourned at 6:41 PM.

The Snowmass Village Town Council approved this set of meeting minutes at their Regular Meeting on Monday, July 6, 2026.

Submitted By,

Megan Harris Boucher, Town Clerk

SAY NO TO ALPRs

For Snowmass Village
Town Council

Made by concerned
community members

Automated license plate readers (ALPRs) are an evolving technology developed by Flock Safety, Motorola, and other companies. When an ALPR captures the thousands of cars that drive on our roads, this information is stored in a searchable database. This information includes time, date, location, license plate number, make, model, and other identifying features such as dents or bumper stickers.

ALPR companies' data retention and data sharing policies **put immigrants and refugees in our community at risk, may violate our rights to privacy and due process, and create massive amounts of surveillance data.** While ALPRs can serve legitimate law enforcement purposes, the problems with the architecture of how our personal data is stored and organized outweighs any potential benefits.

ALPR companies cannot guarantee that data will be used legally, posing a risk to our community's immigrants and refugees.

- Colorado law bans state and local governments from sharing personally identifiable information for immigration enforcement, including license plate numbers. Despite this law, ALPR companies' data retention and searchable database have allowed federal agencies like Immigration and Customs Enforcement (ICE) and Customs and Border Protection (CBP) to access this information, sometimes without the knowledge nor explicit permission of local police departments.
- Outside agencies across the country have logged searches related to immigration status that included local ALPR data, including from Pitkin County and Snowmass Village.
- From Loveland, to Richmond, to Syracuse, to Evanston, to Washington State, and more, ALPR data was searched for immigration purposes.
- A secret pilot program with US CBP allowed Border Patrol access to Flock accounts, in violation of multiple states' privacy laws. Flock CEO Garrett Langley acknowledged in a public statement: "We also didn't create distinct permissions and protocols in the Flock system to ensure local compliance for federal agency users." While Flock has paused its federal pilot programs and introduced new safeguards, the company cannot guarantee compliance with state law.

ALPR companies' practices may violate our fourth-amendment rights.

- ALPR companies often collect and retain data whether or not that vehicle is associated with someone suspected of a crime. Location data collected by Flock or Motorola makes it simple to map the typical routine of where a driver shops or goes to church. Accessing past location data from a person's cell phone, for example, normally requires a warrant, but police can bypass the need for a warrant by directly searching location data of a vehicle in an ALPR database.
- Fourth amendment concerns about Flock and other ALPR technology are the subject of numerous lawsuits (1)(2) and legislation. While recently postponed, a bipartisan Colorado bill, SB26-070 aimed to restrict government entities from accessing ALPR data without first acquiring a warrant.

Surveillance chills free speech.

- People alter their behavior when they fear they are being watched, and the ACLU has reported that ALPRs may have a chilling effect on protected rights of expression, protest, association, and political participation.
- The Electronic Frontier Foundation documented that law enforcement agencies in 2025 made hundreds of searches related to peaceful protests.

Even with safeguards, bad actors and agencies can access our personal data. Once data is created, it can be hacked, subpoenaed, illegally accessed, and abused.

- ALPR databases are subject to institutional abuse. Law enforcement agents can search for location data on a boss, ex-spouse, or victim of gender-based violence. For example, a police officer in Wisconsin was arrested for stalking after he used Flock off-duty to find the location of his victim's car.
- ALPR companies' safeguards and Colorado law do not fully prevent Colorado police departments from illegally conducting searches for immigration purposes on behalf of federal agencies.
- Local law enforcement is not immune to institutional abuse and illegal actions. Towards Justice recently sent a cease and desist letter to Garfield County Sheriff Lou Vallario for alleged illegal collaboration with ICE. One alleged violation occurred through the SPEAR task force, which shares data with other police departments.
- ALPR companies may access data for internal analytics and product improvement, even if the data is owned by the police department, including giving access to out-of-country workers to review and categorize footage.
- Even with safeguards, digital data or products can be hacked. Flock camera footage has been livestreamed on the internet and cybersecurity researchers have hacked Flock products and found Flock account logins for sale on dark web marketplaces, including on a Russian cybercrime forum.
- Multiple court cases have revealed that government agents and programs have illegally surveilled Americans, including obtaining data illegally. Once data is created, there is no guarantee that clandestine programs will not break down the boundaries between local surveillance and federal surveillance, only being whistleblown and found illegal *after* harming communities.

Recommendations

- Pause ALPR technology use until your agency can ensure strong transparency and accountability measures, uphold community oversight in decisions about surveillance technologies, and engage the community in meaningful consent to the technology, including:
 - Eliminate data-sharing with external agencies. Instead, conduct searches on behalf of external agencies if requested and if the search aligns with internal policy.
 - Require a judicial warrant for agencies to access ALPR data, ensuring proper legal oversight.
 - Limit the data retention period to 72 hours, reducing the risks associated with long-term data storage.
 - Establish a community oversight board to ensure accountability and compliance.
 - Carefully define exceptions for exigent circumstances that would allow timely access when truly necessary.



**Town Council
Monday, May 18, 2026
4:00 PM**

Regular Meeting
130 Kearns Road
Town Council Chambers
Snowmass Village, CO 81615

You can watch the meeting live online on our website at tosv.com.

Minutes

1. Call to Order

The Regular Meeting of the Snowmass Village Town Council was called to order at 4:05 PM on Monday, May 18, 2026, at 130 Kearns Road, Town Council Chambers, Snowmass Village, CO 81615.

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2. Roll Call

Council Members Present: Britta Gustafson, Susan Marolt (Remote), Cecily De Angelo, Tom Fridstein and Alyssa Shenk.

Council Members Absent: none

Staff Present: Clint Kinney, Town Manager; Jeff Conklin, Town Attorney; Greg LeBlanc, Assistant Town Manager; Dave Shinneman, Community Development Director; Kevin Rayes, Housing Director; Brian McNellis, Senior Planner; Rick Carroll, Communications Specialist; Andy Worline, Parks, Recreation and Trails Director; and Megan Harris Boucher, Town Clerk.

Public Present: Peter Waanders, Sally Sparhawk, William (Bill) Argeros, Dana Ellis, Brett Lohr, Kris Myers, Mark & Linda Chapdelaine, James Keheo, Leslie Desmond,

3. Proclamations and Presentations

3.A. Anderson Ranch Update

Peter Waanders, Executive Director of Anderson Ranch Arts Center, provided the

Council with a state-of-the-ranch update. He reported that the Ranch has grown to an \$8.5 million annual budget — a 50% increase over the past five years — and that its endowment has grown proportionally, with five of the largest gifts in the Ranch's history received in that period. The Ranch employs approximately 40 year-round and 60 summer staff, and hosts roughly 15,000 visitors annually through its 130 summer workshops and approximately 140 free public programs. Community engagement efforts have expanded to include artist residencies in local schools serving 4th, 5th, 7th, and 8th graders throughout the valley.

Waanders noted that the Ranch is approaching the State about historic designation for its oldest buildings as it approaches its 60th anniversary. A public picnic celebrating the anniversary is planned for the summer, followed by a Friends of the Ranch event in August featuring a conversation with founder Betsy Chaffin and former directors. He identified workforce housing as the Ranch's most significant operational challenge, noting that staff housed down-valley experience higher turnover. A capital campaign to upgrade aging facilities — roofs, boilers, and walkways, many 40 years old — is anticipated in the coming years. Waanders thanked the Council for its ongoing financial support through grants and scholarships.

4. Public Comment

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Sally Sparhawk addressed the Council regarding the Town's new job board initiative, developed in collaboration with Housing Director Kevin Rice. She described the board as an online platform accessible via QR code, hosted on the Town's housing website, where employers can post openings and job seekers can search listings. She reported that outreach to local businesses was ongoing, with efforts to expand listings ahead of the summer season. She encouraged Council members to promote the resource through their networks and urged residents with housing concerns to contact the housing department directly. No other public comments were received.

5. Consent Agenda

These are items where all conditions or requirements have been agreed to or met prior to the time they come before the Council for final action. A Single Public Hearing will be opened for all items on the Consent Agenda. These items will be approved by a single motion of the Council. The Mayor will ask if there is anyone present who has objection to such procedure as to certain items. Members of the Council may also ask that an item be removed from the consent section and fully discussed. All items not removed from the consent section will then be approved. A member of the Council may vote no on specific items without asking that they be removed from the consent section for full discussion. Any item that is removed from the consent agenda will be placed on the regular agenda.

5.A. 2026 Draft Agendas

Council Member DeAngelo will be absent June 15th.

5.B. Minutes for Approval

Minor corrections to the meeting minutes were emailed to Boucher by Mayor Shenk.

Council Member Fridstein motioned to approve the Consent Agenda. Council Member Gustafson seconded. All in favor.

6. Public Hearings - Quasi-Judicial Hearings

Public Hearings are the formal opportunity for the Town Council to LISTEN to the public regarding the issue at hand. For land use hearings the Council is required to act in a quasi-judicial capacity. When acting as a quasi-judicial body, the Council is acting in much the same capacity as a judge would act in a court of law. Under these circumstances, the judicial or quasi-judicial must limit its consideration to matters which are placed into evidence and are part of the public record. The Council must base their decision on the law and the evidence presented at the hearing.

6.A. Ordinance No. 10, 2026 RE Willows Reconstruction - 1st Reading

Senior Planner Brian McNellis introduced the item, noting that it has been two years since Building D of the Willows Condominium was destroyed by fire. This first reading of Ordinance No. 10 addresses the final plan application for reconstruction of the building, which includes four additional free-market units to help offset the significant costs of rebuilding.

Architect Dana Ellis presented design updates on behalf of the applicant and the HOA. Key changes from the preliminary plan included the award of the construction contract to RA Nelson, the removal of a secondary lower-level patio access due to the proximity of a shallow Holy Cross high-voltage utility line (at an avoided cost of approximately \$100,000), and the voluntary incorporation of Colorado wildfire resiliency code standards into the design. The project's total cost, inclusive of soft costs and after insurance proceeds, was described as substantial. The housing mitigation fee was calculated at approximately \$430,000 in cash-in-lieu, with total fees to the Town approaching \$500,000.

HOA Attorney Bill Argeros addressed the Council, acknowledging the Town's cooperative approach throughout the process but formally requesting that the Council consider a waiver or reduction of the housing mitigation fee. He argued that the Willows HOA is a not-for-profit entity acting out of necessity — not for profit — and that imposing the full mitigation fee on working-class homeowners displaced for over two years is inequitable. He cited the Town Charter's grant of full legislative powers to the Council and contended that a path exists to grant relief, even if not explicitly codified. He also noted that the mitigation rate increased from 60% to 100% during the pendency of the application, which he characterized as a significant added burden.

Town Attorney Jeff Conklin responded that, under the current land use code, there is no explicit provision for a mitigation fee waiver or exemption. He confirmed that the Council is acting in a quasi-judicial capacity and is bound by the code as written. However, he

offered that the Council could, as a separate legislative act, appropriate general fund monies to offset all or part of the fee on behalf of the applicant. Town Manager Clint Kinney concurred and recommended separating the land use approval from any policy discussion regarding financial relief.

Council discussion reflected general sympathy for the Willows owners. Council Member Fridstein expressed concern about setting precedent and noted that the owners had voluntarily sought four additional units, which triggered the mitigation requirement. He observed that the fee, financed over 20 years, would amount to approximately \$2,500 per unit per year. However, he indicated openness to addressing the gap created by the increase from 60% to 100% mitigation during the application period, as did Mayor Shenk. Council Member DeAngelo advocated more broadly for the Town to provide relief, noting the community's pattern of intervening to help keep residents housed, and suggesting a fee reimbursement from the general fund as a mechanism. Council Members Gustafson and Marolt expressed a desire to balance the needs of the current residents against the Town's standard mitigation expectations for new development.

Dana Ellis confirmed that approximately 65% of the Willows units are owner-occupied by full-time residents. Several Willows residents provided public comment, including Brett Lohr, Leslie Flynn, Ali Berry (appearing remotely), and Jim Keogh, each describing the financial strain of the prolonged displacement and the additional costs incurred, such as rewiring units to remove aluminum wiring.

The Council reached consensus to approve the ordinance on first reading and to address any potential financial relief — such as a general fund appropriation — through a separate process prior to second reading. The public hearing was continued to June 1, 2026.

Motion to approve Ordinance No. 10, Series of 2026, on first reading and to continue the public hearing to June 1, 2026, was made by Council Member Fridstein and seconded by Council Member Gustafson. All in favor.

7. Policy/Legislative Public Hearings

8. Administrative Reports

8.A. Discussion and Consideration to Approve and Ratify a Letter of Intent to Participate in Financing Tenant Purchase of the Cavern Springs Mobile Home Park

Housing Director Kevin Rayes presented background on the Cavern Springs Mobile Home Park, located in unincorporated Garfield County near Glenwood Springs. The park contains 98 homes and approximately 300 residents, 17 of whom work within Snowmass Village. The park is listed for sale at \$23 million, with an additional \$1 million anticipated for capital improvements, for a total of \$24 million. Residents, organized as

the Sopris Mountain Collective and working with nonprofit facilitator Thistle Rock, are seeking to purchase the park to prevent its sale to a private entity that could increase lot rents or redevelop the site.

The proposed financing stack includes forgivable loans from local governments totaling \$4.5 million committed to date, with Snowmass Village's \$1 million contribution bringing the total to \$5.5 million. A primary loan from Thistle Rock ranging from \$12 to \$15 million is also anticipated; lot rents would increase from the current \$1,025 per month to between \$1,400 and over \$2,000 per month depending on the loan amount. Any local government contribution would help offset the amount borrowed and limit rent increases. A purchase offer must be submitted by June 1, with a deadline of June 13. The West Mountain Regional Housing Coalition would serve as the conduit for funds at closing. Staff recommended approval of the letter of intent, with the formal appropriation to come before the Council at a later date.

The Council expressed uniform support for the contribution.

Motion to approve the letter of intent and authorize the Town Manager to execute it was made by Council Member Fridstein and seconded by Council Member Gustafson. All in favor.

9. Town Council Reports and Actions

Reports and Updates

Council Member Gustafson reported on her attendance at the Northwest COGs Summit, the theme of which was "What Keeps Mayors Up at Night." She shared an AI-generated video summary produced at the summit, which highlighted the "mountain town paradox" of declining full-time resident populations amid rising external wealth, and outlined strategies around affordability, business development, and community infrastructure. She noted that many of Snowmass Village's Thrive Initiative efforts align with the regional conversation. She also reported on a Sister Cities board meeting, noting preparations for the 60th Garmisch anniversary event in September and the cancellation of a planned New Zealand trip due to insufficient interest. She commended Town staff for organizing a community cleanup day that drew over 120 participants from more than 14 organizations.

Council Member Fridstein reported on the Watershed Collaborative sponsored by RWAPA in Carbondale, noting the significant disparity between summer and winter municipal water usage driven by irrigation. He reported that RWAPA is developing a public media campaign to promote water conservation. He also noted that funding has been secured for aquatic nuisance species work on Ruedi Reservoir.

Council Member Marolt reported that a Nordic board meeting was scheduled for Wednesday and highlighted her household's participation in the Snowmass Waters irrigation assessment program, recommending it to other residents given the potential for water savings and available rebates.

Mayor Shenk reported on her participation in the Snowmass Arts Advisory Scholarship award ceremony, where a scholarship was presented to a Snowmass Village senior pursuing studies at the Art Institute of Chicago. She also reported on attending a RAFTA board retreat in Glenwood Springs with Council Member Fridstein, where priorities established included improving service efficiency and frequency, addressing Hogback route service, developing a regional planning leadership role for RAFTA, sustaining the workforce, and addressing regional congestion. She noted that a dramatic change to Hogback service is anticipated in the fall if a solution is not identified.

10. Adjournment

Council Member Fridstein motioned to adjourn. Council Member Gustafson seconded. All in favor.

Adjourned at 6:19pm.

The Snowmass Village Town Council approved this set of meeting minutes at their Regular Meeting on Monday, July 6, 2026.

Submitted By,

Megan Harris Boucher, Town Clerk

The Snowmass Village Town Council approved this set of meeting minutes at their Regular Meeting on Monday, May 18, 2026.

Submitted By,

Megan Harris Boucher, Town Clerk



**Town Council
Monday, June 1, 2026
4:00 PM**

Regular Meeting
130 Kearns Road
Town Council Chambers
Snowmass Village, CO 81615

You can watch the meeting live online on our website at tosv.com.

Minutes

1. Call to Order

The Regular Meeting of the Snowmass Village Town Council was called to order at 4:01 PM on Monday, June 1, 2026, at 130 Kearns Road, Town Council Chambers, Snowmass Village, CO 81615.

A complete live recording of this meeting can be found at www.tosv.com under Town Council Meetings. This meeting will be archived indefinitely, allowing you to view it at anytime.

2. Roll Call

Council Members Present: Britta Gustafson, Susan Marolt, Cecily De Angelo, Tom Fridstein and Alyssa Shenk.

Council Members Absent: none

Staff Present: Clint Kinney, Town Manager; Jeff Conklin, Town Attorney; Greg LeBlanc, Assistant Town Manager; Dave Shinneman, Community Development Director; Kevin Rayes, Housing Director; Rick Carroll, Communications Specialist; Michelle Bonfils Thibeault, Community Development Director; Brian McNellis, Senior Planner; Kevin Kiernan, Senior Planner; Anne Martens, Public Works Director; and Megan Harris Boucher, Town Clerk.

Public Present: John Wilkinson, Trina Zagar-Brown, Natalie Kellum, Mindy Van Orden, Bill Argeros, Dana Ellis, Chris Dunaway, Kevin Von Ohlen, Laura Smith, Sandy Homes, Tom Miller, Chad Simon and Mike Steiner.

3. Proclamations and Presentations

3.A. Holy Cross Update

Trina Zagar-Brown, Vice President of Business Services, and Mike Steiner, Key Account Specialist, presented on behalf of Holy Cross Energy.

Key points included:

Ability to Serve: The historical peak demand for Snowmass Village is approximately 32 megawatts, while the substation — built in 2006 — is capable of serving up to 56 megawatts, providing substantial capacity for current and projected future needs, including increased electrification.

Clean Energy Transition: Holy Cross achieved approximately 85% renewable energy on a monthly average in 2025 and is trending toward 90–92% in 2026, working toward a goal of 100% carbon-free power by 2030.

Rate Structure: A new demand charge was implemented in April, adding a third element — alongside fixed and energy charges — to residential billing. Members can manage this charge by staggering high-consumption activities. The average residential impact is estimated at \$7–\$10 per month.

Wildfire Mitigation: Holy Cross plans for wildfire mitigation year-round, including vegetation management, use of AI-driven modeling tools, and a Public Safety Power Shutoff (PSPS) communications plan coordinated with municipalities, counties, and Xcel Energy. Approximately 72 hours of advance notice is targeted when a PSPS event is required.

Council raised concern that demand charges may disincentivize beneficial electrification. Steiner acknowledged the tension and highlighted programs such as Peak Time Payback to help offset costs. Council members also inquired about the number of Snowmass residents utilizing EV charging rebates; Steiner confirmed high engagement but indicated specific figures would be provided separately.

4. Public Comment

This section is set aside for the Town Council to LISTEN to comments by the public regarding items that do not otherwise appear on this agenda. Generally, the Town Council will not discuss the issue and will not take an official action under this section of the agenda. (Five Minute Time Limit)

None.

5. Consent Agenda

These are items where all conditions or requirements have been agreed to or met prior to the time they come before the Council for final action. A Single Public Hearing will be opened for all items on the Consent Agenda. These items will be approved by a single motion of the Council. The Mayor will ask if there is anyone present who has objection to such procedure as to certain items.

Members of the Council may also ask that an item be removed from the consent section and fully discussed. All items not removed from the consent section will then be approved. A member of the Council may vote no on specific items without asking that they be removed from the consent section for full discussion. Any item that is removed from the consent agenda will be placed on the regular

agenda.

5.A. 2026 Town Council Agenda Overview

Council members requested the following items be added to future agendas: a discussion on homeowner fire mitigation incentives and cost-sharing (Council Member Fridstein); an update on the transit center design and funding (Council Member Fridstein); actionable steps from the Thrive Snowmass Committee, targeted for the July 20 work session (Council Member Gustafson); and an update on the town entryway landscaping (Council Member Gustafson). Council Member DeAngelo also noted interest in revisiting e-bike rebates.

Motion to approve the Consent Agenda was made by Council Member Fridstein and seconded by Council Member Marolt. All in favor.

6. Public Hearings - Quasi-Judicial Hearings

Public Hearings are the formal opportunity for the Town Council to LISTEN to the public regarding the issue at hand. For land use hearings the Council is required to act in a quasi-judicial capacity. When acting as a quasi-judicial body, the Council is acting in much the same capacity as a judge would act in a court of law. Under these circumstances, the judicial or quasi-judicial must limit its consideration to matters which are placed into evidence and are part of the public record. The Council must base their decision on the law and the evidence presented at the hearing.

6.A. Ordinance No. 10, 2026 RE Willows Reconstruction - 2nd Reading

Senior Planner Brian McNellis presented Ordinance No. 10, Series of 2026, on second reading, noting it was identical to the version approved at first reading on May 18, 2026. The ordinance approves the reconstruction of the Willows condominium complex, including demolition and construction of new buildings, and includes Condition No. 14 requiring a workforce housing mitigation payment of \$429,923, to be paid as cash-in-lieu upon the closing of the four additional free-market units.

Applicant representative Dana Ellis confirmed the HOA was prepared to proceed. No public comment was received on the land use application itself. Town Attorney Jeff Conklin confirmed the mitigation requirement was properly incorporated and that any further policy discussion regarding a subsidy would occur as a separate administrative matter.

Motion to approve Ordinance No. 10, Series of 2026, on second reading was made by Council Member Fridstein and seconded by Council Member Marolt. Roll call vote, all in favor.

7. Policy/Legislative Public Hearings

7.A. Ordinance regarding restricting gas-powered lawn equipment

Town Attorney Conklin presented a draft ordinance — not yet on first reading — that would prohibit the use of gas-powered leaf blowers by commercial operators beginning in 2028, and by private residents beginning in 2029. The item was brought forward

following a citizen initiative inquiry by resident John Wilkinson. Conklin noted that Aspen and Carbondale have enacted similar restrictions, both primarily for noise reasons, while Boulder studied but did not adopt a ban.

Local commercial landscaping operators — including Mark Chapdelaine, Chad Simon, Kevin Von Ohlen and Chessie Stokes — testified that current battery-powered blower technology is insufficient for the scale and intensity of commercial landscape work performed in Snowmass Village, particularly during spring and fall cleanup seasons. Estimated fleet conversion costs were cited at approximately \$175,000, not including generators and additional labor time for battery management. Operators noted the financial strain of a poor snow season and the potential that some operators might discontinue Snowmass service if required to convert.

Council expressed sympathy for the operational and financial concerns of local businesses and acknowledged that a citizen-initiated ballot measure remained a possibility if the Council did not act. Council Member DeAngelo emphasized that gas-powered leaf blowers represent the strongest resident concern due to air quality and emissions impacts, and suggested the Council focus any near-term action on leaf blowers while establishing a long-term, incentive-based transition timeline for other equipment. Council Member Fridstein expressed interest in further data from other communities that have adopted bans. One operator proposed a seasonal approach, permitting gas blowers only in spring and fall and requiring electric equipment during summer months.

The Council directed staff to engage further with commercial operators, gather comparative data from other communities, explore incentive and rebate structures — particularly for residential equipment — and return with refined options. No formal action was taken.

Mayor Shenk called for a 10 minute break at 6:38pm.

8. Administrative Reports

8.A. Willows Housing Mitigation Discussion

Community Development Director Michelle Bonfils Thibeault presented the housing mitigation analysis for the Willows reconstruction. The project triggers a 100% affordable housing mitigation rate under the current municipal code, resulting in a required cash-in-lieu payment of \$429,923. The mitigation fee is not due until the sale of the four additional free-market units, anticipated in late 2027 or 2028. Staff recommended Council direct that the mitigation rate be effectively reduced from 100% to 60% through a general fund subsidy of \$171,969 to the restricted housing fund, to be included in the 2027 budget.

Council Member Fridstein moved in support of the staff recommendation, noting the extensive accommodations already extended to the Willows, including allowance of the four additional market-rate units and a favorable cash-in-lieu rate. Council Member

DeAngelo advocated for a more substantial reduction or full waiver, arguing the project does not constitute a typical development and that keeping long-term residents in their homes serves a legitimate housing purpose. Council Members Marolt and Gustafson acknowledged the difficult balance between supporting affected residents and upholding the town's housing mitigation policy.

Public comment was received from Willows owners — Chris Dunaway, Laura Smith and Ali Berry— who described the significant personal and financial hardship resulting from the fire and subsequent rebuilding process. HOA attorney Bill Argeros argued the code intent is not to penalize existing owners and formally requested a full waiver.

Following discussion, Council directed staff to include the \$171,969 subsidy in the 2027 budget and indicated that additional financial data — including actual construction costs, insurance proceeds, and projected sales revenue — should be presented prior to the budget cycle to allow for reconsideration of the subsidy amount.

Motion to reduce the mitigation rate from 100% to 60% by directing staff to appropriate a subsidy of \$171,969 from the general fund to the restricted housing fund, to be included in the 2027 budget, was made by Council Member Fridstein and seconded by Council Member Gustafson. The motion carried 4-1. Council Member DeAngelo opposed.

8.B. November Election — Potential Ballot Question regarding Council Compensation & Discussion regarding potential expanded use of the Tourism Fund for Wildfire Mitigation

Council Compensation — Recreation Benefit: Mayor Shenk raised the possibility of extending the town's existing employee wellness/recreation benefit (valued at approximately \$1,750) to Town Council members. This would require adoption of an ordinance prior to the November election; the benefit would not apply to sitting members until after their next election. Council expressed unanimous support, and staff was directed to prepare an ordinance.

Tourism Fund — Wildfire Mitigation: Council Member Fridstein proposed placing a ballot measure before voters to expand the permissible uses of the existing tourism tax to include wildfire mitigation, without increasing the tax rate. Council Members Marolt and Gustafson expressed concern that doing so simultaneously with the Roaring Fork Fire Authority's anticipated sales tax ballot measure could undermine both measures. Town Manager Kinney confirmed the Fire Authority had voted to place a sales tax question on the November ballot, though the rate is being revised after calculation errors were identified in their initial projections. Council reached consensus that the town should not place a competing measure on the ballot this cycle, and that supporting the Fire Authority's measure should be the priority. Staff was directed to continue coordinating with the Fire Authority on refined figures and to facilitate a joint board discussion.

Council had a brief discussion regarding the Pitkin County Healthy Community Fund and a property tax that is set to sunset. It was also noted as a potential ballot item, with

Council expressing preference that any renewal be structured as a continuation rather than an increase.

8.C. Evacuation Notification Update

Police Chief Brian Olson briefed the Council on the town's current emergency notification capabilities and evacuation preparedness framework. Chief Olson noted that Pitkin County's emergency services infrastructure — including a standing Emergency Operations Center, coordinated agency leadership, and multiple redundant alert systems — is stronger than at any prior point. Notification tools include Pitkin County's Picks Alert system, the Reach Well app (which supports multilingual messaging), IPAWS (which reaches all cell phones via tower broadcast regardless of registration), reverse 9-1-1 for landlines, and law enforcement personnel conducting door-to-door notification as a last resort.

Chief Olson emphasized that evacuation routes and specific instructions cannot be predetermined, as they depend on real-time incident conditions. He encouraged all residents to have personal emergency plans and noted that residents uncomfortable waiting for a "Go" order should consider leaving during the "Set" phase. Council members raised concerns about notification redundancy in the event of cell and internet outages, with Council Member DeAngelo recommending promotion of hand-crank radios as an analog backup. Council Member Marolt suggested that a prominent test of the Pitkin Alert system would be a good idea. The test would clearly explain what a real-alert message would look like and could increase public familiarity and uptake. Chief Olson confirmed that IPAWS testing is conducted annually for mid-valley communities and agreed to work with county emergency communications staff on enhancing test messaging. He also confirmed that gated emergency access routes, including Wildcat Ranch, would be opened by incident management as conditions dictate.

9. Town Council Reports and Actions

Reports and Updates

9.A. Nordic Council Management Plan review & discussion

Town Manager Kinney reported that the Parks, Open Space and Trails team had reviewed the Aspen Snowmass Nordic Council Management Plan and found it satisfactory, recommending Council support its adoption. John Wilkinson, current president of the Aspen Snowmass Nordic Council, addressed the Council to highlight trail usage statistics; noted that Snowmass Village trails rank second in average weekly users across the system; and to discuss climate resiliency priorities including potential snowmaking infrastructure. He noted that Snowmass usage, when including the Owl Creek Trail, may exceed that of the Aspen Golf Course. Council expressed support for the plan and discussed long-term considerations including snowmaking feasibility, water rights, and the ongoing critical importance of the Owl Creek Trail connection, a portion of which relies on a revocable landowner permission rather than a permanent easement.

10. Executive Session

10.A. Executive Session regarding Town Manager Performance Review

Mayor Shenk read the statutory authorization for executive session pursuant to C.R.S. § 24-6-402(4) and Snowmass Village Municipal Code Section 2-45(C), for the purpose of discussing personnel matters — specifically, the performance review of the Town Manager — with the provision that no formal policy action would be taken during the session.

At 7:57 pm, Council Member Marolt motioned to enter into executive session. Council Member Fridstein seconded. All in favor.

11. Adjournment

Council Member Fridstein moved to reconvene the regular meeting. Council Member Marolt seconded. All in favor. Reconvened at 8:22 PM.

Council Member Fridstein motioned to adjourn. Council Member Gustafson seconded. All in favor.

Adjourned at 8:22 PM.

The Snowmass Village Town Council approved this set of meeting minutes at their Regular Meeting on Monday, July 6, 2026.

Submitted By,

Megan Harris Boucher, Town Clerk

Town of Snowmass Village Agenda Item Summary

Date of Meeting:

July 6, 2026

Agenda Item:

Resolution No. 14, 2026 RE authority to participate & IGA with Pitkin for Coordinated Election

Presented by:

Jeff Conklin, Town Attorney
Megan Boucher, Town Clerk

Background:

The purpose of this Resolution is to authorize the Town of Snowmass Village to participate in and for the Town Clerk to execute documents to effectuate the 2026 coordinated election. Specifically, an IGA is required with Pitkin County to conduct a coordinated election including TOSV Council elections and ballot questions.

Financial Impact:

Customary elections costs of approximately \$3,000.

Applicability to Council Goals & Objectives:

Promoting democracy!

Council Options:

Adopt, deny or amend Resolution 14, Series of 2026.

Staff Recommendation:

Staff recommends that the Council adopt Resolution 14, Series 2026 which authorizes the Town Clerk to execute the IGA with the Pitkin County Clerk for a coordinated Election November 3, 2026.

Attachments:

1. 5D Resolution No. 14, 2026 - Coordinated Election

**TOWN OF SNOWMASS VILLAGE
TOWN COUNCIL**

**RESOLUTION NO. 14
SERIES OF 2026**

**A RESOLUTION AUTHORIZING THE TOWN OF SNOWMASS VILLAGE TO
PARTICIPATE IN THE 2026 COORDINATED ELECTION ON NOVEMBER 3, 2026
AND AUTHORIZING THE TOWN CLERK TO EXECUTE AN INTERGOVERNMENTAL
AGREEMENT WITH PITKIN COUNTY TO CONDUCT THE 2026 COORDINATED
ELECTION.**

RECITALS

- A. The Town of Snowmass Village (the “Town”), is a Colorado municipal corporation duly organized and existing as a home-rule municipality pursuant to Article XX of the State Constitution and laws of Colorado.
- B. The Town, acting by and through its Town Council (“Town Council”), has the power to refer to the electors ballot issues as provided by law and intends to do so for consideration at the November 3, 2026 election.
- C. The Town Council wishes for the Town to participate in such coordinated election and, to do so, wishes to authorizes the Town Clerk to enter intergovernmental agreement with Pitkin County to conduct the election, appoint the Town Clerk as the Designated Election Official, and to authorize all other such actions necessary for participation in the 2026 coordinated general election with Pitkin County.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Snowmass Village, Colorado, as follows:

- 1. Recitals. The foregoing recitals are incorporated herein as findings of Town Council.
- 2. Coordinated Election. The Town Council hereby authorizes participation by the Town in the coordinated election to be held November 3, 2026. The Town Council further authorizes the officers and employees of the Town to take all actions necessary or appropriate to participate in the November 3, 2026 coordinated election, including but not limited to preparing ballot titles.
- 3. Conduct of the Election. The Council hereby provides that the Town shall utilize the requirements and procedures of the Uniform Election Code of 1992, Articles 1 to 13 of Title 1 of Colorado Revised Statutes as authorized pursuant to the Municipal Election Code with respect to the regular election and that such election shall be coordinated with and conducted by the County as provided therein.

4. Designated Election Official. The Town Clerk is hereby appointed as the designated election official of the Town for the purposes of performing acts required or permitted by law in connection with the election. Pursuant to Section 1-1-111(2) Colorado Revised Statutes, all powers and authority granted to the Council may be exercised by the designated election official, including, but not limited to the power to appoint election judges.
5. Intergovernmental Agreements. The officers of the Town are authorized to enter into one or more intergovernmental agreements with the County Clerk of Pitkin County pursuant to Section 1-7-116 of Colorado Revised Statutes contained in the Uniform Election Code. Any such intergovernmental agreements heretofore entered into in connection with the election are hereby ratified and approved.
6. Ratification of Prior Action. All actions heretofore taken (not inconsistent with the provisions of this resolution) by the Town and its officers directed toward the election and the objects and purposes herein stated are hereby ratified, approved and confirmed.
7. Direction to Town Staff. The officers and employees of the Town are hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Resolution.
8. Severability. If any provision of this Resolution or application hereof to any person or circumstance is held invalid, the invalidity shall not affect any other provision or application of this Resolution which can be given effect without the invalid provision or application, and, to this end, the provisions of this Resolution are severable.
9. Inconsistency. All acts, orders and resolutions, and parts thereof, inconsistent with this Resolution be, and the same hereby are, repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any act, order or Resolution, or part thereof, heretofore repealed.

READ, APPROVED AND ADOPTED, as amended, by the Town Council of the Town of Snowmass Village, Colorado on July 6, 2026, upon the motion of Council Member _____, the second of Council Member _____ and upon a vote of ____ in favor and ____ opposed.

TOWN OF SNOWMASS VILLAGE

Alyssa Shenk, Mayor

ATTEST:

Megan Harris Boucher, Town Clerk

APPROVED AS TO FORM:

Jeff Conklin, Town Attorney

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

July 6, 2026

AGENDA ITEM:

Resolution No. 15, Series of 2026 – A Resolution Authorizing and Ratifying Action by the J.D. Coffey Building Authority to Appoint Directors to its Board.

PRESENTED BY:

Jeff Conklin, Town Attorney

BACKGROUND:

J.D. Coffey Building Authority (the “Corporation”) is a nonprofit corporation, duly organized by the Town. It was formed for the purposes of acquiring, constructing, and financing property improvements for the use and benefit of the Town and its residents. The Corporation was used for the development of the Coffey Place Subdivision.

After the appointment of the initial Board of the Corporation, no subsequent directors were appointed and all director positions have been vacated. Section 3 of the Amended Articles of Incorporation provides that “vacancies shall be filled by appointment by the remaining director, directors or the incorporator.” The Incorporator is the Town Attorney for the Town of Snowmass Village.

The Incorporator has appointed new directors to the Corporation pursuant to the J.D. Coffey Building Authority Resolution that is enclosed. For the avoidance of any doubt of authority, this Resolution ratifies that action of the Corporation.

FINANCIAL IMPACT:

N/A

APPLICABILITY TO COUNCIL GOALS & OBJECTIVES:

N/A

COUNCIL OPTIONS:

Approve the Resolution.

OR

Deny the Resolution.

STAFF RECOMMENDATION:

Town Staff recommends that Town Council approve Resolution #15 of 2026.

ATTACHMENTS:

Resolution No. 15, Series of 2026
Exhibit A – J.D. Coffey Building Authority Resolution

**TOWN OF SNOWMASS VILLAGE
TOWN COUNCIL**

**RESOLUTION NO. 15
SERIES OF 2026**

**A RESOLUTION AUTHORIZING AND RATIFYING ACTION BY THE J.D.
COFFEY BUILDING AUTHORITY TO APPOINT DIRECTORS TO ITS BOARD**

RECITALS

- A. The Town of Snowmass Village, Colorado (“TOSV” or the “Town”) is a home-rule municipality organized under Article XX of the Colorado Constitution and with the authority of the Town of Snowmass Village Home Rule Charter (the “Charter”).
- B. J.D. Coffey Building Authority (the “Corporation”) is a nonprofit corporation, duly organized, existing and in good standing under the laws of the State of Colorado (the “State”) and is duly qualified to do business in the State.
- C. The Corporation is governed by the Colorado Nonprofit Corporation Act, C.R.S. § 7-123-101 et seq., and the Corporation’s Articles of Incorporation.
- D. The Corporation is formed for the purposes of acquiring, constructing, and financing real and personal property improvements for the use and benefit of the Town and its residents and was used for the development of the Coffey Place Subdivision.
- E. The Town Attorney is the incorporator for the Corporation (the “Incorporator”).
- F. The affairs and management of the Corporation are under the control of a board of directors (the “Board”), with the Incorporator authorized to appoint directors to serve on the Board pursuant to the Articles of Incorporation.
- G. After the appointment of the initial Board of the Corporation, no subsequent directors were appointed and all director positions have been vacated.
- H. Section 3 of the Amended Articles of Incorporation provides that “vacancies shall be filled by appointment by the remaining director, directors or the incorporator.”
- I. Pursuant to this authority, the Corporation has adopted a resolution appointing directors to the Board, attached as **Exhibit A**.
- J. The Town Council, as the entity that caused the Corporation to be formed, hereby ratifies the authority of the Corporation to take such action as necessary to carry

out its powers and duties under the Articles of Incorporation, including the authority to appoint and elect directors to the Board.

- K. Accordingly, the Town Council finds and determines that it is in the best interests of the Town to approve this Resolution and authorize the Corporation to execute the attached resolution appointing directors to the Board. The Town Council finds and determines that this Resolution is reasonable and necessary to promote the legitimate public purposes of public health, safety, and welfare.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Snowmass Village, Colorado, that:

1. Recitals. The foregoing recitals are incorporated herein as findings of the Town Council.
2. Ratification of Corporation Actions. The Town Council hereby authorizes and ratifies the Corporation's appointment and election of directors to the Board as provided in the Corporation's resolution attached as **Exhibits A**, as determined to be satisfactory to the Town Attorney. The Town Council further authorizes the Corporation to execute the same and ratifies all actions by the Corporation to date regarding the appointment and election of directors to the Board.
3. Ratification of Actions. All actions heretofore taken, not inconsistent with the provisions of this Resolution, by the Town Council and the officers, agents, and employees of the Town relating to the subject matter of this Resolution, are hereby ratified, approved, and confirmed.
4. Severability. If any provision of this Resolution is found to be unconstitutional or unlawful, such finding shall only invalidate that part or portion found to violate the law. All other provisions shall be deemed severable and shall continue in full force and effect.

INTRODUCED, READ AND ADOPTED by the Town Council of the Town of Snowmass Village, Colorado on the ____ day of _____, 2026, by a motion made by Council Member _____ seconded by Council Member _____, and by a vote of ____ in favor and ____ opposed.

TOWN OF SNOWMASS VILLAGE

Alyssa Shenk, Mayor

ATTEST:

Megan Harris Boucher, Town Clerk

APPROVED AS TO FORM:

Jeff Conklin, Town Attorney

**RESOLUTION OF J.D. COFFEY BUILDING AUTHORITY
APPOINTING DIRECTORS TO THE BOARD**

WHEREAS, J.D. Coffey Building Authority (the “Corporation”) is a nonprofit corporation, duly organized, existing and in good standing under the laws of the State of Colorado (the “State”) and is duly qualified to do business in the State;

WHEREAS, the Corporation is governed by the Colorado Nonprofit Corporation Act, C.R.S. § 7-123-101 *et seq.* and the Corporation’s Articles of Incorporation;

WHEREAS, the Incorporator is the Town Attorney for the Town of Snowmass Village;

WHEREAS, the affairs and management of the Corporation are under the control of a board of directors, which are initially appointed by the Incorporator;

WHEREAS, after the appointment of the initial board of directors of the Corporation, no subsequent directors were appointed and all director positions have been vacated;

WHEREAS, Section 3 of the Amended Articles of Incorporation provides that “vacancies shall be filled by appointment by the remaining director, directors or the incorporator”; and

WHEREAS, through this Resolution, the Incorporator wishes to appoint the directors to the Corporation to serve in accordance with the Articles of Incorporation.

NOW, THEREFORE, BE IT RESOLVED, that the Corporation, through the Incorporator, hereby appoints the following directors of the Corporation to serve until their successors are qualified after the next regular annual meeting of the Board, or until one or more new directors of the Corporation are appointed pursuant to the Corporation’s Articles:

Director: Clint Kinney

Director: Kevin Rayes

Director: Marianne Rakowski

FURTHER RESOLVED, that all actions heretofore taken (not inconsistent with the provisions of this resolution) by the Board, or the officers or agents of the Board or the Corporation, relating to the subject matter of this resolution are hereby ratified, approved and confirmed.

ADOPTED AND APPROVED by the Incorporator this 1st day of July, 2026.



Incorporator

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

July 6, 2026

AGENDA ITEM:

Resolution No. 16, Series of 2026 – A Resolution Approving Conveyance of Coffey Place Open Space Parcels from J.D. Coffey Building Authority to the Town of Snowmass Village.

PRESENTED BY:

Jeff Conklin, Town Attorney

BACKGROUND:

J.D. Coffey Building Authority (the “Corporation”) is a nonprofit corporation, duly organized by the Town. It was formed for the purposes of acquiring, constructing, and financing property improvements for the use and benefit of the Town and its residents. The Corporation was used for the development of the Coffey Place Subdivision.

The Coffey Place Subdivision plat identifies parcels of open space that are currently still under ownership of the Corporation. The Corporation wishes for the Town to own and manage the open space for the subdivision.

The proposed Resolution would authorize and accept conveyance of the open space parcels from the Corporation to the Town pursuant to a bargain and sale deed attached to the Resolution.

FINANCIAL IMPACT:

N/A

APPLICABILITY TO COUNCIL GOALS & OBJECTIVES:

N/A

COUNCIL OPTIONS:

Approve the Resolution.

OR

Deny the Resolution.

STAFF RECOMMENDATION:

Town Staff recommends that Town Council approve Resolution No. 16 of 2026

ATTACHMENTS:

Resolution No. 16, Series of 2026

Exhibit A – Bargain and Sale Deed

Exhibit B – Coffey Place Open Space Conveyance Resolution

**TOWN OF SNOWMASS VILLAGE
TOWN COUNCIL**

**RESOLUTION NO. 16
SERIES OF 2026**

**A RESOLUTION APPROVING CONVEYANCE OF COFFEY PLACE OPEN SPACE
PARCELS FROM J.D. COFFEY BUILDING AUTHORITY TO THE TOWN OF
SNOWMASS VILLAGE**

RECITALS

- A. The Town of Snowmass Village, Colorado (“TOSV” or the “Town”) is a home-rule municipality organized under Article XX of the Colorado Constitution and with the authority of the Town of Snowmass Village Home Rule Charter (the “Charter”).
- B. J.D. Coffey Building Authority (the “Corporation”) is a nonprofit corporation formed for the purposes of acquiring, constructing, and financing real and personal property improvements for the use and benefit of the Town and its residents.
- C. The Corporation developed the Coffey Place Subdivision, as set forth on the plat recorded with the Pitkin County Clerk and Recorder at Reception No. 66150 (the “Plat”).
- D. The Plat identifies the following parcels as open space, as further described in the Bargain and Sale Deed attached hereto as **Exhibit A** (the “Deed”): Coffey Place Open Space A, Coffey Place Open Space 1, and Coffey Place Open Space 2 (collectively, the “Parcels”).
- E. The Corporation wishes for the Town to own and manage the Parcels as open space for the benefit of the Town and its residents.
- F. Accordingly, the Corporation plans to authorize conveyance of the Parcels to the Town pursuant to the Deed attached as **Exhibit A**.
- G. Pursuant to this Resolution, the Town Council wishes to authorize and accept conveyance of the Parcels from the Corporation to the Town.
- H. The Town Council finds and determines that it is in the best interests of the Town to approve this Resolution and the conveyance of the Parcels from the Corporation to the Town. The Town Council finds and determines that this Resolution is reasonable and necessary to promote the legitimate public purposes of public health, safety, and welfare.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Snowmass Village, Colorado, that:

1. Recitals. The foregoing recitals are incorporated herein as findings of the Town Council.
2. Conveyance of Coffey Place Open Space Parcels. The Town Council hereby authorizes and accepts conveyance of the Parcels from the Corporation to the Town pursuant to the Deed in substantially the same form as attached hereto as **Exhibit A**, as determined to be acceptable to the Town Attorney.
3. Ratification of Actions. All actions heretofore taken, not inconsistent with the provisions of this Resolution, by the Town Council and the officers, agents, and employees of the Town relating to the subject matter of this Resolution, are hereby ratified, approved, and confirmed.
4. Severability. If any provision of this Resolution is found to be unconstitutional or unlawful, such finding shall only invalidate that part or portion found to violate the law. All other provisions shall be deemed severable and shall continue in full force and effect.

INTRODUCED, READ AND ADOPTED by the Town Council of the Town of Snowmass Village, Colorado on the ___th day of _____, 2026, by a motion made by Council Member _____ seconded by Council Member _____, and by a vote of ___ in favor and ___ opposed.

TOWN OF SNOWMASS VILLAGE

Alyssa Shenk, Mayor

ATTEST:

Megan Harris Boucher, Town Clerk

APPROVED AS TO FORM:

Jeff Conklin, Town Attorney

EXHIBIT A
(Bargain and Sale Deed)

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS, That J.D. Coffey Building Authority, the “Grantor,” whose legal address is 130 Kearns Road, P.O. Box 5010, Snowmass Village, CO 81615, of the County of Pitkin and State of Colorado, for the consideration of the sum of TEN DOLLARS, (\$ 10.00), in hand paid, hereby sells and conveys to the Town of Snowmass Village the “Grantee,” whose legal address is 130 Kearns Road, P.O. Box 5010, Snowmass Village, CO 81615, County of Pitkin and State of Colorado, the following real property situate in the County of Pitkin and State of Colorado, to wit:

Coffey Place Open Space 2, Coffey Place Open Space A, and Coffey Place Open Space 1, according to the Coffey Place Subdivision Plat recorded on December 30, 2019, in Plat Book 126 at Page 75, as Reception No. 661550, in the Office of the Clerk and Recorder of Pitkin County, State of Colorado.

and identified by assessor's parcel numbers: **Coffey Place Open Space 2 – 264331109802,
Coffey Place Open Space A – 264331109800,
and Coffey Place Open Space 1 – 264331109801.**

with all its appurtenances.

Signed this _____ day of _____ 2026.

Clint Kinney, President
J.D. Coffey Building Authority

STATE OF COLORADO)
) ss.
County of Pitkin)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by Clint Kinney as President of the J.D. Coffey Building Authority.

Witness my hand and official seal.

My commission expires: _____

Notary Public

**RESOLUTION OF THE BOARD OF DIRECTORS OF
J.D. COFFEY BUILDING AUTHORITY APPROVING CONVEYANCE OF COFFEY
PLACE OPEN SPACE PARCELS FROM THE AUTHORITY TO THE TOWN OF
SNOWMASS VILLAGE**

WHEREAS, J.D. Coffey Building Authority (the “Authority”) is a nonprofit corporation formed pursuant to the provisions of the Colorado Revised Nonprofit Corporation Act (the “Act”) for the purposes of acquiring, constructing, and financing real and personal property improvements for the use and benefit of the Town of Snowmass Village (the “Town”) and its residents; and

WHEREAS, the Authority developed the Coffey Place Subdivision, as set forth on the plat recorded with the Pitkin County Clerk and Recorder at Reception No. 66150 (the “Plat”); and

WHEREAS, the Plat identifies the following parcels as open space, as further described in the Bargain and Sale Deed attached hereto as **Exhibit A** (the “Deed”): Coffey Place Open Space A, Parcel No. 264331109800; Coffey Place Open Space 1, Parcel No. 264331109801; and Coffey Place Open Space 2, Parcel No. 264331109802 (collectively, the “Parcels”); and

WHEREAS, the Authority wishes to convey the Parcels to the Town for the Town to own and manage said Parcels as open space for the benefit of the Town and its residents; and

WHEREAS, C.R.S. § 7-128-202 authorizes the Board of Directors of the Authority to take any action without a meeting if notice is transmitted in writing to each member of the Board; and

WHEREAS, the Authority has provided such notice to the Board of Directors, who hereby waive taking action in a meeting and instead wish to take action pursuant to this resolution; and

WHEREAS, accordingly, the Authority hereby authorizes conveyance of the Parcels to the Town pursuant to the Deed attached as **Exhibit A**.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Authority that:

1. Recitals. The foregoing recitals are incorporated herein by reference.
2. Bargain and Sale Deed. The Authority hereby approves the conveyance of the open space Parcels to the Town as shown in the Deed in substantially the same form as attached hereto as **Exhibit A**, authorizes the President of the Authority to execute the Deed, and further authorizes the Authority to take any other actions necessary to implement the Deed and conveyance of the Parcels.

Dated this _____ day of _____ 2026 .

~ Signatures on Following Page ~

J.D. COFFEY BUILDING AUTHORITY

By: _____
Director

By: _____
Director

By: _____
Director

Town of Snowmass Village Agenda Item Summary

Date of Meeting:

July 6, 2026

Agenda Item:

Ordinance No. 11, 2026 - RE Gas Powered Leaf Blowers - 1st Reading

Presented by:

Jeff Conklin, Town Attorney

Background:

A recent citizen initiative petition filed with the Town by John Wilkinson sought to transition the Town to allowing only the use of electric-powered lawn equipment and prohibiting the use of gas-powered lawn equipment. Rather than proceed with the petition, Staff suggested bringing an ordinance to Council for consideration to see if the petition process could be avoided.

At its June 1 meeting, the Town Council considered a potential ordinance to prohibit the use of gas-powered *leaf blowers* year-round, beginning in 2028 for commercial, HOA, and government operations and 2029 for all use. At the June 1 meeting, the Council heard comment and discussion from members of the public. Several commercial operators stated that electric leaf blowers simply can't get the job done efficiently during time of heavy leaf fall or cleanup. Other concerns were expressed regarding the timing for compliance.

Following the June 1 discussion, Staff attempted to find a compromise legislative approach, and presented that to Council on June 15, which would prohibit the use of gas-powered leaf blowers during summer months of each year (June 15 – September 15). This would allow commercial operators to use gas-powered blowers during the shoulder seasons requiring significant blower work and allow for use of electric blowers for more routine work. Further, the revised ordinance presents a uniform timeline for compliance (2029) by all parties, rather than one for commercial/HOA/government operators and one for private citizens.

Other communities in the country take this approach for a similar reason as that articulated by the commercial operators – the runtime and power of electric blowers do not allow for efficient work during certain periods (e.g. wet leaves). Further, other communities have used the seasonal ban as a stepping stone to a full prohibition.

At the June 15 meeting, Council supported the Draft Ordinance with some minor clarifying revisions.

Accordingly, Ordinance No. 11, Series of 2026 is presented to Council for First Reading.

Financial Impact:

There is no direct fiscal impact to this discussion. To date, a fiscal impact determining the cost to businesses, home owners, the Town and others has not been undertaken.

Applicability to Council Goals & Objectives:

Town staff has reviewed this Ordinance and finds that it aligns with the Town's Resiliency and Sustainability Plan.

Council Options:

1. Approve Ordinance No. 11, Series of 2026 on First Reading and set the Second Reading and Public Hearing.
2. Approve Ordinance No. 11, Series of 2026 on First Reading with amendments and set the Second Reading and Public Hearing.
3. Deny Ordinance No. 11, Series of 2026 on First Reading.

Staff Recommendation:

Town Staff recommends that Town Council approve Ordinance No. 11 on First Reading and set the Second Reading and Public Hearing for July 20, 2026.

Attachments:

1. 5F Ordinance No. 11 , 2026 - Gas-Powered Lawn Equipment - First Reading

1 **TOWN OF SNOWMASS VILLAGE**
2 **TOWN COUNCIL**

3
4 **ORDINANCE NO. 11**
5 **SERIES OF 2026**
6

7 **AN ORDINANCE AMENDING THE TOWN OF SNOWMASS VILLAGE MUNICIPAL**
8 **CODE WITH THE ADDITION OF ARTICLE VII, PROHIBITING THE USE OF GAS-**
9 **POWERED LEAF BLOWERS**
10

11 WHEREAS, The Town of Snowmass Village (“TOSV” or the “Town”) is a home-
12 rule municipality, duly organized and existing under the TOSV's Charter adopted pursuant
13 to Article XX of the Constitution of the State of Colorado; and
14

15 WHEREAS, Section 3.3 of the TOSV's Charter confers upon Town Council the
16 power to amend the TOSV Municipal Code (the “Code”); and
17

18 WHEREAS, gas-powered lawn equipment, such as leaf blowers, emit large
19 amounts of particulate matter, nitrogen oxides, and greenhouse gases and create
20 significant noise impacts; and
21

22 WHEREAS, the TOSV’s Resiliency and Sustainability Plan states that “preserving
23 our natural environment and confronting global climate change are fundamental to the
24 ongoing success and enjoyment of our resort community”; and
25

26 WHEREAS, prohibiting the use of gas-powered leaf blowers would contribute to
27 the TOSV’s efforts to improve air quality and reduce greenhouse gas emissions, as stated
28 in the Town’s Resiliency and Sustainability Plan; and
29

30 WHEREAS, the Town wishes to prohibit the use of gas-powered leaf blowers
31 within the Town during the summer months (June 15 to September 15), beginning in
32 2029; and
33

34 WHEREAS, the Town encourages the public to voluntarily transition all gas-
35 powered lawn equipment to battery-powered equipment to mitigate against environment
36 and noise impacts; and
37

38 WHEREAS, the TOSV finds it necessary to protect the health, safety, and welfare
39 of residents within the Town by prohibiting the use of gas-powered leaf blowers as defined
40 in the Ordinance attached hereto as **Exhibit A**; and
41

42 WHEREAS, Town staff has reviewed the proposed amendment to the Code and
43 recommends that the Town Council adopt the Ordinance as set forth below; and
44

45 WHEREAS, Town Council finds that the adoption of this Ordinance is in the best
46 interest of the TOSV.

NOW, THEREFORE, BE IT ORDAINED, by the Town Council of the Town of Snowmass Village, as follows:

1. Recitals. The foregoing recitals are incorporated herein as findings of the Town Council.
2. Amendment. **Chapter 7 – Health, Sanitation, and Animals** of the Code is hereby amended with the addition of **Article VII – Gas-Powered Leaf Blowers - Prohibited** as set forth in **Exhibit A**.
3. Severability. If any provision of this Ordinance or application hereof to any person or circumstance is held invalid, the invalidity shall not affect any other provision or application of this Ordinance which can be given effect without the invalid provision or application, and, to this end, the provisions of this Ordinance are severable.
4. Effective Date. This Ordinance shall be effective 15 days after adoption in accordance with the Town of Snowmass Village Home Rule Charter.

READ, APPROVED AND ADOPTED by the Town Council of the Town of Snowmass Village on First Reading on _____, 2026, upon a motion by Council Member _____, the second of Council Member _____, and upon a vote of _____ in favor and _____ against.

READ, APPROVED AND ADOPTED as amended, by the Town Council of the Town of Snowmass Village on Second Reading on _____, 2026, upon a motion by Council Member _____, seconded by Council Member _____, and upon a vote of ____ in favor and ____ against.

TOWN OF SNOWMASS VILLAGE

Alyssa Shenk, Mayor

ATTEST:

Megan Harris Boucher, Town Clerk

APPROVED AS TO FORM:

Jeff Conklin, Town Attorney

**EXHIBIT A
AMENDMENT TO TOWN CODE**

Chapter 7 is hereby amended with the addition of Article VII as follows:

ARTICLE VII – Gas-Powered Leaf Blowers – Prohibited

Sec. 7-163. - Definitions.

The definition of *gas-powered leaf blowers* as used in this Article, unless the context otherwise indicates, is defined as follows:

Gas-powered leaf blowers means motorized equipment powered by gasoline, diesel, or oil fuel that propels air to move materials such as leaves, lawn clippings, snow, and other debris.

Sec. 7-164. - Gas-powered leaf blowers prohibited.

Beginning in 2029, it shall be unlawful to use gas-powered leaf blowers in the Town from June 15 to and through September 15 of each year.

Sec. 7-165. – Enforcement.

Violation of this Article VII shall constitute a noncriminal municipal offense enforceable through the TOSV Municipal Court and subject to the general penalty provisions in Section 1-72 of the Town Code and the equitable powers of the Municipal Court in Section 2-152 of the Town Code. Except as provided herein and unless clearly inapplicable, the Colorado Municipal Court Rules of Procedure shall apply to enforcement of such violations. Any citation or notice of violation may be served upon a person violating this Article by certified mail or otherwise as allowed by law. Each day any violation of this Article continues shall constitute a separate offense, unless otherwise provided.

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

July 6, 2026

AGENDA ITEM:

Ordinance No. 13, Series of 2026 – AN ORDINANCE AMENDING THE TOWN OF SNOWMASS VILLAGE MUNICIPAL CODE WITH THE ADDITION OF CHAPTER 7, ARTICLE VIII, AUTHORIZING ENFORCEMENT OF PITKIN COUNTY FIRE RESTRICTIONS

PRESENTED BY:

Jeff Conklin, Town Attorney
Dave Heivly, Assistant Police Chief

BACKGROUND:

Earlier this year, the Pitkin County Board of County Commissioners adopted Ordinance No. 013-2026 authorizing the Pitkin County Sheriff to enforce periodic fire restrictions throughout the year that include prohibitions on open fires and on the sale, use, and possession of all types of fireworks. The Pitkin County Sheriff may impose such prohibitions based on evidence of high fire danger and weather patterns that increase the risk of such fire danger. The Pitkin County ordinance also permits the Sheriff to rescind fire restrictions based on changes to weather patterns that would allow for open burning or use of fireworks.

State law provides that a local town or city may adopt an ordinance that allows enforcement of the county's fire safety standards within the town. Staff wishes to align its fire restrictions with Pitkin County's fire safety standards.

The proposed Ordinance, attached hereto, would Amend Chapter 7 of the Code with the addition of Article VIII – Fire Restrictions, applying Pitkin County fire restrictions within the Town and authorizing the Town to enforce the same.

FINANCIAL IMPACT:

N/A

APPLICABILITY TO COUNCIL GOALS & OBJECTIVES:

N/A

COUNCIL OPTIONS

1. Approve Ordinance No. 13, Series of 2026 on First Reading and set the Second Reading and Public Hearing.
2. Approve Ordinance No. 13, Series of 2026 on First Reading with amendments and set the Second Reading and Public Hearing.
3. Deny Ordinance No. 13, Series of 2026 on First Reading.

STAFF RECOMMENDATION:

Town Staff recommends that Town Council approve Ordinance No. 13 on First Reading and set the Second Reading and Public Hearing for July 20, 2026.

ATTACHMENTS:

Ordinance No. 13, Series of 2026

1 **TOWN OF SNOWMASS VILLAGE**
2 **TOWN COUNCIL**

3
4 **ORDINANCE NO. 13**
5 **SERIES OF 2026**

6
7 **AN ORDINANCE AMENDING THE TOWN OF SNOWMASS VILLAGE MUNICIPAL**
8 **CODE WITH THE ADDITION OF CHAPTER 7, ARTICLE VIII, AUTHORIZING**
9 **ENFORCEMENT OF PITKIN COUNTY FIRE RESTRICTIONS**

10
11 WHEREAS, The Town of Snowmass Village (“TOSV” or the “Town”) is a home-
12 rule municipality, duly organized and existing under the TOSV's Charter adopted pursuant
13 to Article XX of the Constitution of the State of Colorado; and
14

15 WHEREAS, Section 3.3 of the TOSV's Charter confers upon Town Council the
16 power to amend the TOSV Municipal Code (the “Code”); and
17

18 WHEREAS, the Pitkin County Board of County Commissioners adopted
19 Ordinance No. 013-2026 authorizing the Pitkin County Sheriff to enforce periodic fire
20 restrictions throughout the year, including prohibitions on open fires and on the sale, use,
21 and possession of all types of fireworks; and
22

23 WHEREAS, Ordinance No. 013-2026 authorizes the Pitkin County Sheriff to
24 impose or rescind such prohibitions based on evidence of high fire danger and changes
25 in weather patterns; and
26

27 WHEREAS, C.R.S. § 30-15-401.5 provides that ordinances adopted by a board of
28 county commissioners to establish fire safety standards “shall apply to all or a portion of
29 the unincorporated area of the county and any incorporated town or city which elects by
30 ordinance or resolution to have the provisions thereof apply;” and
31

32 WHEREAS, pursuant to C.R.S. § 30-15-401.5, the Town wishes for Ordinance No.
33 013-2026, and any other fire restrictions the Board of County Commissioners of Pitkin
34 County may adopt, to apply within the Town and to allow the enforcement of such fire
35 restrictions by Town law enforcement; and
36

37 WHEREAS, the Town Council wishes to amend Chapter 7 of the Code to add a
38 new Article VIII – Fire Restrictions, authorizing the Town to enforce Pitkin County fire
39 restrictions within the Town; and
40

41 WHEREAS, the TOSV finds it necessary to protect the health, safety, and welfare
42 of residents within the Town by adding Chapter 7, Article VIII to the Code to allow
43 enforcement of Pitkin County fire restrictions as shown in the Ordinance attached hereto
44 as **Exhibit A**; and
45

46 WHEREAS, Town staff has reviewed the proposed amendment to the Code and

recommends that the Town Council adopt the Ordinance as set forth below; and

WHEREAS, Town Council finds that the adoption of this Ordinance is in the best interest of the TOSV.

NOW, THEREFORE, BE IT ORDAINED, by the Town Council of the Town of Snowmass Village, as follows:

1. Recitals. The foregoing recitals are incorporated herein as findings of the Town Council.
2. Amendment. **Chapter 7 – Health, Sanitation, and Animals** of the Code is hereby amended with the addition of **Article VIII – Fire Restrictions** as set forth in **Exhibit A**.
3. Severability. If any provision of this Ordinance or application hereof to any person or circumstance is held invalid, the invalidity shall not affect any other provision or application of this Ordinance which can be given effect without the invalid provision or application, and, to this end, the provisions of this Ordinance are severable.
4. Effective Date. This Ordinance shall be effective 15 days after adoption in accordance with the Town of Snowmass Village Home Rule Charter.

READ, APPROVED AND ADOPTED by the Town Council of the Town of Snowmass Village on First Reading on _____, 2026, upon a motion by Council Member _____, the second of Council Member _____, and upon a vote of _____ in favor and _____ against.

READ, APPROVED AND ADOPTED as amended, by the Town Council of the Town of Snowmass Village on Second Reading on _____, 2026, upon a motion by Council Member _____, seconded by Council Member _____, and upon a vote of ____ in favor and ____ against.

TOWN OF SNOWMASS VILLAGE

Alyssa Shenk, Mayor

ATTEST:

Megan Harris Boucher, Town Clerk

APPROVED AS TO FORM:

Jeff Conklin, Town Attorney

**EXHIBIT A
AMENDMENT TO TOWN CODE**

Chapter 7 is hereby amended with the addition of Article VII as follows:

ARTICLE VIII – Fire Restrictions

Sec. 7-181. – County fire restrictions.

All fire restrictions issued by Pitkin County, including those established pursuant to Pitkin County Ordinance No. 013-2026, shall apply to the Town, during such times as the county restrictions are in place. Rescission of fire restrictions by Pitkin County shall result in the rescission of such restrictions within the Town without further action of the Town Council.

Sec. 7-182. – Conflict provision.

In the event of a conflict between this Article VIII and any other provision of the Code, the more restrictive provision shall apply.

Sec. 7-183. – Enforcement.

Violation of this Article VIII shall constitute a noncriminal municipal offense enforceable through the TOSV Municipal Court and shall be punished by a fine of Five Hundred Dollars (\$500.00) for a first offense, Seven-Hundred Fifty Dollars (\$750.00) for a second offense, and One-Thousand Dollars (\$1,000.00) for a third and subsequent offense, in addition to any restitution, as defined in C.R.S. § 18-1.3-602(3), including but not limited to any fire suppression costs or property damage caused by the violation. Except as provided herein and unless clearly inapplicable, the Colorado Municipal Court Rules of Procedure shall apply to enforcement of such violations. Any citation or notice of violation may be served upon a person violating this Article by certified mail or otherwise as allowed by law. Each day any violation of this Article continues shall constitute a separate offense, unless otherwise provided.

Town of Snowmass Village Agenda Item Summary

Date of Meeting:

July 6, 2026

Agenda Item:

Ordinance No. 12, 2026 - RE Code to provide Council with Rec & Wellness Benefit -2nd reading

Presented by:

Jeff Conklin, Town Attorney
Clint Kinney, Town Manager

Background:

Town Councilors and the Mayor receive compensation for their service, which is set forth in Section 2-43 of the Code.

In recognition of the substantial time commitment and to encourage member of the public to run for office, the Town Council wishes to provide future Councilors and Mayors the additional benefit of a “recreation and wellness benefit,” which is available to other qualifying Town employees. The recreation and wellness benefit allows for eligible employees to be reimbursed for qualifying expenses related to health, well-being and fitness, up to amount determined during the annual budget process. The recreation and wellness benefit is currently \$1,700/year, and is a taxable benefit.

Section 3.6 of the TOSV Charter provides that “members of the Council shall be entitled to receive such compensation as prescribed by ordinance, provided, however, that the compensation of any member during such member’s term of office shall not be increased or decreased”; and accordingly, such changes to benefits will take effect upon election or re-election to the Council. Therefore, this benefit will only apply to Council members that are elected (or re-elected) starting with the November 2026 election. Councilor Fridstein and DeAngelo would not be eligible for the benefit until (after) the 2028 election.

Financial Impact:

The recreation and wellness benefit is set as part of the annual budget. Following the 2026 election, the total Town Council compensation would be expected to increase by (at least) \$5,100 annually (\$1,700X3). Following the 2028 election, the total increase would be expected to be at least \$8,500 annually.

Applicability to Council Goals & Objectives:

This proposed ordinance meets several guiding principles and strategic initiatives of the Council by finding ways to entice community members to serve on the Town Council.

Council Options:

1. Approve Ordinance No. 12, Series of 2026.
2. Approve Ordinance No. 12, Series of 2026 with amendments.
3. Deny Ordinance No. 12, Series of 2026.

Staff Recommendation:

It is the recommendation of Town Staff, that the Council by motion approve Ordinance No. 12, Series of 2026 on Second Reading.

Attachments:

1. 7A Ordinance No. 12, 2026 - Council Compensation - Rec Benefit - 2nd reading

1 TOWN OF SNOWMASS VILLAGE
2 TOWN COUNCIL

3
4 ORDINANCE NO. 12
5 SERIES OF 2026
6

7 AN ORDINANCE AMENDING SECTION 2-43 OF THE MUNICIPAL CODE TO
8 PROVIDE THE MAYOR AND TOWN COUNCIL MEMBERS A RECREATION AND
9 WELLNESS BENEFIT
10

11 WHEREAS, The Town of Snowmass Village ("TOSV") is a home-rule municipality,
12 duly organized and existing under the TOSV's Charter adopted pursuant to Article XX of
13 the Constitution of the State of Colorado;
14

15 WHEREAS, Town Councilors and the Mayor receive compensation and benefits
16 for their service, which is set forth in Section 2-43 of the Code;
17

18 WHEREAS, in recognition of the substantial time commitment and to encourage
19 member of the public to run for office, the Town Council wishes to provide future
20 Councilors and Mayors the additional benefit of a "recreation and wellness benefit," which
21 is available to other qualifying Town employees;
22

23 WHEREAS, the recreation and wellness benefit allows for eligible employees to
24 be reimbursed for qualifying expenses related to health, well-being and fitness, up to
25 amount determined during the annual budget process;
26

27 WHEREAS, the Town Council wishes to amend Section 2-43 of the Code to
28 update Council and Mayor compensation by providing this additional benefit;
29

30 WHEREAS, Section 3.6 of the TOSV Charter provides that "members of the
31 Council shall be entitled to receive such compensation as prescribed by ordinance,
32 provided, however, that the compensation of any member during such member's term of
33 office shall not be increased or decreased"; accordingly, such changes to benefits will
34 take effect upon election or re-election to the Council; and
35

36 WHEREAS, the Town Council finds that the adoption of this Ordinance is in the
37 best interests of the TOSV.
38

39 NOW, THEREFORE, BE IT ORDAINED, by the Town Council of the Town of
40 Snowmass Village, as follows:
41

- 42 1. Recitals. The foregoing recitals are incorporated herein as findings of the Town
43 Council.
44
45 2. Compensation. TOSV Municipal Code **Sec. 2-43** is hereby amended with **bold,**
46 **underlined** additions and ~~strikethrough~~ deletions, as follows:

Sec. 2-43. Compensation.

- (a) Town Council Compensation. The monthly compensation for members of Town Council elected or appointed at the November 2024 election shall be \$1,320.00 per month; and, the monthly compensation for members of Town Council elected or appointed at the November 2026 election shall be \$1,355.00 per month. Thereafter, the monthly compensation for members of the Town Council shall be increased by 3% per year to take effect at the commencement of each new term for each Council position. All compensation increases shall be rounded to the nearest five-dollar.
- (b) Mayor Compensation. The monthly compensation for the Mayor elected at the November 2024 election shall be \$1,870.00 per month. Thereafter, the monthly compensation for the Mayor shall be increased by 3% per year to take effect at the commencement of each new term for Mayor. All compensation increases shall be rounded to the nearest five-dollar.
- (c) Members of the Town Council and Mayor shall receive a monthly stipend for health care expenses in the amount of \$500- **and shall be eligible for the Town's "recreation and wellness benefit," as provided for in the TOSV Employee Handbook, as it may be amended.**
- (d) Members of the Town Council shall participate in the federal social security system.
3. **Effect of Compensation and Benefits Increase.** In accordance with Section 3.6 of the Charter, no current member of the Town Council, including the Mayor, shall be entitled to receive such compensation or benefit increase until their present term of office has expired, and they have been duly elected or appointed to a new term
4. **Severability.** If any provision of this Ordinance or application hereof to any person or circumstance is held invalid, the invalidity shall not affect any other provision or application of this Ordinance which can be given effect without the invalid provision or application, and, to this end, the provisions of this Ordinance are severable.
5. **Effective Date.** This Ordinance shall be effective 14 days after final publication in accordance with the Town of Snowmass Village Home Rule Charter.

READ, APPROVED AND ADOPTED by the Town Council of the Town of Snowmass Village on First Reading on June 15, 2026, upon a motion by Council Member

Fridstein, the second of Council Member Gustafson, and upon a vote of 5 in favor and 0 against.

READ, APPROVED AND ADOPTED as amended, by the Town Council of the Town of Snowmass Village on Second Reading on July 6, 2026, upon a motion by Council Member _____, seconded by Council Member _____, and upon a roll call vote of ____ in favor and ____ against.

TOWN OF SNOWMASS VILLAGE

Alyssa Shenk, Mayor

ATTEST:

Megan Harris Boucher, Town Clerk

APPROVED AS TO FORM:

Town Attorney

Town of Snowmass Village Agenda Item Summary

Date of Meeting:

July 6, 2026

Agenda Item:

Draw Site - Owner Review

Presented by:

Kevin Rayes, Housing Director

Background:**Peer Review Summary**

On January 20, Council approved Preliminary Plan review for the Draw Site Workforce Housing Project via Resolution No. 4, Series 2026. Figure 1 depicts the design approved by Council during Preliminary Plan Review.



Figure 1: Design Approved by Council at Preliminary Plan Review

On March 16, Council contemplated additional refinements and gave direction to the applicant team to conduct a peer review with local architect, Jim Keo from KEO Studioworks. At the initial peer review meeting (held on April 20), Council discussed the types of modifications they wanted to pursue.

Below is a high level summary of the feedback Jim received:

1. **Balconies & Unit Planning:** Improve daylight, airflow and livability. Position decks to be directly off the living area and not in front of bedrooms.
2. **Materials & Exterior Expression:** Shift towards a warmer, alpine-contextual palette with more texture and depth (less corporate). Breakdown massing with material variation and facade modulation.
3. **Massing:** Study a 3-story building at the lower garage/visitor parking area, potentially extending over guest parking.
4. **Community Space:** explore enhancements to access and functionality.

Jim's team dissected the feedback and returned to Council with alternative design options for members to consider at a subsequent meeting, held May 11. Although a formal vote was not taken, Council supported Jim's revisions and gave direction to work with the applicant team to incorporate his ideas into the design. The applicant team met with Jim on multiple occasions to massage the then-current design and has created a menu of three options for Council's consideration:

Option 1: Refined Single Building



This is the simplest of the three options. The design tweaks the roofline/form, deck placement/geometry, and material palette. The 66 units that were approved by Council at preliminary review remain in this design.

Because this project is a PUD, the parking requirements are flexible and negotiable. Because of the PUD, the "required" number of spaces are not a code required mandate.

Unit Type	Parking Code	# of Dwelling Units	# of Offstreet Spaces to strictly meet Code	# of Offstreet Spaces Provided
Studio	1 space/unit	8	8	93
1-Bed	1 space/unit	34	34	
2-Bed	2 spaces/unit	16	32	
3-Bed	2 spaces/unit	8	16	
Total		66	90	

Option2: Remove Top Floor of Main Building and Redistribute Density within Two Smaller Buildings



This option removes the top floor of massing from the main building and redistributes a portion of the units into two ancillary buildings in front of the upper plaza. It is important to note that while the applicant team

believes this option is feasible, changes of a technical nature will need to be further studied. For example, it is not fully understood how two additional buildings might impact parking, trash collection, grading, etc. Pending direction from Council to pursue this design, the applicant team work through these issues and incorporate them into the land use application for final approval.

As depicted in the table below, parking requirements are met under this option.

Unit Type	Parking Code	# of Dwelling Units	# of Offstreet Spaces to strictly meet code	# of Offstreet Spaces Provided
Studio	1 space/unit	8-9	8-9	90-93
1-Bed	1 space/unit	34	34	
2-Bed	2 spaces/unit	14	28	
3-Bed	2 spaces/unit	7	14	
Total		63-64	84-85	

Option 3: Refine Main Building with Lower Foreground Buildings



This option maintains the top floor of the main building, keeping all 66 dwelling units. Two ancillary buildings are contemplated in the foreground and could accommodate additional housing. Up to 74 units could be accommodated with this design.

As depicted in the table below, parking requirements are not met under this option.

Unit Type	Parking Code	# of Dwelling Units	# of Offstreet Spaces to strictly meet Code	# of Offstreet Spaces Provided
Studio	1 space/unit	11-12	11-12	90-93
1-Bed	1 space/unit	37-38	37-38	
2-Bed	2 spaces/unit	16	32	
3-Bed	2 spaces/unit	8	16	
Total		73-74	96-97	

Keo Studioworks summarized the outcomes from the peer review as follows:

Three design options are presented for Council's consideration based on the Site Architects' collaborative approach to the Peer Review direction. Option 1 retains the current building footprint while incorporating the architectural refinements developed through the peer review process. Option 2 removes the upper level of the primary building and introduces lower foreground buildings to reduce perceived mass and strengthen the neighborhood scale. Option 3 retains the primary building while adding lower foreground buildings, increasing employee housing capacity and further reinforcing the site's village character. Each option responds to the majority of the recommendations developed collaboratively with Town Council throughout the peer review process. While varying in scope and housing yield, all three alternatives advance Council's direction by improving the project's relationship to the site, refining mass and scale, and strengthening neighborhood character and the overall residential experience.

Financial Impact:

The applicant team has prepared a rough estimate of the costs of each option.

Design	Units	Cost	
		Project	Per Unit
Original Design	66	\$70,038,130	~\$1,061,184
Peer Review Option 1	66	\$70,038,130	~\$1,061,184
Peer Review Option 2	63-64	\$71,198,130	~\$1,112,471
Peer Review Option 3	73-74	\$77,086,130	~\$1,041,704

Applicability to Council Goals & Objectives:

The TOSV Comprehensive Plan identified a need for 383 additional workforce housing units to meet the demand identified in 2018, before the dramatic market changes initiated by the Pandemic. The Town currently has 280 Village employees on our waiting list for our 300 rental apartments, representing a wide variety of workforce and family types. The Council has consistently named creating new affordable housing as one of its top priorities and set a goal in 2023 to create 185 new units for people working in our Village. In 2021, the Town adopted a Workforce Housing Master Plan that identified five (5) town-owned sites that could support housing development. In late 2022, the Council directed staff to pursue development at the Town Hall Draw. The site was selected because it has the greatest potential for unit development, is well-located close to transportation and town services, was called out for affordable housing development in the Comprehensive Plan and has historically been identified for future housing development.

Council Options:

Staff requests Council direction on one of the three options stemming from the peer review. Pending Council direction, the applicant team will move forward with drafting construction-level drawings and preparing the land use application for Final Review. Staff anticipates submitting for Final in the early fall.

Staff Recommendation:

Staff recommends that Council make a decision on one of the three options to pursue. The pros and cons of each option are described in this memo. Staff is available to discuss in further detail at the Monday meeting as well.

Attachments:

1. Attachment 1_Peer Review Collaboration Renderings
2. Attachment 2_KEO Peer Review CollaborationMemo
3. Attachment 3_Site Architects Peer Review Collaboration Memo

PEER REVIEW COLLABORATION

TOSV DRAW SITE

07.01.2026





PRELIMINARY PUD: (66 UNITS)

\$1,061,184 PER UNIT COST
\$70,038,130 TOTAL PROJECT COST

TOTAL PARKING SPACES: 93 (66 FOR UNITS + 27 ADDITIONAL) & 90 REQUIRED*

** development of pedestrian plaza resulted in reduction of 10 spaces*



**SITE
ARCHITECTS**

TOSV DRAW SITE

VIEW FROM
NORTHEAST

07.01.2026



OPTION 1

VIEW FROM NORTHEAST



OPTION 1: (66 UNITS)

\$1,061,184 PER UNIT COST
\$70,038,130 TOTAL PROJECT COST

TOTAL PARKING SPACES: 93* (66 FOR UNITS + 27 ADDITIONAL) & 90 REQUIRED
* development of pedestrian plaza resulted in reduction of 10 spaces

- Retains current main building framework
- Revises building end roof forms to reduce perceived scale
- Adds central folded roof plane for a continuous roof-line
 - Updates deck locations and exterior detailing
- Refines material transitions, banding, and color palette
 - Integrates peer review into current site design



**SITE
ARCHITECTS**

TOSV DRAW SITE

VIEW FROM
NORTHEAST

07.01.2026



OPTION 1



OPTION 1*

** SA rendering photoshopped into KEO
background for direct comparison*



**SITE
ARCHITECTS**

TOSV DRAW SITE

VIEW FROM
NORTHEAST

07.01.2026



OPTION 2

VIEW FROM NORTHEAST



OPTION 2: (63 - 64 UNITS)

\$1,112,471 PER UNIT
\$71,198,130 TOTAL COST

- Removes the uppermost residential level (10 units) of the main building and keeps stair & elev. core to access the roof deck
- Adds new, lower foreground buildings in front (approx. 8 units) and redistributes density for a layered, village-scale composition
 - Integrates all architectural and material refinements from Option 1
 - Requires additional study on grading, parking, accessibility, and cost
 - Requires revised coordination with all Town departments and utilities

TOTAL PARKING SPACES: 93 (64 FOR UNITS + 29 ADDITIONAL) & 84 REQUIRED*

** official parking count to be confirmed with development of this design option*



**SITE
ARCHITECTS**

TOSV DRAW SITE

VIEW FROM
NORTHEAST

07.01.2026



OPTION 2



OPTION 2*

** SA renderings photoshopped into KEO
background for direct comparison*



**SITE
ARCHITECTS**

TOSV DRAW SITE

VIEW FROM
NORTHEAST

07.01.2026



OPTION 3: (73 - 74 UNITS)

\$1,041,704 PER UNIT
\$77,086,130 TOTAL COST

TOTAL PARKING SPACES: 93 (74 FOR UNITS + 19 ADDITIONAL) & 98 REQUIRED*

** official parking count to be confirmed with development of this design option*

- Retains full main building and adds lower foreground buildings (approx. 8 units)
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 - Adds visual depth and site variation without removing top floor
- Preserves main building design (top floor minimally visible from ground)
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**SITE
ARCHITECTS**

TOSV DRAW SITE

VIEW FROM
NORTHEAST

07.01.2026



OPTION 2



OPTION 3



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VIEW FROM
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**SITE
ARCHITECTS**

TOSV DRAW SITE

VIEW FROM
SOUTHEAST

07.01.2026



OPTION 1

VIEW FROM SOUTHEAST



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**SITE
ARCHITECTS**

VIEW FROM
SOUTHEAST

TOSV DRAW SITE

07.01.2026



OPTION 1



OPTION 1*

** SA rendering photoshopped into KEO background for direct comparison*



**SITE
ARCHITECTS**

TOSV DRAW SITE

VIEW FROM
SOUTHEAST

07.01.2026



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TOSV DRAW SITE

VIEW FROM
SOUTHEAST

07.01.2026



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**SITE
ARCHITECTS**

TOSV DRAW SITE

VIEW FROM
SOUTHEAST

07.01.2026



OPTION 2



OPTION 3



**SITE
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TOSV DRAW SITE

VIEW FROM
SOUTHEAST

07.01.2026



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VIEW FROM
POINT - SITE

07.01.2026



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ROUND -
ABOUT

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ROUND -
ABOUT

07.01.2026



OPTION 2



OPTION 3



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ARCHITECTS**

TOSV DRAW SITE

VIEW FROM
JUS

07.01.2026



OPTION 2



OPTION 3



**SITE
ARCHITECTS**

TOSV DRAW SITE

VIEW FROM
JUS

07.01.2026



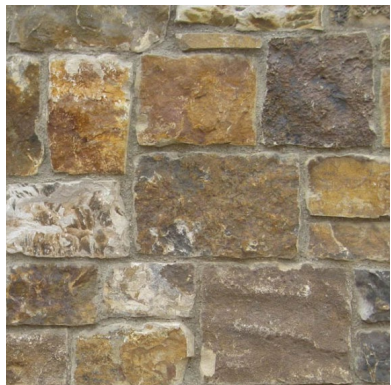
MILL BOARD (SMOKED OAK)



VINTAGE WOOD (REDWOOD)



VINTAGE WOOD (SPRUCE)



STONE





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**SITE
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TOSV DRAW SITE

VIEW FROM
 POINT - SITE

07.01.2026



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Draw Site Housing- Peer Review

EXECUTIVE SUMMARY

July 01, 2026

This Executive Summary outlines the content and direction of the peer review process conducted during two Town Council work sessions (April 20 and May 11, 2026). Working with Council, the review established design direction focused on strengthening the project's relationship to its site, neighborhood, and community character while maintaining project feasibility.

This was followed by follow-up coordination meetings with Town Staff and the Architect of Record (on May 21 and June 8, 2026). The collaborative results from Site Architects are summarized on Page 8 and comprehensively represented in their drawing set and memo dated 07.01.2026.



KEY COMPONENTS OF THE PEER REVIEW

Context & Character: Evaluate how the project responds to the Draw Site's unique setting, neighborhood character, and landscape rather than relying on Base Village precedents.

Massing & Scale: Assess building height, bulk, and transitions to ensure the development is well-proportioned, compatible with its surroundings, and comfortable at the pedestrian level.

Neighborhood & Sense of Place: Review how the site planning, open spaces, circulation, and amenities create a cohesive residential neighborhood and *foster community*.

Livability: Examine unit design, daylight, views, outdoor spaces, walkability, and shared amenities to support resident well-being and long-term quality of life.

Feasibility & Value: Balance design quality with construction cost, budget, and long-term value to maximize resident benefit and project success.

Draw Site Housing design and massing will likely be a precedent and influence future town housing developments.

MASS, SCALE/ CONTEXT & CHARACTER

The revisions within this Peer Review addresses mass, scale, and character through architectural form while simultaneously improving unit livability.

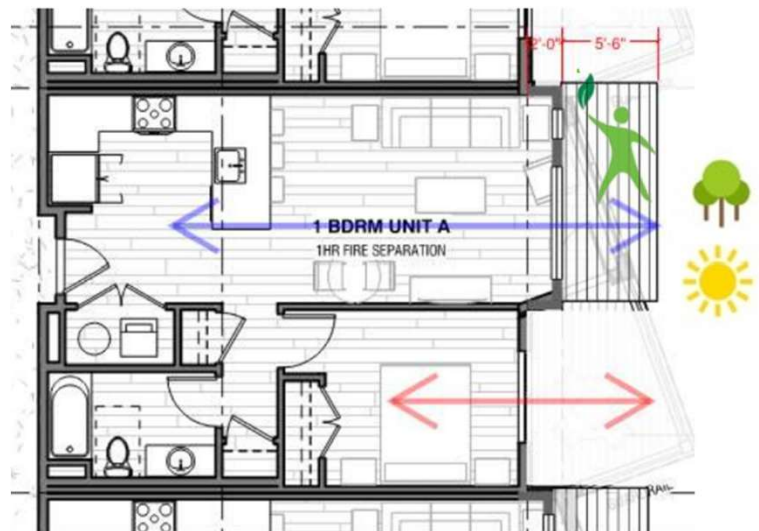
As residential density and height increase, stronger access to daylight, fresh air, views, and nature becomes essential to support occupant health, well-being, and connection to community.



We identified a number of massing and cladding elements contributing to the building's contextual friction.

Preferred Character: Warm Alpine Modern (Noted from Council 04/20/26): Avoid a corporate/Base Village aesthetic through a more authentic mountain expression. Use wood-look fiber cement for wildfire compliance, with increased contrast, shadow lines, lattice-like elements, and facade articulation to add texture, and break down building mass.

Locating decks adjacent to primary living spaces strengthens residents' connection to nature by providing direct access to fresh air, views, and outdoor living. This supports psychological well-being, reduces stress, and promotes cognitive restoration, consistent with Attention Restoration Theory (ART).



Plan View

Deck relocations were the initial driver of façade modification and increase livability.

CONTEXT, CHARACTER & LIVABILITY

Research on residential environments suggests that **regular visual and physical access to nature** contributes to reduced stress, improved attention restoration, and enhanced emotional well-being.



Maximizing daylight, ventilation, and view in primary living areas contributes to a more healthy living environment.

Residential units above the fourth floor become increasingly disconnected from the sensory experiences of the ground plane, including vegetation, social interaction, and daily community life. **As this separation increases, access to balconies, outdoor spaces, natural ventilation, and restorative views becomes essential** to support psychological well-being, cognitive restoration, and a meaningful connection to the surrounding environment.



Elevation View depicting deck revisions, varied and textural approach to cladding, and roof line elements to settle the massing

CONTEXT, CHARACTER, & FEASIBILITY

The original reference to Base Village as a precedent overlooked the fundamental differences of the Draw Site. Adjacent to the two-story Town Hall, the civic heart of the community. **This site ultimately calls for a more contextual response. The key design challenge is attending to the auto-oriented approach and entry, and the limited opportunity for open space, community connections, and livability while addressing mass scale and character.**

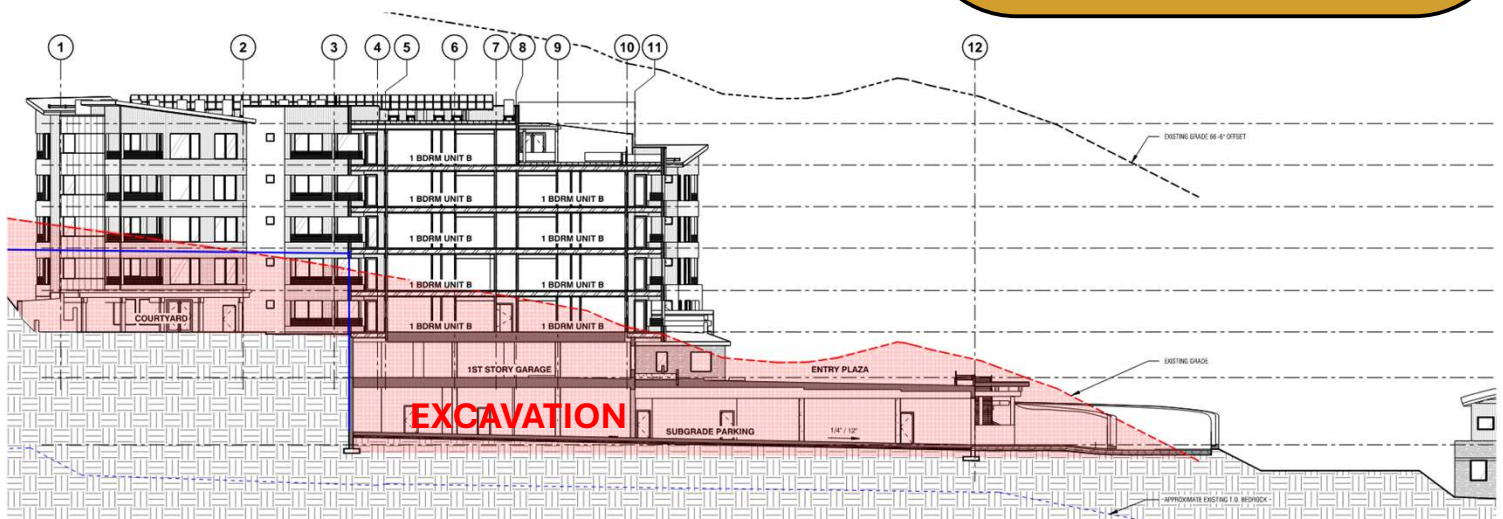


Noted on 04/20/26

Construction Impact :

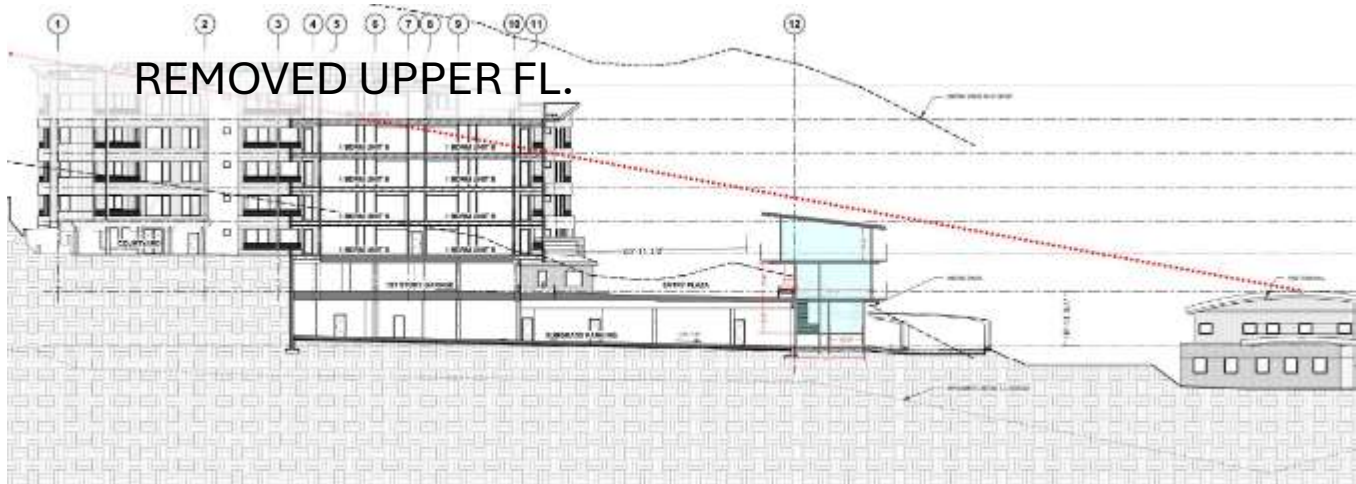
The proposed **35,000 CY of excavation** creates a significant community impact, requiring approximately **7,000 truck trips**, equivalent to one loaded or empty dump truck traveling Brush Creek Road roughly every 15 minutes for **44 weeks**.

This would likely occur over 2 construction seasons simply to prepare the site.



Site section

NEIGHBORHOOD and SENSE of PLACE



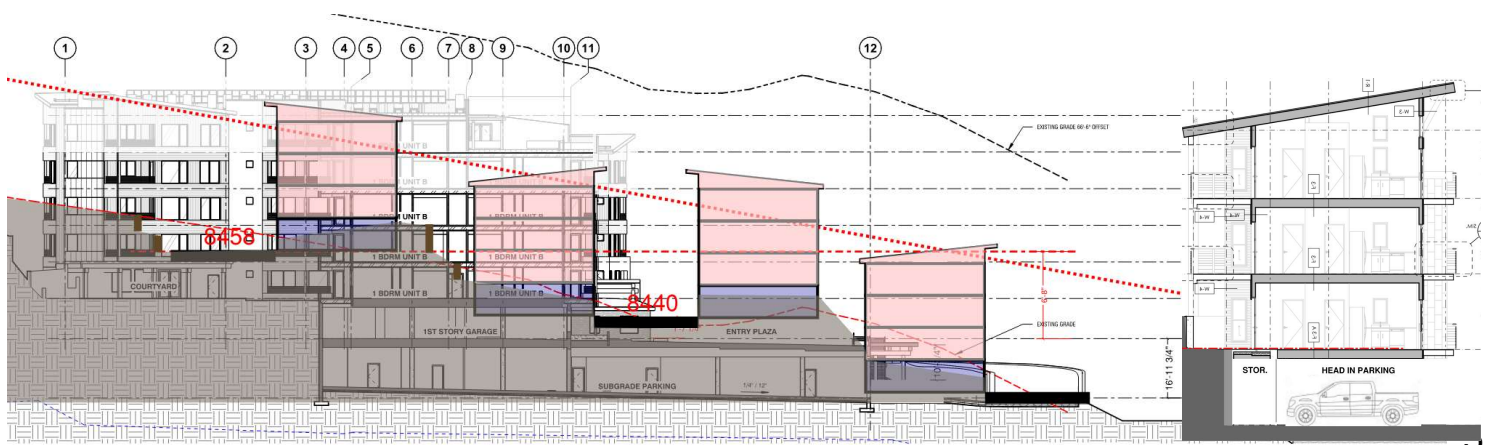
Section of lower units



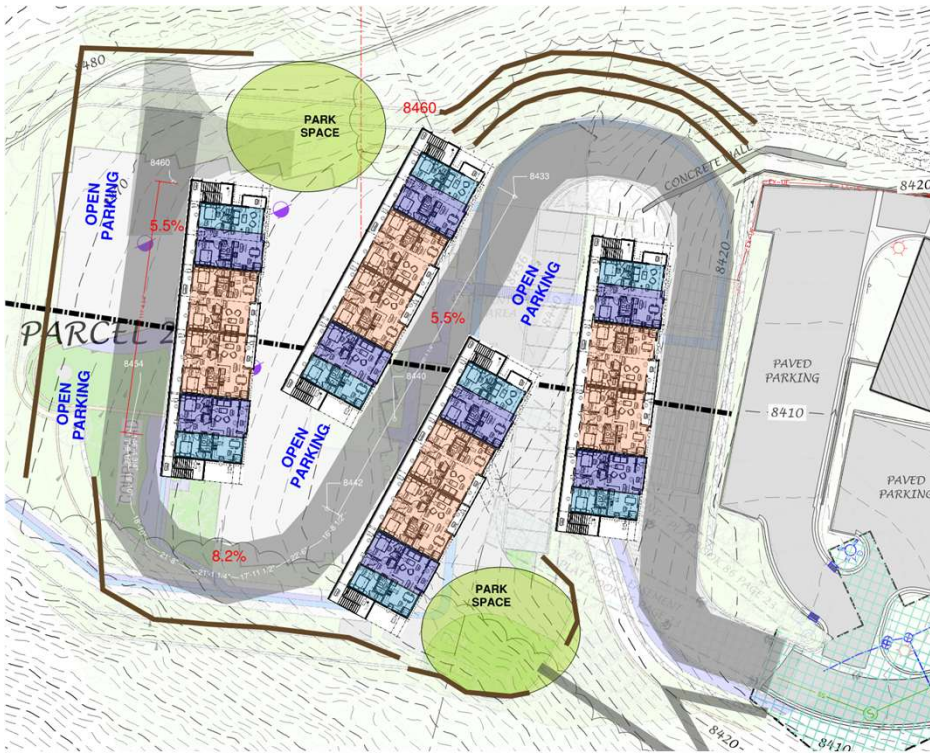
View of lower units

Redistributing units to the area in front of the lower parking garage allows removal of the uppermost floor, reducing building height and mass while creating a more neighborhood-scaled character consistent with the human-scale approach of West Village.

Alternate Balanced Cut & Fill Approach briefly explored which could reduce high-rise construction impacts, parking garage costs, and creates a more human-scaled community. **THIS LED TO THE CONCEPT OF THE LOWER BUILDINGS.**



NEIGHBORHOOD and SENSE OF PLACE

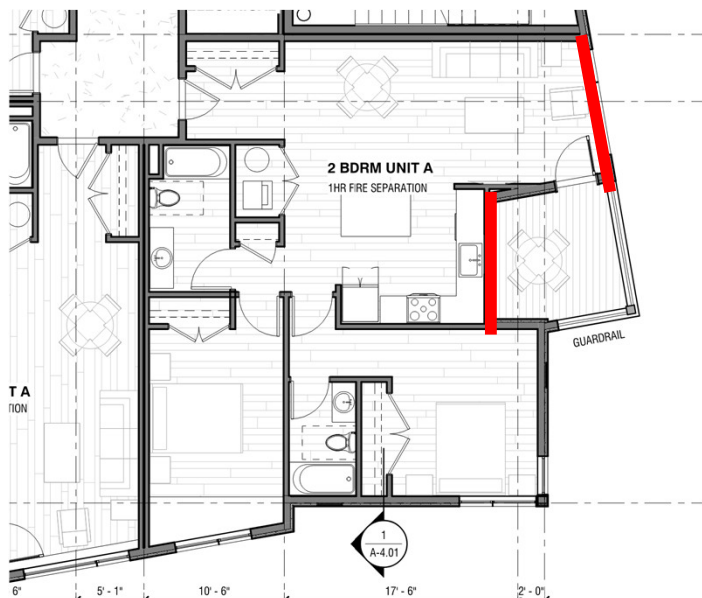


The study explored a neighborhood-scale approach balancing cut and fill, with three stories of housing over tuck-under parking. **Conceptual Program: 72 Units:** 24 Two-Bedroom; 24 One-Bedroom; 24 Studios
58,000 SF @ \$800/SF
Estimated Cost: ~\$46-50M

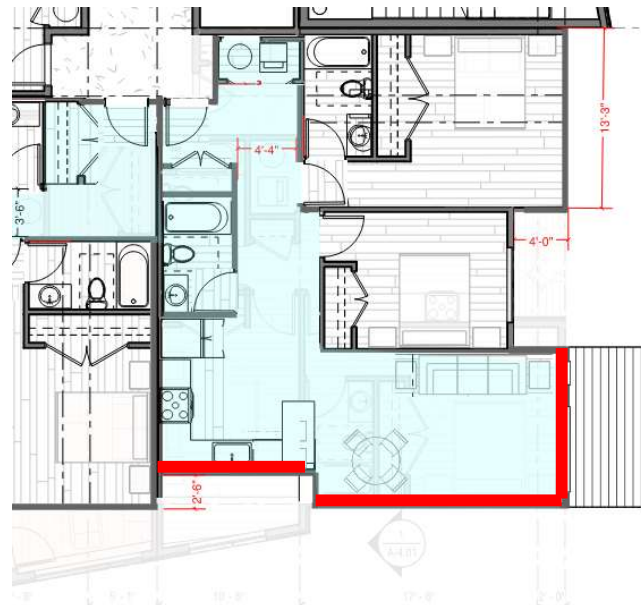
The proposed redistributed units as seen below creates the neighborhood sensibility similar to the study above, while keeping the existing design as the preferred alternate approach.



UNIT SIZE: The revised Corner 2- and 3-bedroom layouts reduced unit sizes, but they remain larger than comparable affordable housing. Typical two-bedroom units range from **700–800 SF** and three-bedroom units from **900–1,100 SF**. The Draw Site proposes **1,000–1,250 SF** two-bedroom units and **1,300–1,400 SF** three-bedroom units. If budget efficiency is a priority, further reducing unit sizes should be considered.



Example of Existing Layout



Example of Revised Layout

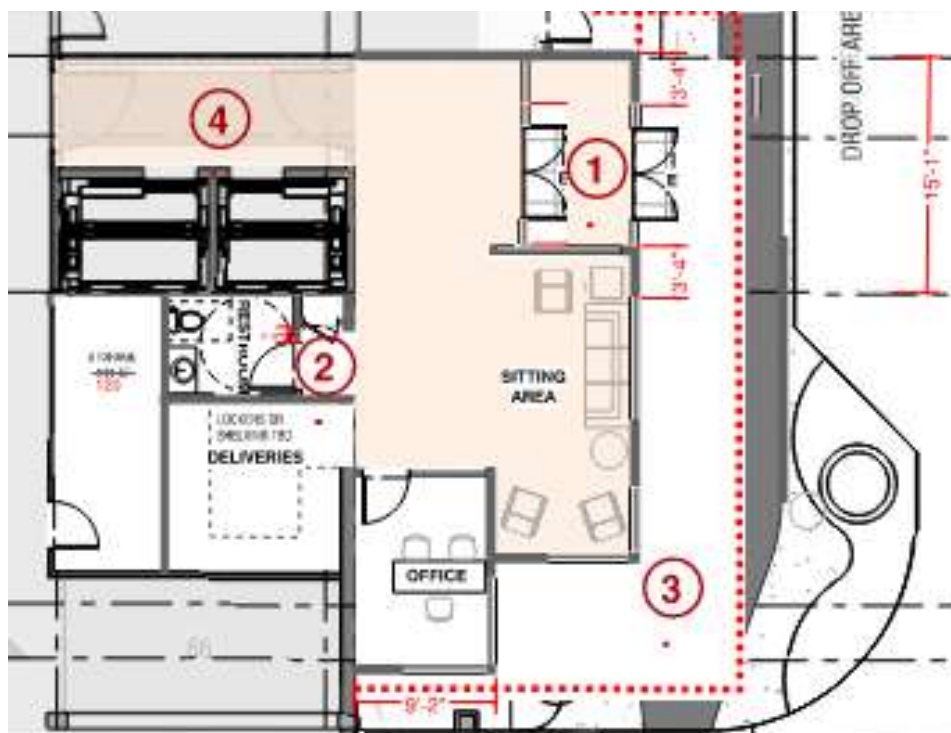
Relocating the primary living areas to the building perimeter increases access to daylight, natural ventilation, and views, creating **healthier living environments that support occupant well-being.**

THE BUILDINGS' S.F. HAS BEEN REDUCED BY 4,000 S.F.
 $4,000 \times \$1,000/\text{SF} =$
\$4,000,000.00

ENTRY: CIRCULATION, FUNCTION, and CHARACTER



The lobby reconfiguration was evaluated for improved function and circulation. Recommendations include an airlock for better entry transition and interior conditioning, relocating the restroom to avoid access through the delivery area, and simplifying exterior circulation with a single entry door to reduce maintenance. The solid stone elements with timber detail reinforce 'entry'.



Recommended Lobby Configuration

ENTRY: CIRCULATION, FUNCTION, and CHARACTER**SUMMARY OUTCOME OF PEER REVIEW**

Three design options are presented for Council's consideration based on the Site Architects' collaborative approach to the Peer Review direction.

Option 1 retains the current building footprint while incorporating the architectural refinements developed through the peer review process.

Option 2 removes the upper level of the primary building and introduces lower foreground buildings to reduce perceived mass and strengthen the neighborhood scale.

Option 3 retains the primary building while adding lower foreground buildings, increasing employee housing capacity and further reinforcing the site's village character.

Each option responds to the majority of the recommendations developed collaboratively with Town Council throughout the peer review process. While varying in scope and housing yield, all three alternatives advance Council's direction by improving the project's relationship to the site, refining mass and scale, and strengthening neighborhood character and the overall residential experience.

Option 2 from Site Architects Collaboration Set 07.01.26



End Note: Given the Town's recent land acquisitions, we recommend updating the August 2021 Housing Master Plan before pursuing additional housing project planning to ensure future development and sites aligns with current priorities, available sites, and long-term housing goals.



To: Clint Kinney, Kevin Rayes, and Betsy Crum

From: Erica Stahl Golden, AIA, Site Architects

Date: July 1, 2026

Re: TOSV Draw Site Employee Housing — Peer Review Update and Design Direction Options

Purpose of Memo

This memo summarizes the peer review process for the TOSV Draw Site Employee Housing project and outlines three potential design direction options for incorporation into the Final PUD Submission.

The peer review began as a focused review of architectural character and exterior refinement. Through that process, the collaboration also explored broader massing and site-planning opportunities, including the potential addition of lower foreground buildings in front of the main building.

Peer Review Process and Design Response

The initial peer review discussion focused on four primary areas:

- massing and roof forms;
- roofline refinement;
- deck expression;
- materials and color palette.

Site Architects incorporated many of KEO studioworks' exterior architectural recommendations into the current building design, including rooflines tipping down toward the surrounding Draw, a folded roof form connecting the center units, stepped-back massing, material refinements, and revised deck locations. The team reviewed an asymmetrical roof form at the elevator overrun, but it was not carried forward due to further study on overall snow shedding.

The team also reviewed interior revisions suggested by KEO studioworks, including unit layout and public space reconfiguration. These suggestions were evaluated thoughtfully and not carried forward due to additional Town department and engineering coordination that had already been made in those areas throughout the Design Development phase.

The collaboration resulted in the following three options for consideration.

Option 1: Refined Single Building

Option 1 retains the current main building and incorporates the exterior architectural refinements developed through the peer review collaboration.

The refinements include:

- revised roof forms at the building ends to reduce perceived scale;
- a folded roof plane at the central units to create a more continuous roofline;
- revised deck locations and deck expression;
- updated material transitions and color palette refinements;
- additional detailing to improve roof terminations, material banding, and overall exterior clarity.

This option represents the most direct continuation of the current design direction and incorporates the architectural intent of the peer review comments within the current building framework.

Option 2: Reduced Main Building with Lower Foreground Buildings

KEO studioworks also studied an option that removes the uppermost residential level of the main building and redistributes density into lower foreground buildings located in front of it.

The intent of this option is to reduce the perceived height and mass of the main building and create a more layered, village-scale composition across the lower portion of the site.

Additional study would be needed to continue with Option 2, including refined parking management, overall project accessibility, site grading, construction cost and soft-cost implications, and confirmation of applicable code considerations.

The team would also coordinate the revised site layout with Town departments and service providers, including Public Works, Solid Waste, the Fire Department, Transit, and all utilities.

Option 3: Current Main Building with Lower Foreground Buildings

In response to KEO studioworks' lower foreground building concept, Site Architects studied an additional option that retains the current main building and adds lower foreground buildings in front of it.

This option builds on the village-scale layering explored through peer review while increasing the overall number of employee housing units. Rather than removing the upper level of the main building, Option 3 uses the lower foreground buildings to create additional depth, scale, and visual interest across the lower portion of the site.

Option 3 appears to offer several potential benefits:

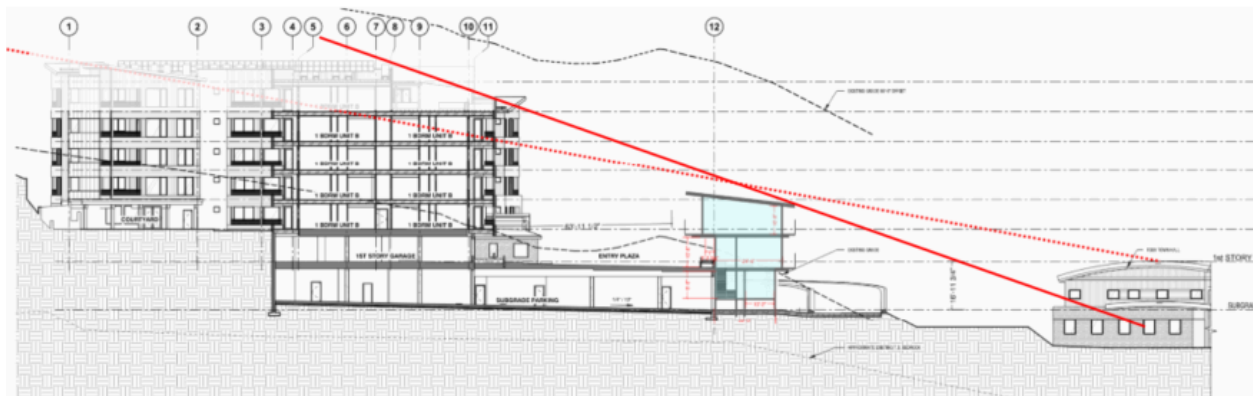
- retains the refined main building design direction;
- incorporates the layered, village-scale character explored through peer review;
- increases the total number of employee housing units;
- may improve the project's overall cost efficiency on a per-unit basis;
- creates a more varied site composition and foreground experience;
- allows the team to further study the best use of the lower foreground buildings, including unit mix, community space, circulation and relationship to parking and site access.

Similar to Option 2, additional study would be needed to continue with Option 3, including refined parking management, overall project accessibility, site grading, construction cost and soft-cost implications, confirmation of applicable code considerations, and coordination with Town departments, service providers, and utilities.

Option 2 & 3 Comparison and Visual Review

A key consideration in comparing Options 2 and 3 is the visual benefit of removing the uppermost level of the main building.

The recommendation to remove the upper level was based on a sight line taken from the Town Hall building. Site Architects also reviewed the building from a ground-level public viewpoint and found that the uppermost floor of the current design is already set back and only minimally visible from that view.



This distinction suggests that removing the upper level may not substantially change the perceived height of the building from the primary ground-level public viewpoints. For this reason, Option 3 is included as an additional path for consideration. It incorporates the lower foreground buildings explored through peer review while retaining the main building and increasing the overall number of employee housing units.

Option 1, 2 & 3 Unit Count, Unit Cost / Project Cost & Parking Review

TOSV DRAW SITE PEER REVIEW PRELIMINARY COST COMPARISON

Date	Design	Buildings	Units	Cost		Parking Spaces					
				Project (high)	Per Unit (high)	Required	Spaces/Unit	Add'l Spaces	Total	EV	Accessible
8/22/2025	Preliminary PUD	1	66	\$73,511,251	\$1,113,807	90	66	37	103	57	4
3/12/2026	Preliminary PUD (Trended after VE)	1	66	\$70,038,130	\$1,061,184	90	66	27	93	57	4
7/6/2026	Peer Review Option 1	1	66	\$70,038,130	\$1,061,184	90	66	27	93	57	4
7/6/2026	Peer Review Option 2	3	63-64	\$71,198,130	\$1,112,471	84	64	29	93	57	4
7/6/2026	Peer Review Option 3	3	73-74	\$77,086,130	\$1,041,704	98	74	19	93	57	4

*Project costs shown are preliminary rough estimates based on historical data and should not be relied upon as final, binding, or accurate for budgeting purposes. They are intended solely for comparison between design options and are subject to change based on final design development.

**Parking space counts are preliminary and are subject to change based on final design development and the requirements of the final PUD submission. Their inclusion is intended solely for comparison between design options and represent anticipated design effects of each option.

Options Summary

The three options studied through the peer review process are summarized below:

Option 1 — Refined Single Building

Proceed with the current main building, incorporating the exterior architectural refinements developed through peer review.

Option 2 — Reduced Main Building with Lower Foreground Buildings

Remove the upper level of the main building and add lower foreground buildings in addition to incorporating the exterior architectural refinements developed through peer review.

Option 3 — Current Main Building with Lower Foreground Buildings

Retain the current main building and add lower foreground buildings to increase the overall number of employee housing units in addition to incorporating the exterior architectural refinements developed through peer review.

The project team is seeking to confirm the preferred option to incorporate into the Final PUD Submission so the selected approach can be advanced efficiently and thoughtfully.

Closing

The project team appreciates the time and input provided by KEO studioworks through the peer review process. The options summarized in this memo reflect a collaborative effort to respond to design concerns while continuing to advance the Town's employee housing goals.

With confirmation of the preferred approach, the team will proceed with the selected option in a manner that is responsive to the project's design goals, housing goals, schedule, budget, and approvals path.

Submitted by:

Erica Stahl Golden, AIA

Site Architects Inc.



Town of Snowmass Village Agenda Item Summary

Date of Meeting:

July 6, 2026

Agenda Item:

Snowmass Village Entryway Continue Discussion

Presented by:

Jim Kehoe

Andy Worline, Parks, Recreation & Trails Director

Background:

This is an opportunity for Project Architect Jim Kehoe and Town Staff to receive continued feedback on the desired next steps for the Town Park Entryway Project. Specifically:

1) Bleacher Screening

Presumably, the highest priority for the Entryway Design Project is reducing the visual impact of the rodeo bleachers and helping them blend in better with the surrounding landscape. Several options remain available:

The first option is to replace the existing seats and kick plates with powder-coated components with a new color. Several color samples were shown and reviewed, but direction on a preferred color scheme still needs to be provided. Another option includes removing the (vertical metal) kick plates. This could create more open space in the bleachers to reduce their visual mass and allow them to better blend into the landscape. Jim Kehoe and staff have worked with the manufacturer, Bleacher International, to answer technical questions and explore removing a section of the kick plates as a temporary demonstration. The goal would be to allow Council and the community to view this option before making a permanent decision. While coordinating this demonstration has been challenging, Jim Kehoe and staff believe it remains a worthwhile option to consider.

2) Entryway Landscaping

Staff would like to proceed with additional tree screening near the parking lot entrance and the Checkpoint Charlie area. Assuming Council concurs, staff will proceed with these plantings.

3) Roundabout Feature

Further direction from the Council on whether or not to proceed with this concept is requested. Understanding that the Council is looking for a consistency of appearance

on the (soon to be three) Brush Creek roundabouts, Staff assumes the Council wants to forgo the "decorative wall" concept, but this assumptions needs to be confirmed. Any further direction on other proposed concepts in the roundabout and median would be helpful.

Financial Impact:

Any future improvements will be completed within available project funding or returned to Council for consideration if additional appropriations are required.

Applicability to Council Goals & Objectives:

This is a continuation of the Council's goal to complete Town Park.

Council Options:

Listen to the presentation and provide feedback with directions on next steps including, but not limited to:

1. Select the preferred colors for the bleacher seats and kick plates.
2. Decide whether to continue exploring kick plate options.
3. Confirm the approach to additional spruce trees at the entrance of the dirt lot and Checkpoint Charlie.
4. Confirm whether staff should continue developing a roundabout center feature or forgo the monument and welcome sign concepts for now.

Staff Recommendation:

Staff recommends completing the project by first addressing the visual screening of the rodeo bleachers via powder coating, to modify the kick plates, planing trees at the parking lot entrance and Checkpoint Charlie, and confirming Council's goal of having the roundabouts looking similar by only having vegetation in the center of the traffic circle.

Attachments:

1. Snowmass Entryway_DD-Presentation_20260309_Council



Design Concepts for Entryway & Rodeo Facility Beautification

DESIGN DEVELOPMENT PROGRESS

MARCH 4, 2026



ENTRYWAY VIEW

SNOWMASS ENTRYWAY - DESIGN DEVELOPMENT

03/04/2026

1

PHASE 1:
(PRIORITY FOR SPRING 2026)
Bleacher modifications to seat and vertical riser below elements with powder coated replacements and enhance the front fencing with post and beams elements

1

PHASE 2:
Bleacher & Rec. Center Parking Fencing Enhancements

2

Parking at Corral Add Fence Enhancement

3

Entryway Feature

4

Rodeo Lot Entry Enhancements

5

Landscaping Additions

6

Paint Rec. Office Structure Gray (from Red)



DESIGN GOALS

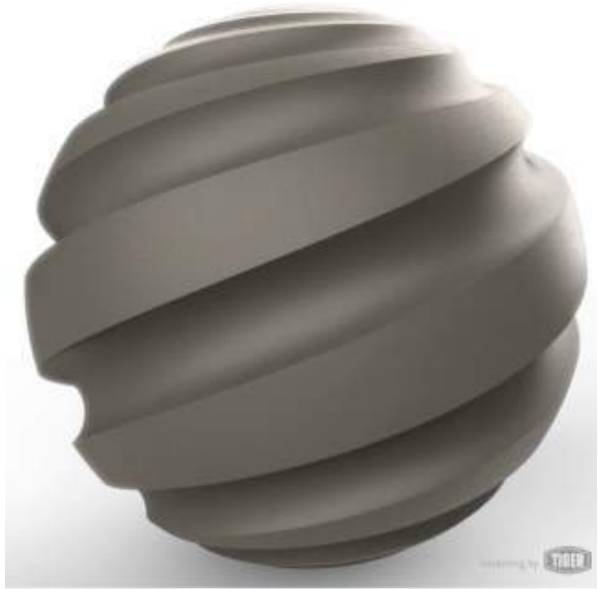
SNOWMASS ENTRYWAY - DESIGN DEVELOPMENT
03/04/2026



138/70070

Taupe

Smooth / Satin



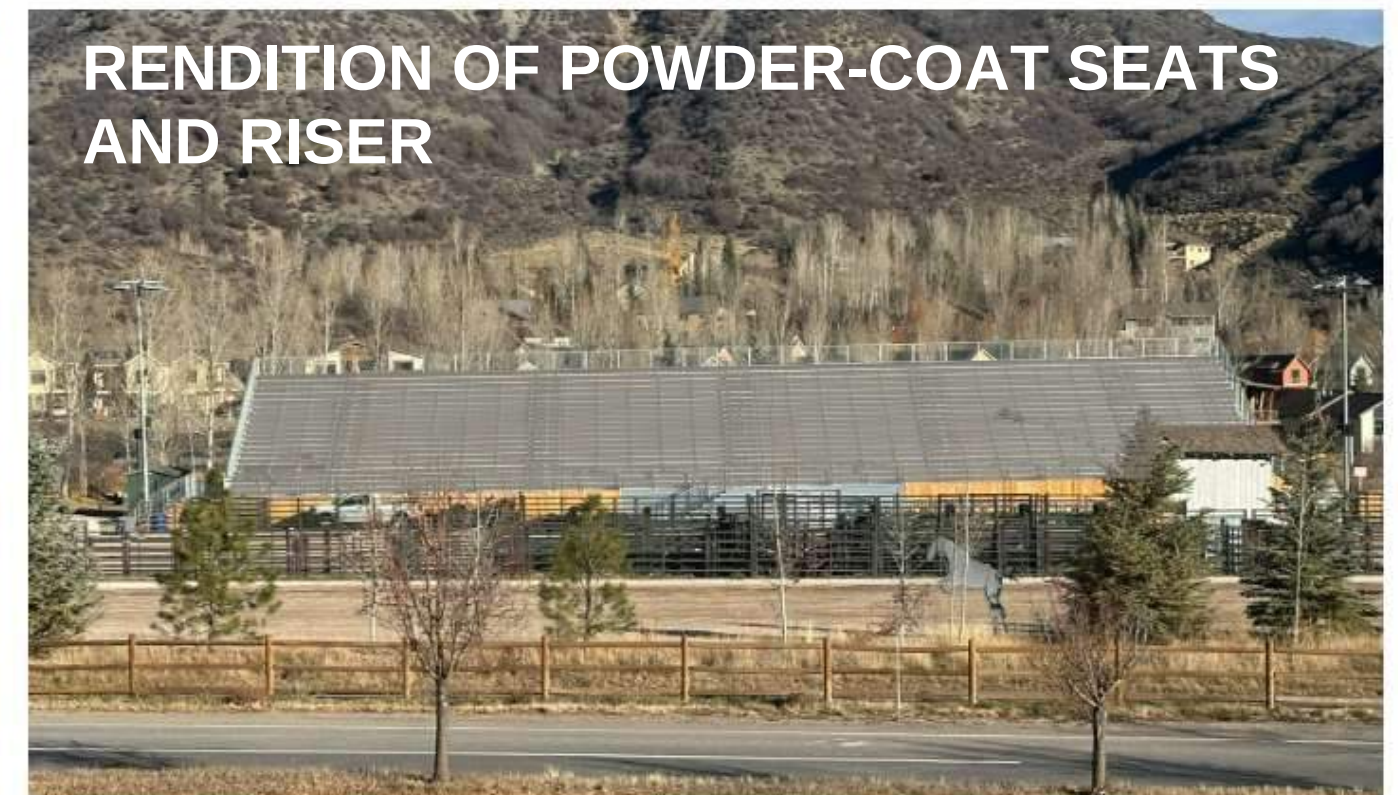
149/75427

Gray FT

Fine texture / Flat Matte



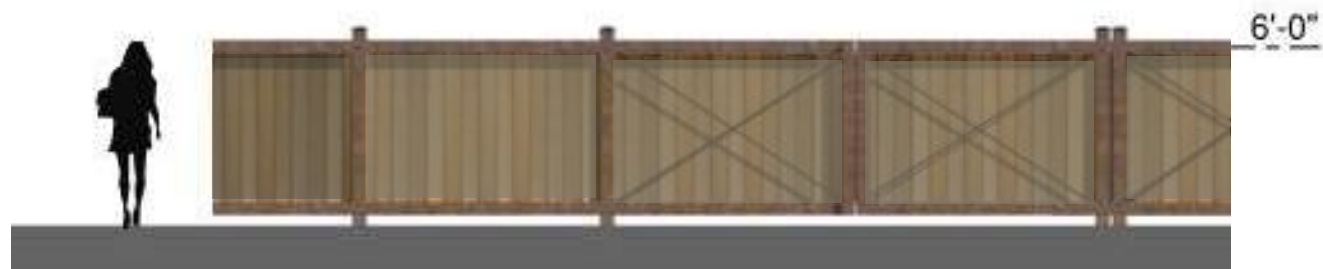
**CURRENT VISUAL EFFECT OF THE
CLEAR ALUMINUM FINISH**



**RENDITION OF POWDER-COAT SEATS
AND RISER**



RE-FINISH FENCING PLANKS WITH GRAY-TONE SEMI-TRANSPARENT STAIN



FENCING AT REC. CENTER PARKING LOT



FENCING AT BORDER OF CORRAL AND RODEO/ SKIER PARKING LOT

**FENCING DETAILS
INTIGRATE SITE
ELEMENTS AND
CREATE A MORE
REFINED APPEAL.**



History: 'Keep Snowmass Beautiful'

Snowmass | *FROM ASPEN TIMES: May 10, 2017*

“Snowmass stresses natural beauty,” The Aspen Times wrote on May 10, 1979. “No one in his right mind would say that Snowmass is ugly. ***It’s a beautiful resort by any standards, and a group of Snowmass residents want to keep it that way.*** In fact, they’d even like to improve the area’s inherent beauty. The newly formed committee to ‘Keep Snowmass Beautiful’ hopes to call attention to ***the value of making residential and commercial property in Snowmass more attractive through landscaping.*** The new committee is spearheaded by Ben Rawlins, a retired commercial photographer and advertising art director from Chicago, who now lives in Snowmass.



PHASE 2B - ENTRYWAY ROUNDABOUT

SNOWMASS ENTRYWAY - DESIGN DEVELOPMENT

03/04/2026



1

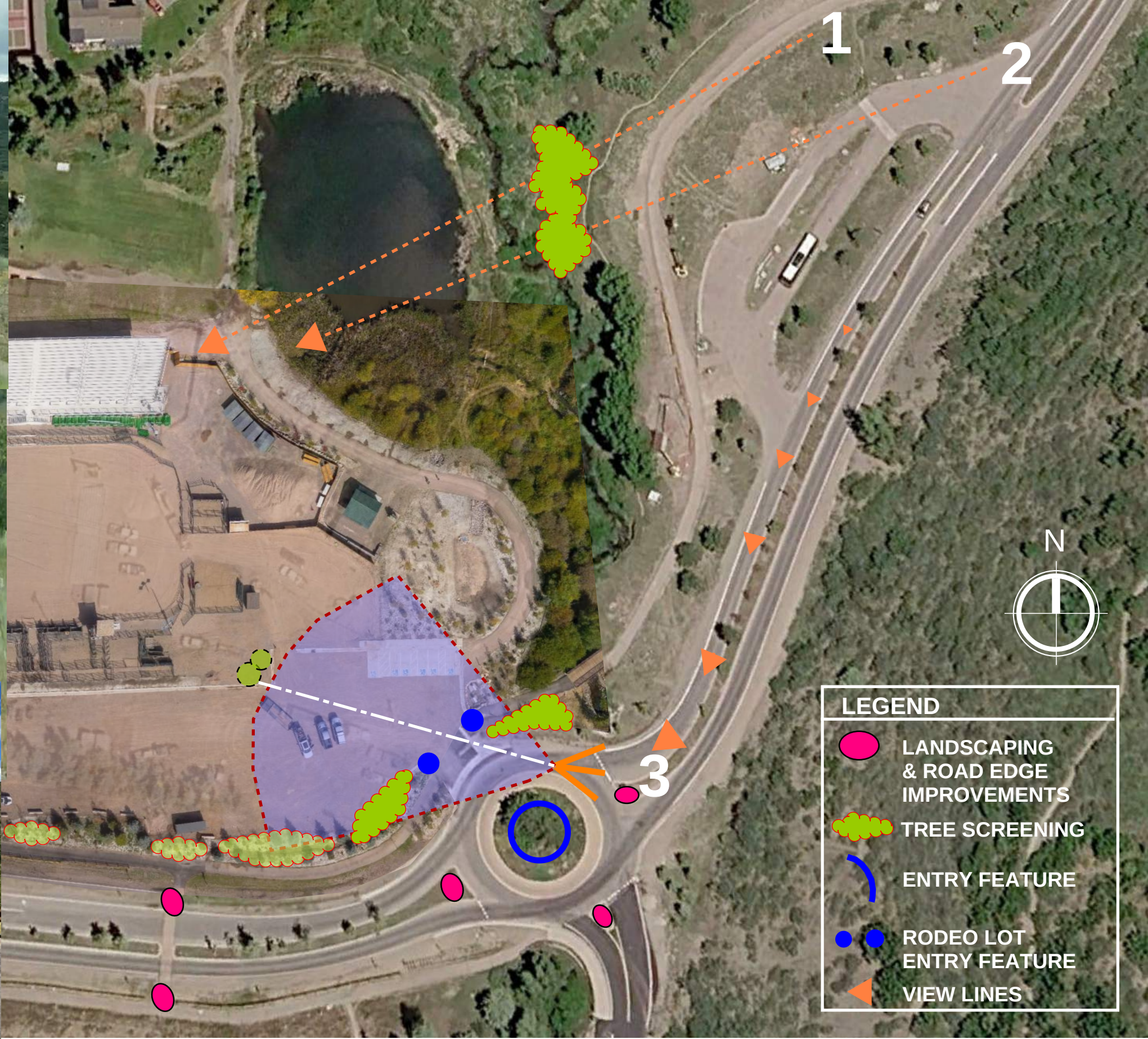


PAINT REC. OFFICE ELEMENT GRAY

2



3



LEGEND

- LANDSCAPING & ROAD EDGE IMPROVEMENTS**
- TREE SCREENING**
- ENTRY FEATURE**
- RODEO LOT ENTRY FEATURE**
- VIEW LINES**



ENRTY SEQUENCE

PHASE 2 - ENTRYWAY ROUNDABOUT

SNOWMASS ENTRYWAY - DESIGN DEVELOPMENT

03/04/2026



PHASE 2.3 ENTRYWAY ROUNDABOUT
SNOWMASS ENTRYWAY - DESIGN DEVELOPMENT
03/04/2026



PHASE 2.3 ENTRYWAY ROUNDABOUT

SNOWMASS ENTRYWAY - DESIGN DEVELOPMENT

03/04/2026

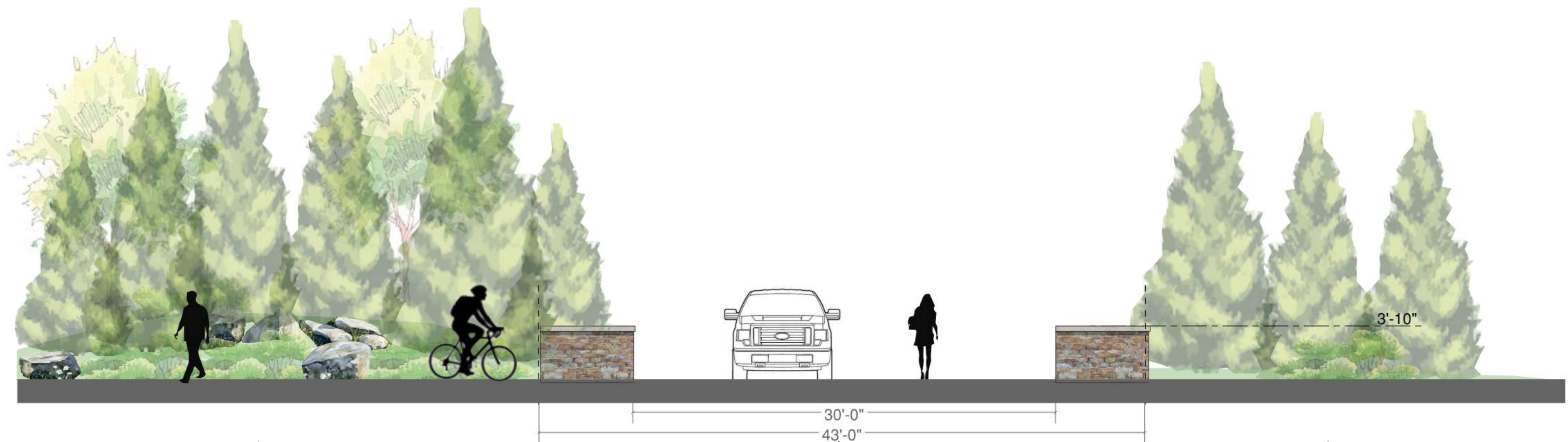




PHASE 2.3 ENTRYWAY ROUNDABOUT

SNOWMASS ENTRYWAY - DESIGN DEVELOPMENT

03/04/2026



LANDSCAPE BERM AND ADDITIONAL
TREES AND LANDSCAPING

ADD SIMPLE WALLS TO FRAME RODEO LOT ENTRY

REPLACE ASPEN TREES W/ PINES

RODEO/ SKIER PARKING ENHANCED ENTRY

PHASE 2.4 - ENTRYWAY ROUNDABOUT

SNOWMASS ENTRYWAY - DESIGN DEVELOPMENT

03/04/2026



**LANDSCAPE & LIGHTING
ENHANCEMENTS AT
ROUNABOUT**



**LANDSCAPE
ENHANCEMENTS
AT CROSSWALK**



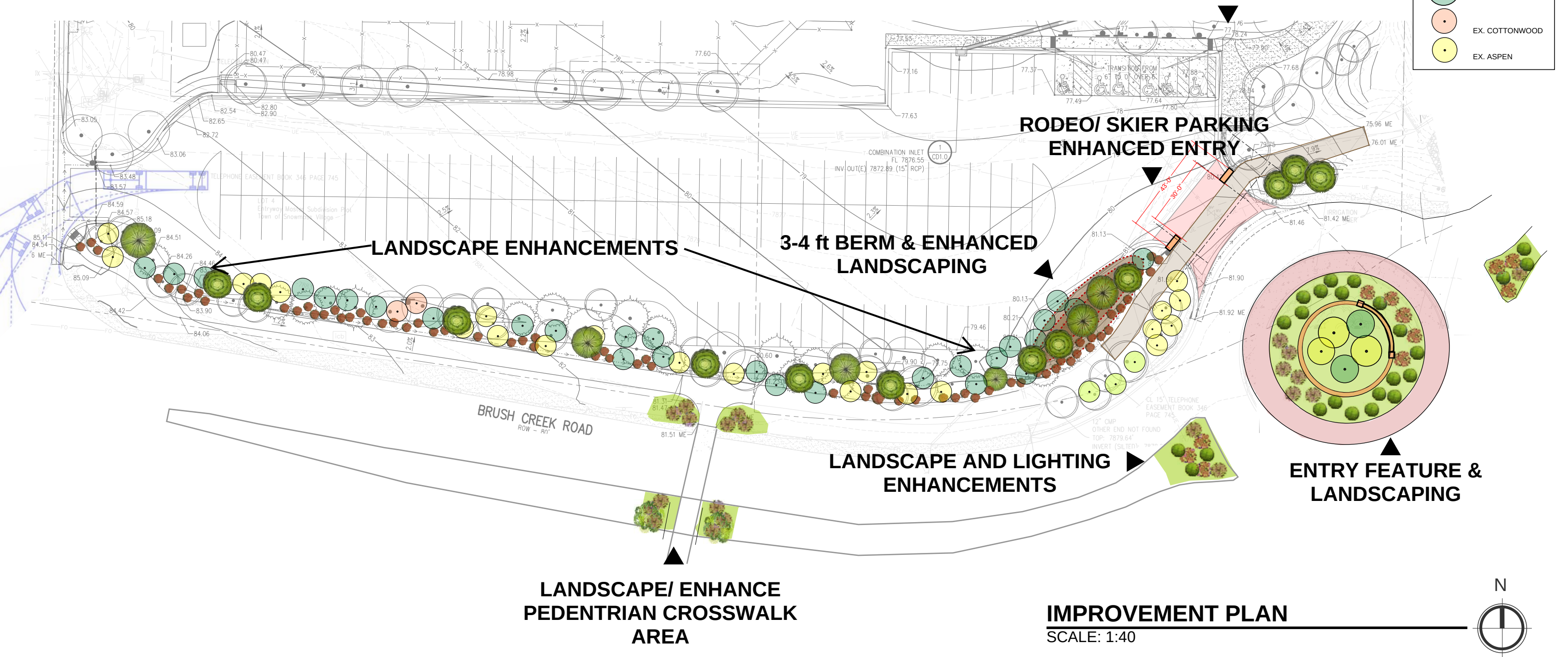
PHASE 2B - ENTRYWAY ROUNDABOUT

SNOWMASS ENTRYWAY - DESIGN DEVELOPMENT

03/04/2026



NOTE: Create Continuity within the landscaping and design element within the three roundabouts, reinforce 'The Sense of Place'.....Snowmass Village.



NEXT STEPS

1. Phase 1 Bleachers: Confirm Color Mock-up on Site

2. Schedule for Bleachers: 10-12 Weeks
Decision by 03/16 leaves 11 weeks prior to Rodeo Start. Tight Time-line: Spring or Fall?

3. Phase 2: Provide direction or approval
a. Fencing Elements
b. Roundabout Landscaping and Entry Features and associated islands
c. Rodeo Entry and Cross walk enhancements

03/04/2026		
PHASE 1		
	Fee	Subtotals
Bleacher seat demo and reinstall new seating	\$50,000	
Bleacher vertical panels (dismantle transit and installation included)	\$85,000	\$135,000
Powder-coating seating	\$19,890	
Powder-coating vertical panels	\$24,570	\$44,460
contingency: powder-coating due to color TBD	\$5,000	
Phase 1 Total	\$184,460	
PHASE 2		
Rodeo Entry Columns	\$85,000	
Rodeo Entry Paving Upgrades	\$12,000	
Entry Feature at Round About	\$65,000	
Fencing at Rec Cntr Lot & Corral Lot & Bleachers	\$130,000	
Landscaping & berming	\$98,000	
Sub Total	\$390,000	
General Conditions	\$38,400	
Warranty Reserve: (.5%)	\$1,600	
General Liability Insurance (1.00%)	\$3,200	
Contractor FEE (7%)	\$22,000	
Contractor Contingency (2.5%)	\$8,000	
Performance and Payment Bond (.8%)	\$2,560	
Sub Total	\$75,760	
Phase 1 & 2 Grand Total	\$650,220	

The goal is to develop and implement creative solutions that enhance the visual experience entering the Village, by reflecting the Town's identity and western heritage, in line with the Snowmass Village Comprehensive Plan and Parks, Open Space, and Trails Master Plan

- Design a welcoming, decorative entry gate or similar type of element at or near the roundabout that appropriately reflects the character of Snowmass Village.
- Provide design ideas to soften the visual impact of the existing aluminum bleachers through architectural cladding, fencing, powder coating, landscaping, or other screening elements.
- Provide design ideas for beautification improvements to the overall Brush Creek Road community-entry corridor experience (within Town limits).
- Recommend possible landscape, fencing, and signage enhancements along the rodeo entry corridor to improve aesthetics and soften visual impacts.
- Ensure design Integration with the Town Park Master Plan Goals:



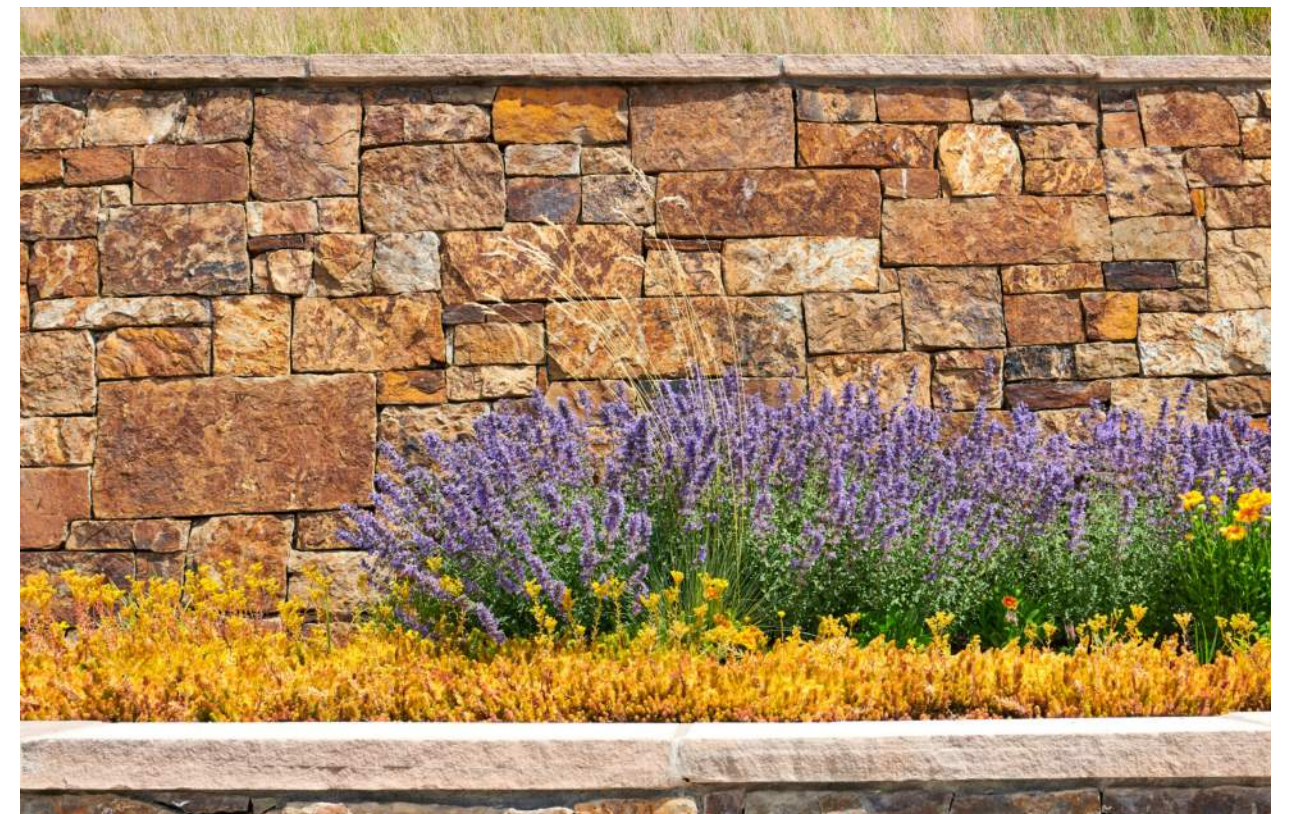
Owned by the Town, the Town Park CPA has great potential to create both a welcoming entrance to Snowmass Village and to accommodate needed community facilities. **Any development should create a welcoming, naturalistic character as it is the primary entry into the Town and must establish a memorable and positive visual experience reflective of the character of Snowmass Village.** p.20

In order to provide an “open” feeling and a pleasant arrival experience, the natural areas, wetlands and fishing pond should be enhanced and more visible to those arriving to our Village. pg. 20

One of the unique features of Snowmass Village is how architecture sits quietly in the landscape. **The landscape is not the backdrop, but is in the foreground, which creates a natural and rural-like character** while screening homes from Brush and Owl Creek Roads. p.108

High Quality Pedestrian Experience, Better Connections & Complete Streets

Sustainability Plan such as winter maintenance of trails and prioritizing transit use will also continue to **enhance the pedestrian experience in areas outside of the nodes.** p.151



Town of Snowmass Village Agenda Item Summary

Date of Meeting:

July 6, 2026

Agenda Item:

Regional Housing Needs Study Update

Presented by:

Kevin Rayes, Housing Director

Betsy Crum, Housing Director

Background:

In 2024, the Colorado Legislature enacted [Senate Bill 24-174](#), requiring every local government in Colorado to complete and publish a Housing Needs Assessment by December 31, 2026, with updates every six years. In parallel, Proposition 123 requires Rural Resort communities to submit a [Rural Resort Income Limit Petition](#)—supported by recent housing-needs data—in order to access state grant funding for projects serving income levels above those specified in statute.

To meet these dual state requirements and expand eligibility for Proposition 123 funding, the Town of Snowmass began work on the Housing Needs Assessment in February 2025. The scope was broken into two phases. The first phase covered the data requirements of Proposition 123. Phase two built out the remaining components of the Housing Needs Assessment required to be compliant with SB24-174. Snowmass partnered with Pitkin County and the City of Aspen to jointly fund a regional assessment covering Pitkin County, Aspen, Snowmass Village, Basalt, Carbondale, Glenwood Springs, Garfield County, New Castle, Rifle, and Parachute. The city of Aspen, on behalf of the city, Pitkin County and Snowmass Village, contracted with Economic and Planning Systems (EPS) to complete the work.

Phase one was completed and presented to the Council at its December 8, 2025 meeting (Attachment A). That portion covered mainly demographic data and the calculations for the estimated housing need over a 10-year period. Since that time, the partners have submitted and received approval for our petition for higher income limits under Proposition 123 programs. This is a major success, as we can now compete for funding to serve households earning up to 120% of the Area Median Income (AMI), which is much more in line with local incomes. It is worth noting that we are only one of four such petitions that DOLA has approved to date.

Phase two of the Housing Needs Assessment has been completed in draft form and is attached as Attachment B. It includes:

- Housing Problems:
 - Overcrowding/homelessness, affordability, and displacement risk
- Housing Resources:
 - Current tools, programs and funding sources
- Housing development challenges and opportunities
- Policy programs and recommendations

While the housing needs assessment estimates the magnitude of our current housing need and projected housing need, it is not legally binding. A Housing Action Plan (also required by SB-174) is the portion where individual City and Town Council's will have the opportunity to utilize the housing needs assessment data and other information (land available, cost of construction, etc.), to set goals on the amount of housing to bring to the community over the next 10 years. Housing Action Plans can be completed locally or regionally. These are required to be completed by January 1, 2028.

The final step to making the Housing Needs Assessment a state-compliant document is to give all the participating jurisdictions' opportunity to review and provide feedback on the final report. There is no requirement to adopt the assessment. After all feedback has been received, EPS will adjust the study and will submit the final version to the State to review.

The presentation that Council receives from EPS today will also be presented to the Pitkin County Board of County Commissioners and Aspen City Council. The slides for today's presentation are included in today's packet.

Financial Impact:

There are no additional costs associated with this item beyond what has already been approved in earlier budgets. The Town of Snowmass Village's portion of the cost for the Needs Assessment is \$41,176.

Applicability to Council Goals & Objectives:

In its Strategic Goals the Council seeks to "continue to support a viable workforce and our commitment to workforce housing by exploring opportunities that best balance the character and resources of the Town." The goals further state that "the Town Council remains committed to updating the 2021 Housing Master Plan by incorporating the upcoming needs assessment and other creative solutions."

Council Options:

This is an informational item only. No Council action is requested at this time.

Staff Recommendation:

This is an informational item only. No Council action is requested at this time.

Attachments:

1. Attachment A-Regional HNA Phase I Report
2. Attachment B- Regional HNA Phase II Report



**Economic & Planning
Systems, Inc.**
The Economics of Land Use

REGIONAL HOUSING NEEDS ASSESSMENT

FINAL REPORT

Prepared for:

Roaring Fork Valley and Colorado River Valley
Pitkin County
City of Aspen
Town of Snowmass Village
Town of Basalt
Garfield County
Town of Carbondale
City of Glenwood Springs
Town of New Castle
Town of Silt
City of Rifle
Town of Parachute

Prepared by:

Economic & Planning Systems, Inc.

February 9, 2026

EPS #243156

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213 489 3838

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Denver, CO 80202
303 623 3557

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1. Introduction

This Housing Needs Assessment (HNA) was prepared to provide information and analysis on the types of affordable housing needed in Pitkin and Garfield Counties, covering the Roaring Fork Valley (Aspen to Glenwood Springs) and the Colorado River Valley (New Castle to Parachute). This work involved a market and affordability analysis of current conditions in the region, and a calculation of housing needs over the next 10 years to **catch up** with current housing gaps and **keep up** with future housing needed due to economic growth.

This work was contracted by the City of Aspen to be completed for a collaborative group of local government stakeholders, including: Pitkin County, City of Aspen, Town of Snowmass Village, Town of Basalt, Garfield County, Town of Carbondale, City of Glenwood Springs, Town of New Castle, Town of Silt, City of Rifle, and Town of Parachute.

Study Area and Subareas

This study covers the Roaring Fork Valley and the Colorado River Valley, encompassing Pitkin and Garfield Counties, as well as the portion of Eagle County within the Roaring Fork Valley (Basalt and El Jebel). Data is analyzed at multiple levels, including the overall region, individual counties, valleys, jurisdictions, and subregions. Subregions are defined as:

- Upper Valley: Aspen, Snowmass Village
- Mid Valley: Basalt, Carbondale
- Lower Valley: Glenwood Springs, New Castle
- Colorado River Valley: Silt, Rifle, Parachute

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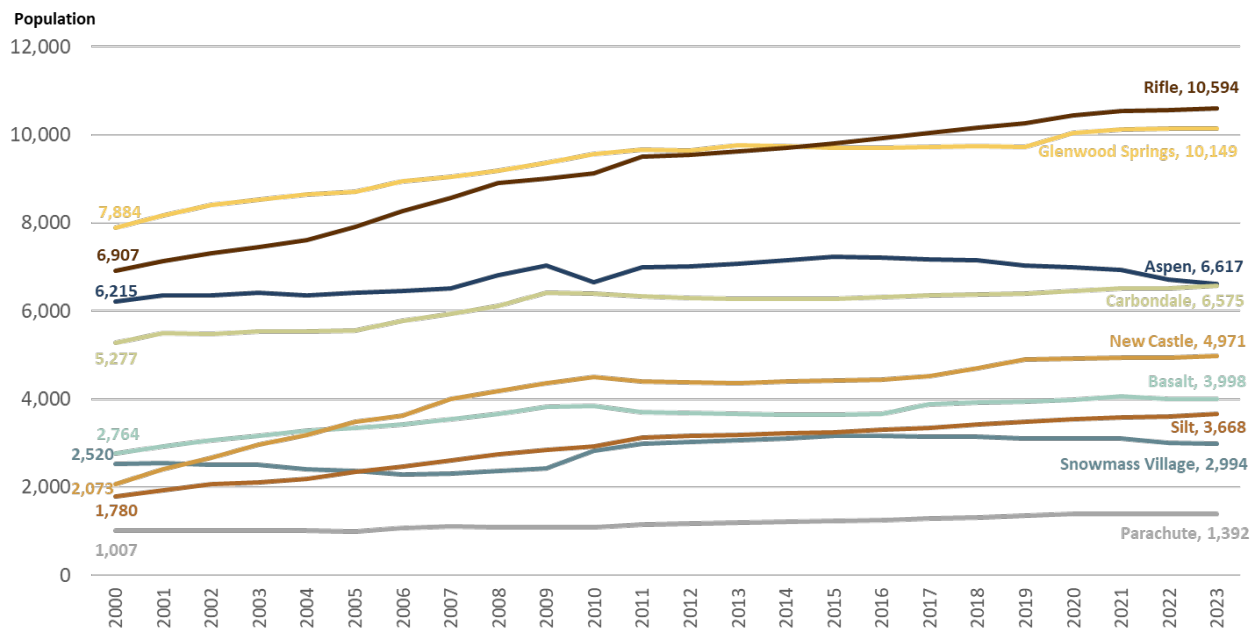
2. Demographic Trends

Population

Communities in this region range in population from 1,400 to 10,600 and have seen varied population growth or loss since 2000.

As shown in **Figure 1**, Rifle (10,600) and Glenwood Springs (10,150) are the largest communities in the region, followed by Aspen (6,600) and Carbondale (6,575). Since 2000, New Castle (140%) and Silt (106%) have seen the largest percentage increases in their population. Aspen, Carbondale, Snowmass Village, and Parachute are all within 400 residents of their 2000 population; Aspen and Snowmass Village have experienced population declines since 2015.

Figure 1. Population Growth, 2000-2023



Source: CO State Demography Office (SDO), Economic & Planning Systems

Pitkin County's population grew slowly from 2010 to 2015, and has declined since 2015.

As shown in **Table 1**, the county's population was 17,700 in 2015 and has since declined to 16,650 – an average annual decrease of 0.8% (132 residents) per year. Among jurisdictions in the county, Basalt is the only area that saw population growth since 2015, adding an average of 17 new residents per year between 2015 and 2023. Population in the unincorporated county declined by 12% since 2010.

Garfield County has grown faster since 2015 than from 2010 to 2015.

Garfield County added an average of 650 new residents per year since 2015, compared to 270 annually from 2010 to 2015. As shown in **Table 1**, Silt, Rifle, and Parachute all saw slower growth since 2015. Despite this, communities west of Glenwood Springs are still the primary growth areas of the county (along with unincorporated areas), growing at faster rates than Carbondale and Glenwood Springs.

Table 1. Population Trends, 2010-2023

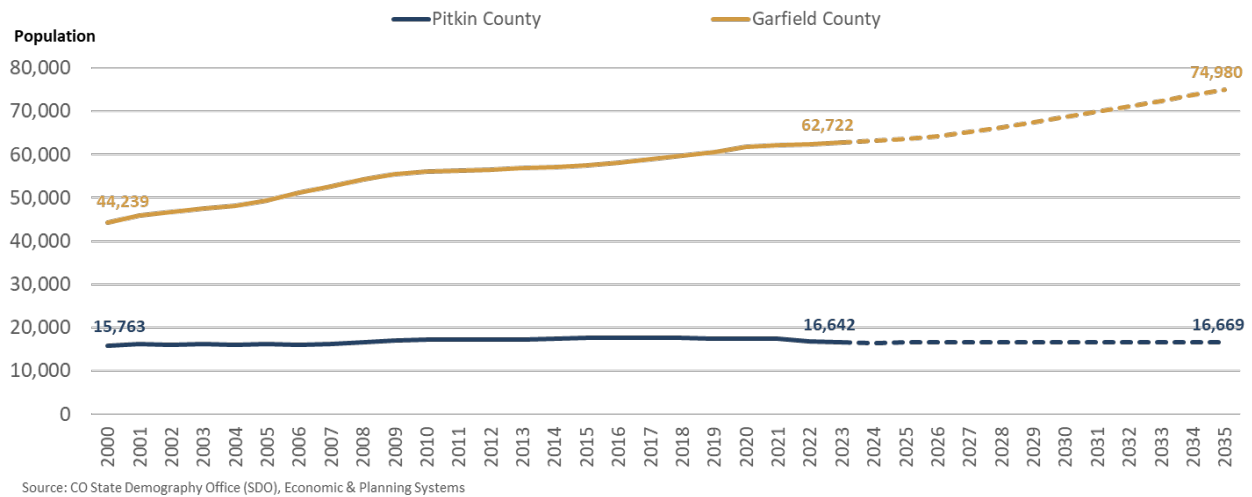
Population	2010	2015	2020	2023	2010-2015 Change			2015-2023 Change		
					Total	Ann. #	Ann. %	Total	Ann. #	Ann. %
Pitkin County	17,156	17,701	17,356	16,642	545	109	0.6%	-1,059	-132	-0.8%
Aspen	6,659	7,238	6,986	6,617	579	116	1.7%	-621	-78	-1.1%
Snowmass Village	2,826	3,162	3,100	2,994	336	67	2.3%	-168	-21	-0.7%
Basalt (part)	931	963	1,072	1,102	32	6	0.7%	139	17	1.7%
Unincorp. Pitkin County	6,740	6,338	6,198	5,929	-402	-80	-1.2%	-409	-51	-0.8%
Garfield County	56,150	57,495	61,794	62,722	1,345	269	0.5%	5,227	653	1.1%
Carbondale	6,398	6,286	6,461	6,575	-112	-22	-0.4%	289	36	0.6%
Glenwood Springs	9,576	9,713	10,052	10,149	137	27	0.3%	436	55	0.6%
New Castle	4,497	4,413	4,928	4,971	-84	-17	-0.4%	558	70	1.5%
Silt	2,917	3,249	3,545	3,668	332	66	2.2%	419	52	1.5%
Rifle	9,137	9,803	10,445	10,594	666	133	1.4%	791	99	1.0%
Parachute	1,084	1,228	1,390	1,392	144	29	2.5%	164	21	1.6%
Unincorp. Garfield County	22,541	22,803	24,973	25,373	262	52	0.2%	2,570	321	1.3%
Eagle County	52,057	52,781	55,671	54,411	724	145	0.3%	1,630	204	0.4%
Basalt (part)	2,917	2,674	2,903	2,896	-243	-49	-1.7%	222	28	1.0%

Source: CO State Demography Office, Economic & Planning Systems

Growth in the region is expected to take place primarily in Garfield County, while the population of Pitkin County is expected to remain stable.

As shown in **Figure 2**, the State Demography Office forecasts that Garfield County will grow by 1.5% annually through 2035, adding just over 12,000 new residents. Pitkin County's population is forecasted to remain stable at just under 16,700 residents.

Figure 2. Population Forecast to 2035



Garfield County has a higher percentage Hispanic/Latino population than Pitkin County, with Silt and Rifle having the highest percentages of their populations identifying as Hispanic/Latino.

As shown in Table 1Table 2, nearly one-third of the population in Garfield County identified as Hispanic/Latino in 2023, compared to 11% in Pitkin County. This share has increased from 24% in 2010, a higher increase than Pitkin County (which rose from 8% to 11%).

Within the counties, Silt (47%) and Rifle (42%) have the highest population shares identifying as Hispanic/Latino. Both of these communities have increased from 25% in 2010.

Table 2. Hispanic/Latino Population, 2010-2023

Percent Hispanic/Latino	2010	2018	2023
Pitkin County	8%	10%	11%
Garfield County	24%	28%	32%
Aspen	7%	9%	11%
Snowmass Village	6%	0%	12%
Basalt	18%	17%	6%
Carbondale	34%	49%	21%
Glenwood Springs	26%	26%	36%
New Castle	24%	21%	29%
Silt	25%	28%	47%
Rifle	25%	26%	42%
Parachute	36%	33%	21%

Source: U.S. Census Bureau, Economic & Planning Systems

Aligning with broader statewide and national trends, both counties have aging populations.

Garfield County's median age (37.2) is similar to the statewide median of 37.9 years, while the median age in Pitkin County (47.3) is 10 years higher than the state. As shown in **Table 3**, median age decreases from Aspen and Snowmass Village towards Glenwood Springs and through the Colorado River Valley, with younger populations in New Castle, Silt, Rifle, and Parachute.

Table 3. Median Age, 2010-2023

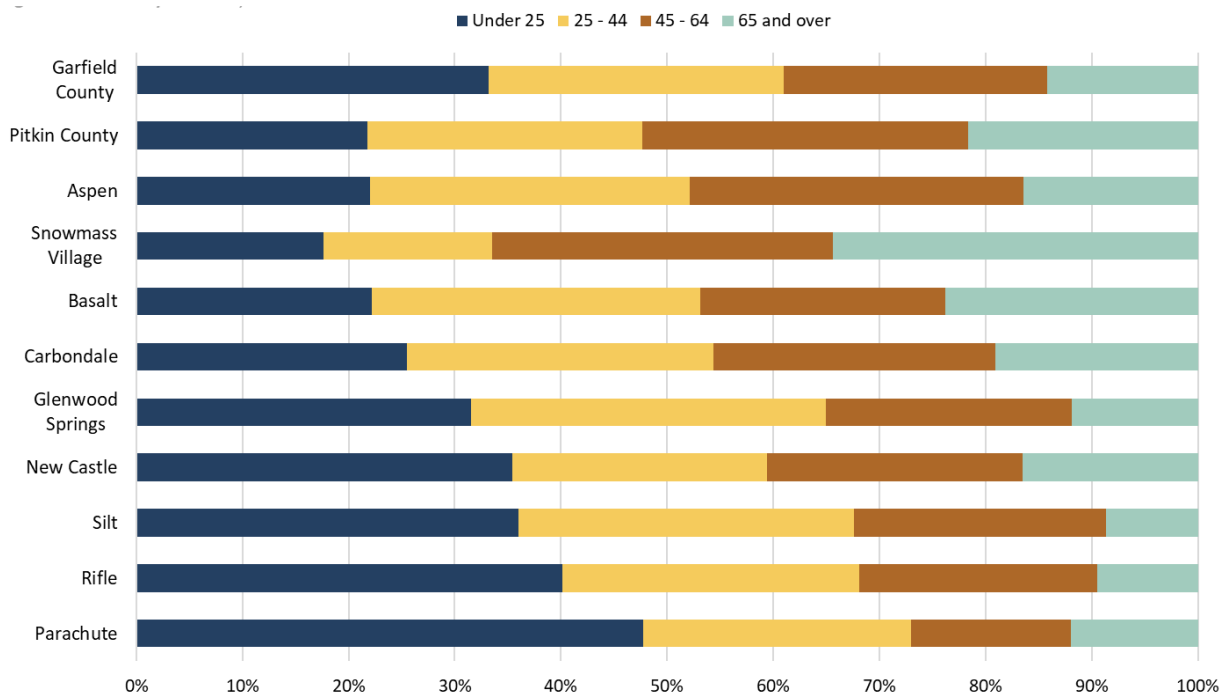
Description	2010	2018	2023	2010-2023		
				Total	Ann. #	Ann. %
Pitkin County	42.0	42.0	47.3	5.3	0.4	0.9%
Garfield County	34.5	36.3	37.2	2.7	0.2	0.6%
Aspen	40.9	41.7	41.7	0.8	0.1	0.1%
Snowmass Village	40.4	49.3	58.3	17.9	1.4	2.9%
Basalt	36.6	43.9	43.6	7.0	0.5	1.4%
Carbondale	33.6	33.6	40.8	7.2	0.6	1.5%
Glenwood Springs	34.7	39.5	35.7	1.0	0.1	0.2%
New Castle	31.2	32.3	37.4	6.2	0.5	1.4%
Silt	31.2	31.3	33.7	2.5	0.2	0.6%
Rifle	31.0	32.4	32.3	1.3	0.1	0.3%
Parachute	30.5	30.3	26.8	-3.7	-0.3	-1.0%

Source: U.S. Census Bureau, Economic & Planning Systems

Communities in the Colorado River Valley have higher shares of population under age 25, while Roaring Fork Valley communities have higher shares of population age 65 and older.

As shown in **Figure 3**, the population under age 25 is highest in Parachute (at nearly 50% of the population) and decreases towards Glenwood Springs and through the Roaring Fork Valley. The population age 65 and older follows an opposite pattern, with the highest share of the population in Snowmass Village and decreasing towards Glenwood Springs and through the Colorado River Valley.

Figure 3. Population by Age, 2023



Source: Economic & Planning Systems, US Census

A significant portion of the labor force in both counties is aged 55 or older.

As shown in **Table 4**, 24% of the labor force in Garfield County and 31% of the labor force in Pitkin County are age 55 or older. Across communities in the region this share ranges from 14% in New Castle to 47% in Snowmass Village. Areas with higher labor force participation from older residents will likely see high retirement rates in the coming years.

Table 4. Labor Force by Age, 2023

Description	Garfield County	Pitkin County	Aspen	Snowmass Village	Basalt	Carbondale	Glenwood Springs	New Castle	Silt	Rifle	Parachute
16 to 19 years	5%	2%	0%	5%	4%	3%	7%	0%	4%	7%	16%
20 to 24 years	9%	7%	11%	0%	6%	7%	10%	12%	6%	14%	12%
25 to 29 years	10%	9%	5%	13%	6%	10%	8%	10%	16%	10%	10%
30 to 34 years	11%	10%	14%	5%	9%	9%	16%	14%	6%	13%	8%
35 to 44 years	22%	20%	21%	11%	30%	23%	22%	18%	25%	21%	18%
45 to 54 years	19%	22%	26%	19%	12%	26%	15%	31%	27%	17%	14%
55 to 59 years	8%	10%	7%	10%	9%	7%	7%	3%	7%	8%	6%
60 to 64 years	8%	8%	6%	16%	6%	5%	8%	7%	4%	6%	6%
65 to 74 years	7%	11%	6%	21%	15%	10%	5%	5%	5%	3%	8%
75 years and over	1%	2%	2%	0%	2%	0%	1%	0%	0%	0%	2%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Age 55+	24%	31%	22%	47%	32%	22%	21%	14%	17%	18%	22%

Source: U.S. Census Bureau, Economic & Planning Systems

Households

Household growth trends are similar to population, with growth focused in Garfield County.

As shown in **Table 5**, Pitkin County added households from 2010 to 2015, and lost households from 2015 to 2023. Garfield County added households during both these time periods, with faster growth since 2015 (average of 279 new households per year) than from 2010 to 2015 (173 new households per year). When compared to population growth, household growth is faster, indicating a likely increase in smaller households (a decline in average household size).

Table 5. Household Growth, 2010-2023

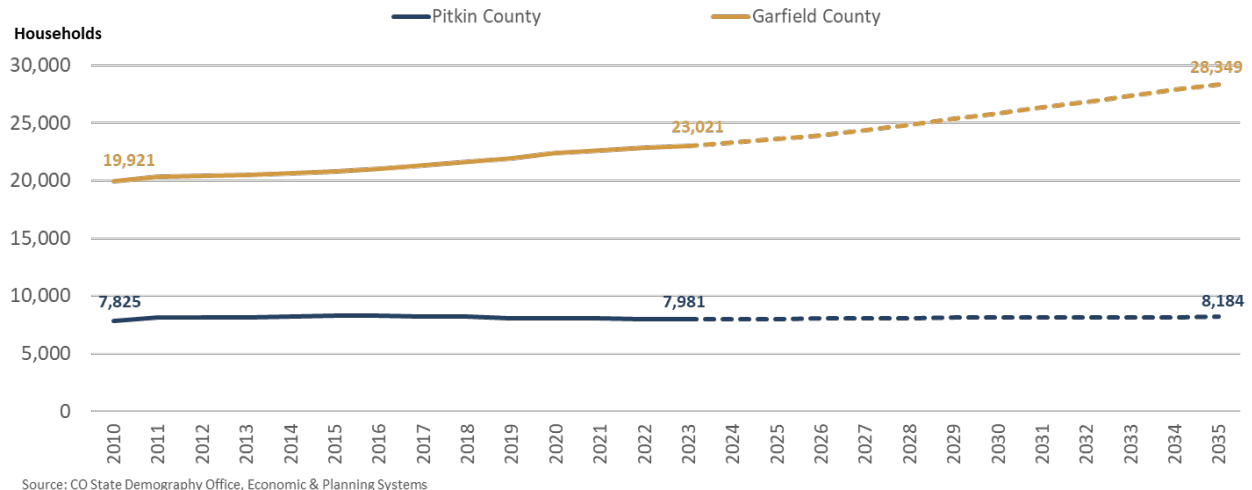
Households	2010	2015	2020	2023	2010-2015 Change			2015-2023 Change		
					Total	Ann. #	Ann. %	Total	Ann. #	Ann. %
Pitkin County	7,825	8,299	8,034	7,981	474	95	1.2%	-318	-40	-0.5%
Aspen	3,517	3,729	3,542	3,478	212	42	1.2%	-251	-31	-0.9%
Snowmass Village	1,327	1,446	1,389	1,391	119	24	1.7%	-55	-7	-0.5%
Basalt (part)	392	416	477	508	24	5	1.2%	92	12	2.5%
Unincorp. Pitkin County	2,589	2,708	2,626	2,604	119	24	0.9%	-104	-13	-0.5%
Garfield County	19,921	20,786	22,423	23,021	865	173	0.9%	2,235	279	1.3%
Carbondale	2,203	2,271	2,426	2,491	68	14	0.6%	220	28	1.2%
Glenwood Springs	3,766	3,809	3,936	4,023	43	9	0.2%	214	27	0.7%
New Castle	1,518	1,580	1,818	1,850	62	12	0.8%	270	34	2.0%
Silt	1,036	1,087	1,179	1,256	51	10	1.0%	169	21	1.8%
Rifle	3,268	3,406	3,591	3,689	138	28	0.8%	283	35	1.0%
Parachute	368	433	504	507	65	13	3.3%	74	9	2.0%
Unincorp. Garfield County	7,762	8,200	8,969	9,205	438	88	1.1%	1,005	126	1.5%
Eagle County	18,902	19,553	20,819	21,120	651	130	0.7%	1,567	196	1.0%
Basalt (part)	1,134	1,138	1,282	1,334	4	1	0.1%	196	25	2.0%

Source: CO State Demography Office, Economic & Planning Systems

Forecasted household growth is expected to follow similar trends as population.

As with population, the number of households in Pitkin County is expected to remain stable at around 8,000, while Garfield County is expected to add 5,300 new households by 2035, as shown in **Figure 4**.

Figure 4. Forecast Household Growth to 2035



Household size varies throughout the valleys, with larger households in the Colorado River Valley.

As shown in **Table 6**, average household size has decreased in every community except Glenwood Springs since 2010. In general, Pitkin County communities have lower household sizes than Garfield County communities. Aspen has the lowest average household size, at 1.65 persons, while Parachute has the highest, at 2.82.

Table 6. Average Household Size, 2010-2023

Description	2010	2018	2023	2010-2023 Change
Pitkin County	2.09	2.53	1.88	-0.2
Garfield County	2.73	2.73	2.64	-0.09
Aspen	1.88	2.32	1.65	-0.23
Snowmass Village	2.12	2.24	1.88	-0.24
Basalt	2.41	2.19	2.16	-0.25
Carbondale	2.81	2.89	2.24	-0.57
Glenwood Springs	2.50	2.43	2.58	0.08
New Castle	2.88	3.07	2.61	-0.27
Silt	2.97	2.77	2.81	-0.16
Rifle	2.81	2.81	2.77	-0.04
Parachute	2.92	2.69	2.82	-0.10

Source: U.S. Census Bureau, Economic & Planning Systems

Household types vary throughout the region, with family households (related household members) more common in Garfield County.

As shown in **Table 7**, there is a higher share of family households in Garfield County (68%) than in Pitkin County (48%). Silt has the highest share of family households, at 78%. In general, the further down-valley and west along I-70 a community is, the more family households (and fewer households with unrelated members) it has.

Table 7. Household Types, 2010-2023

Description	2010	2018	2023
Family Households			
Pitkin County	48%	49%	48%
Garfield County	70%	72%	68%
Aspen	39%	43%	38%
Snowmass Village	48%	42%	49%
Basalt	58%	50%	61%
Carbondale	63%	64%	59%
Glenwood Springs	60%	57%	56%
New Castle	76%	81%	64%
Silt	77%	77%	78%
Rifle	69%	75%	70%
Parachute	65%	66%	68%
Non-Family Households			
Pitkin County	52%	51%	52%
Garfield County	30%	28%	32%
Aspen	61%	57%	62%
Snowmass Village	52%	58%	51%
Basalt	42%	50%	39%
Carbondale	37%	36%	41%
Glenwood Springs	40%	43%	44%
New Castle	24%	19%	36%
Silt	23%	23%	22%
Rifle	31%	25%	30%
Parachute	35%	34%	32%

Source: U.S. Census Bureau, Economic & Planning Systems

In the next 10 years, Pitkin County is not expected to add many new households with children, while 25% of Garfield County's household growth is expected to be households with children.

As shown in **Table 8**, the State Demography Office (SDO) projects that Pitkin County will only add 200 households by 2035, representing 0.2% average annual growth, and there is expected to be a slight decrease in households with children. In Garfield County, SDO projects 1.8% average annual growth in households, an increase of over 5,300 households by 2035. Over 1,300 of these are expected to be households with children. These projections align with other data presented in this report indicating that households with kids are increasingly moving into the lower Roaring Fork Valley and the Colorado River Valley, where homes are less expensive and families can better afford the size of home they are looking for (i.e., not having a family share 1 or 2 bedrooms).

Table 8. Household Growth by Household Type, 2010-2035

Description	Estimate			Projection		2023-2035		
	2010	2018	2023	2030	2035	Total	Ann. #	Ann. %
Pitkin County								
One adult no kids	2,088	2,313	2,289	2,351	2,375	86	7	0.3%
One adult with kids	316	347	334	333	333	-1	0	0.0%
More than one adult no kids	3,380	3,684	3,604	3,699	3,731	127	11	0.3%
More than one adult with kids	<u>2,042</u>	<u>1,859</u>	<u>1,754</u>	<u>1,747</u>	<u>1,745</u>	<u>-9</u>	<u>-1</u>	<u>0.0%</u>
Total	7,825	8,203	7,981	8,129	8,184	203	17	0.2%
Garfield County								
One adult no kids	5,178	5,853	6,365	7,286	7,927	1,562	130	1.8%
One adult with kids	852	1,008	1,048	1,125	1,260	212	18	1.5%
More than one adult no kids	8,386	9,382	10,126	11,547	12,573	2,447	204	1.8%
More than one adult with kids	<u>5,504</u>	<u>5,393</u>	<u>5,482</u>	<u>5,901</u>	<u>6,590</u>	<u>1,108</u>	<u>92</u>	<u>1.5%</u>
Total	19,921	21,636	23,021	25,860	28,349	5,328	444	1.8%

Source: CO State Demography Office, Economic & Planning Systems

Income

Median household income is approximately \$100,000 in Pitkin County and \$86,000 in Garfield County, and has increased in all communities since 2010.

As shown in **Table 9**, the median household income in Pitkin County increased by over 50% between 2010 and 2023, while in Garfield County it increased by 33%. Most of this increase came between 2018 and 2023. This is likely the result of multiple factors, including new residents moving to the region with incomes not tied to local jobs, and is not necessarily a result of increasing wages.

Table 9. Median Household Income, 2010-2023

Median Income	2010	2018	2023	2010-2023		
				Total	Ann. #	Ann. %
Pitkin County	\$64,502	\$71,244	\$100,318	\$35,816	\$2,755	3.5%
Garfield County	\$64,902	\$72,898	\$86,172	\$21,270	\$1,636	2.2%
Aspen	\$62,458	\$72,973	\$78,636	\$16,178	\$1,244	1.8%
Snowmass Village	\$58,478	\$61,273	\$107,559	\$49,081	\$3,775	4.8%
Basalt	\$65,625	\$72,167	\$106,000	\$40,375	\$3,106	3.8%
Carbondale	\$63,971	\$78,438	\$94,300	\$30,329	\$2,333	3.0%
Glenwood Springs	\$53,882	\$63,248	\$87,000	\$33,118	\$2,548	3.8%
New Castle	\$65,964	\$98,864	\$88,421	\$22,457	\$1,727	2.3%
Silt	\$58,790	\$57,011	\$86,484	\$27,694	\$2,130	3.0%
Rifle	\$67,647	\$64,832	\$80,629	\$12,982	\$999	1.4%
Parachute	\$42,784	\$45,357	\$58,910	\$16,126	\$1,240	2.5%

Source: U.S. Census Bureau, Economic & Planning Systems

Pitkin and Garfield County have seen different trends in sources of income, with most income in Pitkin County coming from investments, rather than wages or transfer receipts.

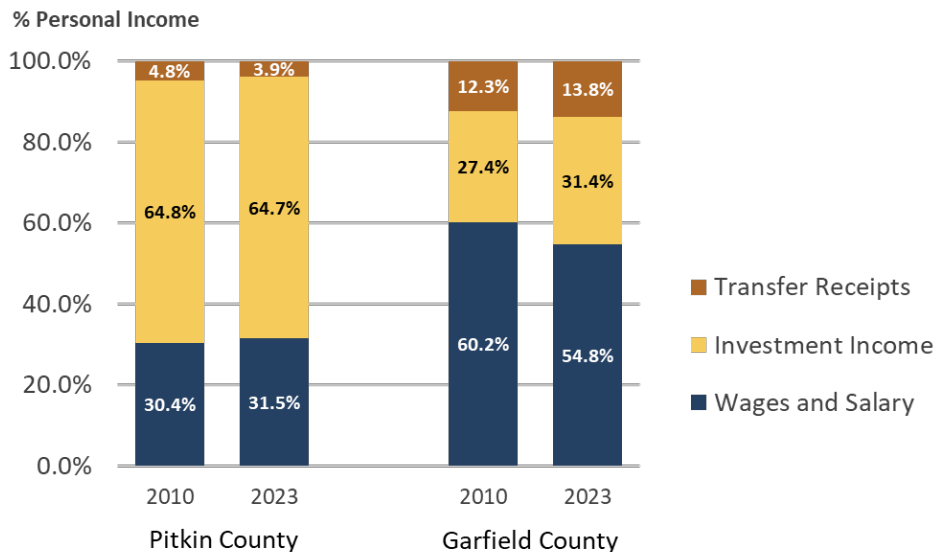
The composition of household income indicates the nature of current conditions and change in a community. Income typically comes from three sources – wage and salary (i.e., a paycheck), investments (stocks, bonds, real estate, etc.), and transfer receipts (income payments for which no services are performed – primarily government benefits, such as social security).

As shown in **Figure 5**, personal income in Pitkin County comes primarily from investments (nearly 65%). This share of income has remained stable since 2010. Over this time period transfer receipts decreased slightly as a share of income (from 4.8 to 3.9%), while wages and salary increased slightly.

In Garfield County, wages and salary have decreased as a share of personal income (from 60 to 55%), while investment income has increased along with a small increase in transfer receipts. This trend indicates slow change in Garfield County where new residents may not be working in the county, and/or may not be relying on employment for their income.

Additionally, an increase in the share of income from transfer receipts is often seen in communities with an aging population. The absence of this trend in these communities (with a small increase in Garfield and a decrease in Pitkin) indicates that the area's aging population is either still working or relying on investment income and not receiving significant government benefits, the latter being more likely in Pitkin County.

Figure 5. Income by Source, 2010-2023



Source: Bureau of Economic Analysis (BEA), Economic & Planning Systems

3. Economic Trends

Employment

Garfield County has nearly 1.5 times as many jobs as Pitkin County.

As shown in **Table 10**, there were approximately 27,000 jobs in Garfield County in 2023, compared to just under 18,000 jobs in Pitkin County. Employment in both counties has surpassed 2020 levels, recovering from decreases seen during early COVID-19 in late 2020 and through 2021.

Pitkin County employment increased slightly faster than Garfield County between 2015-2023, a reversal of trends from 2010-2015.

Between 2010 and 2015 Pitkin County added an average of 165 jobs per year, or average annual growth of 1.1%. In contrast, Garfield County added an average of 508 jobs per year over this same time period, average annual growth of 2.1%.

From 2015 to 2023 this trend reversed, with Pitkin County adding an average of 233 new jobs per year (1.4% average annual growth), compared to 168 jobs per year in Garfield County (0.6% average growth).

Table 10. Regional Employment, 2010-2023

Description	2010	2015	2020	2023	2010-2015			2015-2023		
					Total	Ann. #	Ann. %	Total	Ann. #	Ann. %
Pitkin County	15,003	15,826	15,215	17,687	823	165	1.1%	1,861	233	1.4%
Garfield County	23,095	25,634	24,727	26,981	2,539	508	2.1%	1,347	168	0.6%

Source: CO Dept. of Labor and Employment, Economic & Planning Systems

In Pitkin County, the largest employment industries are those related to tourism, with nearly half of jobs in Accommodation & Food Services (25%), Arts & Recreation (13%), and Retail Trade (8%).

As shown in **Table 11**, Accommodation & Food Services and Arts & Recreation are the largest employment sectors in Pitkin County. These industries have been two of the largest growth sectors since 2010. Real Estate (7%) and Public Administration (9%) also contribute a significant number of jobs to the county, although Real Estate jobs have decreased slightly since 2015.

Table 11. Pitkin County Employment by Industry, 2010-2023

Total Employment	2010	2015	2023	2010-2015			2015-2023		
				Total	Ann. #	Ann. %	Total	Ann. #	Ann. %
Pitkin County									
Ag./Forestry/Fishing	56	91	102	35	7	10.2%	11	1	1.4%
Mining	---	---	---	---	---	---	---	---	---
Utilities	58	57	52	-1	0	-0.3%	-5	-1	-1.1%
Construction	751	737	742	-14	-3	-0.4%	5	1	0.1%
Manufacturing	97	112	111	15	3	2.9%	-1	0	-0.1%
Wholesale Trade	83	70	126	-13	-3	-3.3%	56	7	7.6%
Retail Trade	1,247	1,381	1,470	134	27	2.1%	89	11	0.8%
Transport./Warehousing	191	215	412	24	5	2.4%	197	25	8.5%
Information	191	170	126	-21	-4	-2.3%	-44	-6	-3.7%
Finance	283	227	257	-56	-11	-4.3%	30	4	1.6%
Real Estate	1,143	1,297	1,269	154	31	2.6%	-28	-4	-0.3%
Prof./Tech Services	725	721	918	-4	-1	-0.1%	197	25	3.1%
Management	32	61	103	29	6	13.8%	42	5	6.8%
Admin. and Waste Services	1,278	924	988	-354	-71	-6.3%	64	8	0.8%
Education	638	667	665	29	6	0.9%	-2	0	0.0%
Health Care	730	798	871	68	14	1.8%	73	9	1.1%
Arts/Rec.	1,798	2,141	2,664 ¹	343	69	3.6%	523	65	2.8%
Accomm./Food Services	3,907	4,205	4,451	298	60	1.5%	246	31	0.7%
Other (ex. Public Admin.)	673	721	826	48	10	1.4%	105	13	1.7%
Public Admin.	1,112	1,231	1,524	119	24	2.1%	293	37	2.7%
Unclassified	---	---	7	---	---	---	---	---	---
Total	15,003	15,826	17,687	823	165	1.1%	1,861	233	1.4%

¹ 2023 Arts, Entertainment, and Recreation (NAICS 71) total employment sourced through BLS, due to undisclosed data on CDLE

Note: Total employment may not sum due to undisclosed data

Source: CO Dept. of Labor and Employment (CDLE), U.S. Bureau of Labor Statistics (BLS) Economic & Planning Systems

Garfield County has a more diverse distribution of employment across sectors than Pitkin County. Most job growth since 2015 has been in Construction and Health Care.

As shown in **Table 12**, Construction and Health Care each accounts for 14% of jobs in the county and have also added the most jobs since 2015. Other significant employment sectors are Retail Trade (12% of jobs), Accommodation & Food Services (11% of jobs), and Education (10% of jobs). Professional & Technical Services and Arts & Recreation, while comprising a smaller share of overall jobs, have seen the fastest growth since 2015.

Table 12. Garfield County Employment by Industry, 2010-2023

Total Employment	2010	2015	2023	2010-2015			2015-2023		
				Total	Ann. #	Ann. %	Total	Ann. #	Ann. %
Garfield County									
Ag./Forestry/Fishing	155	214	200	59	12	6.7%	-14	-2	-0.8%
Mining	1,896	1,468	863	-428	-86	-5.0%	-605	-76	-6.4%
Utilities	239	323	304	84	17	6.2%	-19	-2	-0.8%
Construction	2,754	3,167	3,682	413	83	2.8%	515	64	1.9%
Manufacturing	287	388	349	101	20	6.2%	-39	-5	-1.3%
Wholesale Trade	712	710	547	-2	0	-0.1%	-163	-20	-3.2%
Retail Trade	2,905	3,056	3,142	151	30	1.0%	86	11	0.3%
Transport./Warehousing	716	816	639	100	20	2.6%	-177	-22	-3.0%
Information	218	208	305	-10	-2	-0.9%	97	12	4.9%
Finance	538	522	543	-16	-3	-0.6%	21	3	0.5%
Real Estate	622	702	677	80	16	2.4%	-25	-3	-0.5%
Prof./Tech Services	988	1,082	1,421	94	19	1.8%	339	42	3.5%
Management	148	150	195	2	0	0.3%	45	6	3.3%
Admin. and Waste Services	788	1,200	1,190	412	82	8.8%	-10	-1	-0.1%
Education	2,430	2,642	2,796	212	42	1.7%	154	19	0.7%
Health Care	2,509	3,116	3,679	607	121	4.4%	563	70	2.1%
Arts/Rec.	330	413	741	83	17	4.6%	328	41	7.6%
Accomm./Food Services	2,432	2,979	3,093	547	109	4.1%	114	14	0.5%
Other (ex. Public Admin.)	632	730	777	98	20	2.9%	47	6	0.8%
Public Admin.	1,796	1,739	1,832	-57	-11	-0.6%	93	12	0.7%
Unclassified	---	---	8	---	---	---	---	---	---
Total	23,095	25,634	26,981	2,539	508	2.1%	1,347	168	0.6%

Note: Total employment may not sum due to undisclosed data

Source: CO Dept. of Labor and Employment (CDLE), Economic & Planning Systems

In addition to breaking jobs down by industry, looking at jobs by occupation (the type of role) is useful in understanding the nature of employment.

As shown in **Table 13**, 17% of jobs in Pitkin County are in food preparation and serving related occupations, 11% are in sales and related occupations, and 10% are in office and administrative support. Since 2019, the share of jobs in food preparation and serving has more than doubled (from 8.1% to 16.8%), while a number of other occupations, including healthcare support, protective service, building and grounds cleaning/maintenance, and construction, have seen their share of jobs decrease.

Table 13. Pitkin County Employment Share by Occupation, 2019-2024

Total Employment Share	2019	2024
Pitkin County		
Management	4.4%	5.7%
Business and Financial Operations	6.4%	7.4%
Computer and Mathematical	1.5%	1.3%
Architecture and Engineering	1.8%	1.7%
Life, Physical, and Social Science	0.6%	0.7%
Community and Social Service	1.0%	0.7%
Legal	1.0%	0.9%
Educational Instruction and Library	4.1%	4.1%
Arts, Design, Entertainment, Sports, and Media	3.5%	2.1%
Healthcare Practitioners and Technical	1.2%	2.6%
Healthcare Support	1.3%	0.7%
Protective Service	4.0%	2.3%
Food Preparation and Serving Related	8.1%	16.8%
Building and Grounds Cleaning and Maintenance	10.7%	7.2%
Personal Care and Service	7.5%	6.6%
Sales and Related	10.2%	11.1%
Office and Administrative Support	12.4%	10.2%
Farming, Fishing, and Forestry	0.2%	0.6%
Construction and Extraction	6.6%	4.1%
Installation, Maintenance, and Repair	5.8%	6.0%
Production	2.0%	1.7%
Transportation and Material Moving	<u>5.5%</u>	<u>5.6%</u>
Total	100.0%	100.0%

Source: CO Dept. of Labor and Employment OEWS, Economic & Planning Systems

As shown in **Table 14**, in Garfield County 11% of jobs are in each of sales and related occupations, office and administrative support, and construction and extraction, with 10% of jobs in food preparation and serving. Food preparation and serving jobs also increased between 2019 and 2024, from 3.9% to 10.0% of total jobs.

Table 14. Garfield County Employment Share by Occupation, 2019-2024

Total Employment Share	2019	2024
Garfield County		
Management	4.3%	5.2%
Business and Financial Operations	4.3%	5.5%
Computer and Mathematical	1.2%	1.2%
Architecture and Engineering	1.8%	1.5%
Life, Physical, and Social Science	1.0%	0.9%
Community and Social Service	1.9%	1.9%
Legal	0.7%	0.7%
Educational Instruction and Library	12.5%	6.7%
Arts, Design, Entertainment, Sports, and Media	1.3%	1.2%
Healthcare Practitioners and Technical	6.6%	5.8%
Healthcare Support	2.7%	2.9%
Protective Service	2.6%	2.6%
Food Preparation and Serving Related	3.9%	10.0%
Building and Grounds Cleaning and Maintenance	5.1%	4.4%
Personal Care and Service	3.0%	2.7%
Sales and Related	8.0%	10.7%
Office and Administrative Support	11.8%	10.7%
Farming, Fishing, and Forestry	0.2%	0.2%
Construction and Extraction	12.4%	11.1%
Installation, Maintenance, and Repair	5.3%	5.1%
Production	2.2%	2.1%
Transportation and Material Moving	<u>7.1%</u>	<u>7.0%</u>
Total	100.0%	100.0%

Source: CO Dept. of Labor and Employment OEWS, Economic & Planning Systems

Wages

Broken down by occupation, wages are similar in Pitkin County and Garfield County but vary significantly based on the type of work being done.

As shown in **Table 15** and **Table 16**, the overall wage distribution is similar in Pitkin and Garfield Counties, with the 25th percentile wage around \$41,000, median wage around \$53,000, and 75th percentile wage around \$76,000. Across occupations, the median wage varies from a low of around \$37,000 in food preparation and serving to a high of between \$160,000-\$180,000 in legal occupations. Among lower-paying occupations, wage differences between counties are more significant at the higher end of the wage distribution (75th percentile) than the lower end (25th percentile), indicating that it may become increasingly difficult for Pitkin County employers to attract entry-level workers. If wages are similar between counties and housing costs are lower in Garfield County, more workers are likely to choose to both live and work in Garfield County.

Table 15. Pitkin County Wages by Occupation, 2024

Wages	25th Percentile	Median Wage	75th Percentile
Pitkin County			
Management	\$86,473	\$120,781	\$158,386
Business and Financial Operations	\$61,540	\$79,555	\$106,960
Computer and Mathematical	\$78,478	\$92,064	\$121,339
Architecture and Engineering	\$62,859	\$81,431	\$102,710
Life, Physical, and Social Science	\$73,695	\$73,695	\$96,307
Community and Social Service	\$57,864	\$67,139	\$85,248
Legal	\$89,485	\$127,845	\$160,286
Educational Instruction and Library	\$46,085	\$57,978	\$78,410
Arts, Design, Entertainment, Sports, and Media	\$48,104	\$65,330	\$85,866
Healthcare Practitioners and Technical	\$79,555	\$107,587	\$131,652
Healthcare Support	\$44,857	\$56,450	\$61,107
Protective Service	\$49,864	\$68,517	\$79,350
Food Preparation and Serving Related	\$33,523	\$38,661	\$53,321
Building and Grounds Cleaning and Maintenance	\$38,189	\$46,390	\$56,138
Personal Care and Service	\$39,067	\$45,996	\$51,473
Sales and Related	\$36,181	\$45,549	\$63,653
Office and Administrative Support	\$42,488	\$49,816	\$64,463
Farming, Fishing, and Forestry	\$39,520	\$46,205	\$65,617
Construction and Extraction	\$48,610	\$58,174	\$72,989
Installation, Maintenance, and Repair	\$47,864	\$59,608	\$75,041
Production	\$39,078	\$46,592	\$58,760
Transportation and Material Moving	\$38,910	\$56,018	\$76,851
Total - All Occupations	\$40,980	\$54,080	\$76,851

Source: CO Dept. of Labor and Employment OEWS, Economic & Planning Systems

Table 16. Garfield County Wages by Occupation, 2024

Wages	25th Percentile	Median Wage	75th Percentile
Garfield County			
Management	\$85,873	\$119,989	\$158,850
Business and Financial Operations	\$60,847	\$78,881	\$106,469
Computer and Mathematical	\$75,166	\$92,786	\$125,260
Architecture and Engineering	\$68,133	\$85,815	\$111,114
Life, Physical, and Social Science	\$60,882	\$74,963	\$96,307
Community and Social Service	\$47,575	\$60,679	\$75,054
Legal	\$79,889	\$122,949	\$184,694
Educational Instruction and Library	\$42,537	\$54,767	\$63,647
Arts, Design, Entertainment, Sports, and Media	\$47,104	\$60,412	\$80,380
Healthcare Practitioners and Technical	\$71,112	\$99,832	\$124,680
Healthcare Support	\$41,694	\$46,980	\$50,970
Protective Service	\$43,541	\$60,029	\$75,331
Food Preparation and Serving Related	\$31,040	\$36,348	\$46,311
Building and Grounds Cleaning and Maintenance	\$36,487	\$43,818	\$50,919
Personal Care and Service	\$33,844	\$38,647	\$53,631
Sales and Related	\$35,159	\$42,742	\$57,540
Office and Administrative Support	\$42,608	\$49,317	\$61,281
Farming, Fishing, and Forestry	\$35,675	\$43,819	\$53,947
Construction and Extraction	\$47,888	\$58,195	\$70,720
Installation, Maintenance, and Repair	\$47,495	\$61,224	\$78,488
Production	\$40,384	\$49,635	\$72,203
Transportation and Material Moving	\$40,148	\$47,493	\$60,089
Total - All Occupations	\$40,755	\$52,374	\$75,846

Source: CO Dept. of Labor and Employment OEWS, Economic & Planning Systems

Some of the lowest wages are in occupations with the highest employment levels.

In Pitkin County, five of the top six occupations (by employment) earn less than the county median wage of \$54,000. Food preparation and serving jobs account for 17% of employment, and have the lowest median wage (\$38,700). As shown in **Figure 6**, the two next-largest employment sectors also have some of the lowest wages, with sales jobs accounting for 11% of employment (median wage of \$45,500) and office and administrative support jobs accounting for 10% of employment (median wage of \$49,800).

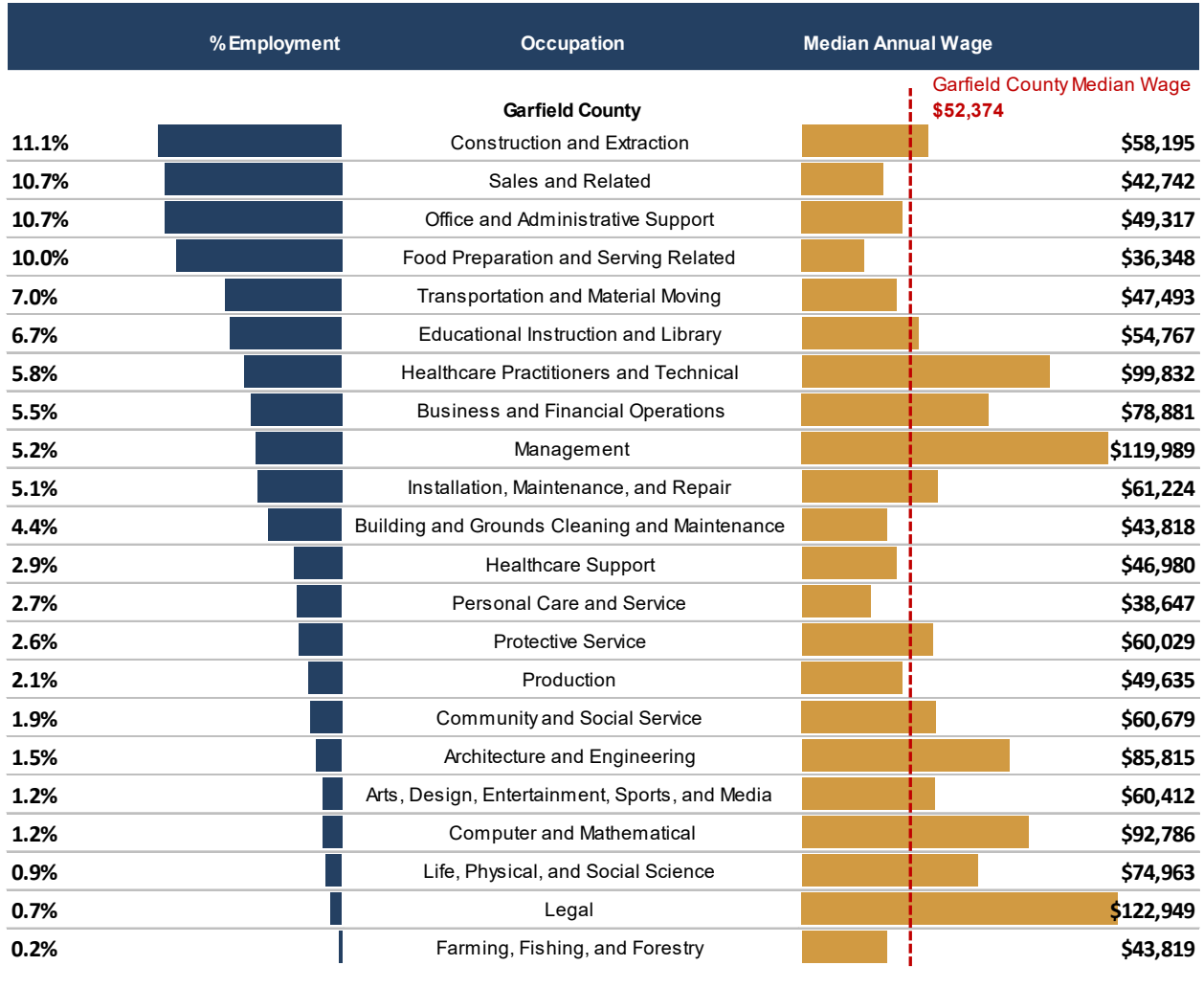
Figure 6. Pitkin County Employment and Median Wages by Occupation, 2024

% Employment		Occupation	Median Annual Wage	
Pitkin County			Pitkin County Median Wage \$54,080	
16.8%		Food Preparation and Serving Related		\$38,661
11.1%		Sales and Related		\$45,549
10.2%		Office and Administrative Support		\$49,816
7.4%		Business and Financial Operations		\$79,555
7.2%		Building and Grounds Cleaning and Maintenance		\$46,390
6.6%		Personal Care and Service		\$45,996
6.0%		Installation, Maintenance, and Repair		\$59,608
5.7%		Management		\$120,781
5.6%		Transportation and Material Moving		\$56,018
4.1%		Educational Instruction and Library		\$57,978
4.1%		Construction and Extraction		\$58,174
2.6%		Healthcare Practitioners and Technical		\$107,587
2.3%		Protective Service		\$68,517
2.1%		Arts, Design, Entertainment, Sports, and Media		\$65,330
1.7%		Architecture and Engineering		\$81,431
1.7%		Production		\$46,592
1.3%		Computer and Mathematical		\$92,064
0.9%		Legal		\$127,845
0.7%		Life, Physical, and Social Science		\$73,695
0.7%		Community and Social Service		\$67,139
0.7%		Healthcare Support		\$56,450
0.6%		Farming, Fishing, and Forestry		\$46,205

Source: CO Dept. of Labor and Employment OEWS, Economic & Planning Systems

In Garfield County, wages for top jobs are slightly higher, with construction accounting for 11% of jobs with a median wage of \$58,200 (higher than the overall median). As shown in **Figure 7**, the next three largest employment sectors account for between 10% and 11% of jobs, and have median wages of \$36,000-\$49,000 (sales, office and administrative support, and food preparation and serving).

Figure 7. Garfield County Employment and Median Wages by Occupation, 2024



Source: CO Dept. of Labor and Employment OEWS, Economic & Planning Systems

Commuting

Due to the long linear geography of the region, there are higher rates of commuting throughout the Roaring Fork Valley and Colorado River Valley. There are higher rates of commuting into Pitkin County, however, as a significant number of people commute long distances (25 or more miles each way) into Pitkin County.

As shown in **Table 17**, in 2022 (the most recent year data is available) 62% of Pitkin county employees lived outside of the county. Given that the area of Basalt and Carbondale encompasses three counties (Pitkin, Garfield, and Eagle), a higher level of in-commuting than other counties is to be expected. When commutes are considered by distance, however, conditions of commuting in the valley become clearer. Nearly 25% of Pitkin County employees commute more than 50 miles each way, with another 17% commuting between 25 and 50 miles. These are likely to be long inter-county commutes (it is approximately 21 miles between Aspen and Basalt).

In Garfield County, only 33% of employees commute in from outside of the county. While 23% of workers commute 50 miles or longer, these can be intra-county commutes.

Table 17. Commuting Patterns, 2022

Commuting Patterns	Pitkin County	Garfield County
All Employees		
Living and Working in the same county	38.4%	67.0%
Commuting into the county	61.6%	33.0%
Commute Distance		
Less than 10 miles	32.8%	38.8%
10 to 24 miles	25.7%	27.1%
25 to 50 miles	16.9%	10.9%
Greater than 50 miles	24.6%	23.3%

Source: LEHD; Economic & Planning Systems

4. Housing Inventory

Housing Units

There are nearly twice as many housing units in Garfield County as in Pitkin County, and Garfield County added units faster than Pitkin County from 2015 to 2023.

As shown in **Table 18**, Garfield County had just over 25,000 housing units in 2023, nearly twice the 13,600 units in Pitkin County (despite having nearly four times the population, indicating that many housing units in Pitkin County are not used by full-time residents).

From 2010 to 2015, both counties added housing slowly, averaging fewer than 75 new units per year (73 in Pitkin County and 62 in Garfield County). Growth in both counties increased from 2015 to 2023, with Pitkin County adding an average of 95 new units per year over this time, and Garfield County adding an average of 233 new units per year. Within municipalities, Basalt has seen the most significant growth since 2015, increasing housing units at an average of 2.6% (52 units) per year.

Table 18. Housing Units, 2010-2023

Housing Units	2010	2015	2023	2010-2015 Change			2015-2023 Change		
				Total	Ann. #	Ann. %	Total	Ann. #	Ann. %
Pitkin County	12,488	12,853	13,612	365	73	0.6%	759	95	0.7%
Aspen	5,931	6,067	6,301	136	27	0.5%	234	29	0.5%
Snowmass Village	2,355	2,478	2,697	123	25	1.0%	219	27	1.1%
Basalt ¹	1,832	1,834	2,249	2	0	0.0%	415	52	2.6%
Unincorp. Pitkin County	3,688	3,794	3,975	106	21	0.6%	181	23	0.6%
Garfield County	22,892	23,201	25,068	309	62	0.3%	1,867	233	1.0%
Carbondale	2,426	2,471	2,677	45	9	0.4%	206	26	1.0%
Glenwood Springs	4,118	4,176	4,445	58	12	0.3%	269	34	0.8%
New Castle	1,668	1,695	1,944	27	5	0.3%	249	31	1.7%
Silt	1,136	1,161	1,337	25	5	0.4%	176	22	1.8%
Rifle	3,696	3,714	3,901	18	4	0.1%	187	23	0.6%
Parachute	537	539	547	2	0	0.1%	8	1	0.2%
Unincorp. Garfield County	9,311	9,445	10,217	134	27	0.3%	772	97	1.0%

¹ Basalt figures represent a total of values within both Pitkin and Eagle Counties

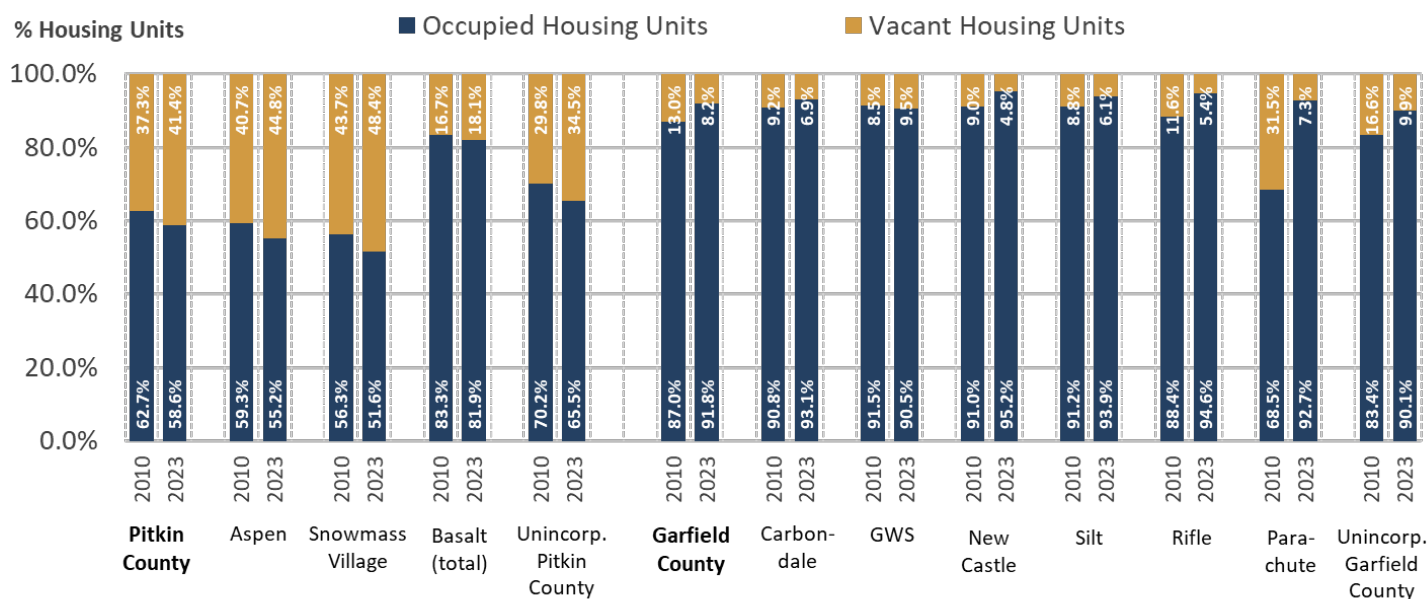
Source: CO State Demography Office, Economic & Planning Systems

Housing Occupancy

Occupancy rates are much lower in Pitkin County than in Garfield County and have decreased since 2010.

In most mountain resort communities, housing vacancy is indicative of second/vacation homes and timeshare/fractional ownership, rather than traditionally vacant homes (for sale or for rent). This is the case in Pitkin County more than Garfield County. As shown in **Figure 8**, housing vacancy in Pitkin County increased from 37.3% in 2010 to 41.4% in 2023. While high, this is a lower vacancy rate than many peer resort communities, which can reach 60% or higher. Over this same time period Garfield County saw decreasing vacancy rates, from 11% in 2010 to 8.2% in 2023, numbers that are more in line with communities that have more traditional (non-resort) housing markets.

Figure 8. Housing Occupancy, 2010-2023



Source: CO State Demography Office, Economic & Planning Systems

Tenure

Countywide, there are similar proportions of owners (70%) and renters (30%) in both Pitkin and Garfield Counties, however there are significant differences across municipalities.

As shown in **Table 19**, in 2023 both Pitkin and Garfield Counties had approximately 70% homeowners and 30% renters (percentages reflect occupied homes, and do not include vacant units/second homes/vacation rentals). Within municipalities there is more variation, ranging from fewer than 60% homeowners in Aspen, Basalt, Glenwood Springs, and Parachute, to over 70% homeowners in Snowmass Village, New Castle, Silt, and Rifle.

Table 19. Housing Tenure, 2010-2023

Description	2010	2018	2023
Owners			
Pitkin County	60%	65%	68%
Garfield County	66%	67%	70%
Aspen	53%	59%	59%
Snowmass Village	54%	57%	71%
Basalt	63%	67%	58%
Carbondale	58%	59%	64%
Glenwood Springs	54%	53%	53%
New Castle	71%	69%	71%
Silt	73%	64%	74%
Rifle	57%	63%	71%
Parachute	56%	45%	52%
Renters			
Pitkin County	40%	35%	32%
Garfield County	34%	33%	30%
Aspen	47%	41%	41%
Snowmass Village	46%	43%	29%
Basalt	37%	33%	42%
Carbondale	42%	41%	36%
Glenwood Springs	46%	47%	47%
New Castle	29%	31%	29%
Silt	27%	36%	26%
Rifle	43%	37%	29%
Parachute	44%	55%	48%

Source: U.S. Census Bureau, Economic & Planning Systems

Since 2010, most communities have seen an increase in homeownership and decrease in renters.

Countywide, owner-occupied units increased from 60% to 68% in Pitkin County and from 66% to 70% in Garfield County. This trend did not occur evenly across the counties, however, as Basalt and Parachute saw an increase in the share of renter-occupied households over this time, and Glenwood Springs, New Castle, and Silt saw their owner/renter splits remain relatively stable.

Affordable Inventory

There are nearly 4,500 units of affordable housing in the region, with over 90% of that in Pitkin County.

As shown in **Table 20**, there are over 4,100 units of affordable housing in Pitkin County, accounting for 30% of the regional housing inventory. Seventy percent of Pitkin County's affordable housing is in Aspen, and nearly half of the city's housing inventory is affordable housing.

In Garfield County, affordable housing is primarily in Carbondale (64% of affordable units in the county) and Glenwood Springs (31% of units). Countywide, only 1% of housing units are programmatically or deed-restricted affordable housing (compared to 30% in Pitkin County). Regionwide, 56% of affordable housing is for sale and 44% is rental housing.

Table 20. Affordable Housing Inventory

Description	Affordable Housing				All Housing (2023)	
	Rental	Ownership	Unknown	Total	Count	% Aff.
Pitkin County						
Aspen	1,325	1,584	2	2,911	6,301	46.2%
Snowmass Village	485	353	0	838	2,697	31.1%
Basalt	43	251	0	294	1,610	18.3%
Unincorporated Pitkin County	<u>14</u>	<u>74</u>	<u>0</u>	<u>88</u>	<u>3,975</u>	<u>2.2%</u>
Total Pitkin County	1,867	2,262	2	4,131	13,612	30.3%
Garfield County						
Carbondale	58	154	11	223	2,677	8.3%
Glenwood Springs	26	35	47	108	4,445	2.4%
New Castle	0	0	0	0	1,944	0.0%
Parachute	0	0	0	0	547	0.0%
Rifle	0	16	0	16	3,901	0.4%
Silt	0	0	0	0	1,337	0.0%
Unincorporated Garfield Cour	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>10,217</u>	<u>0.0%</u>
Total Garfield County	84	205	58	347	25,068	1.4%
Total	1,951	2,467	60	4,478	38,680	11.6%

Source: CO State Demography Office (SDO), Local planning offices, Economic & Planning Systems

5. Housing Market Trends

Home Sales

Housing prices throughout the region have increased significantly, especially since 2010. To best group similar market dynamics, the sales market is analyzed by subarea, including the Upper Valley, Mid Valley, Lower Valley, and Colorado River Valley.

Upper Roaring Fork Valley

The median priced home in the Upper Valley was \$3.5 million in 2024, up from \$1.9 million in 2015 and \$2.8 million in 2020.

As shown in **Table 21**, the median sale price increased at 8.3% annually between 2015 and 2020, and 5.7% annually between 2020 and 2024. The fastest price increase was in condos, which saw an annual increase of 22% per year from 2020 to 2024.

Table 21. Upper Valley Median Sale Price by Unit Type, 2015-2024

Median Sale Price	2015	2020	2024	2015-2020 Change			2020-2024 Change		
				Total	Ann. #	Ann. %	Total	Ann. #	Ann. %
Upper Roaring Fork Valley									
Single-Family Residence	\$4,675,000	\$5,122,500	\$7,175,000	\$447,500	\$89,500	1.8%	\$2,052,500	\$513,125	8.8%
Townhouse	\$3,075,000	\$3,125,000	\$4,800,000	\$50,000	\$10,000	0.3%	\$1,675,000	\$418,750	11.3%
Duplex	\$2,975,000	\$3,850,000	\$7,187,500	\$875,000	\$175,000	5.3%	\$3,337,500	\$834,375	16.9%
Condominium	<u>\$958,500</u>	<u>\$1,177,500</u>	<u>\$2,620,000</u>	<u>\$219,000</u>	<u>\$43,800</u>	<u>4.2%</u>	<u>\$1,442,500</u>	<u>\$360,625</u>	<u>22.1%</u>
Sub-Region Total	\$1,900,000	\$2,830,000	\$3,533,000	\$930,000	\$186,000	8.3%	\$703,000	\$175,750	5.7%

Sales exclude the 5% of the highest and low est sales by region. Medians exclude conditions with less than 2 sales.

Source: Multiple Listing Service (MLS), Economic & Planning Systems

Single family homes are the most expensive product type in the Upper Valley, far out of reach for most households.

In 2024, the median sale price for a single family home was \$7.3 million in Aspen, \$7.5 million in Snowmass Village, and \$2.7 million in Snowmass. As shown in **Table 22**, while prices for these homes have consistently been high (median prices have been over \$1 million since at least 2015), they have increased significantly in recent years. In Snowmass Village, between 2020 and 2024 the median price of a single family home increased by an average of nearly \$1 million per year (20% average growth). Aspen saw a lower average increase (an average of \$60,000 per year), but the median sale price was already over \$7 million in 2020.

Table 22. Upper Valley Single-Family Residence Median Sale Price and Volume, 2015-2024

Upper Roaring Fork Valley Single-Family Residence				2015-2020 Change			2020-2024 Change		
	2015	2020	2024	Total	Ann. #	Ann. %	Total	Ann. #	Ann. %
Median Sale Price									
Aspen	\$5,600,000	\$7,061,250	\$7,300,000	\$1,461,250	\$292,250	4.7%	\$238,750	\$59,688	0.8%
Snowmass Village	\$2,805,000	\$3,623,750	\$7,500,000	\$818,750	\$163,750	5.3%	\$3,876,250	\$969,063	19.9%
Snowmass	<u>\$1,225,000</u>	<u>\$2,325,000</u>	<u>\$2,676,563</u>	<u>\$1,100,000</u>	<u>\$220,000</u>	<u>13.7%</u>	<u>\$351,563</u>	<u>\$87,891</u>	<u>3.6%</u>
Sub-Region Total	\$4,675,000	\$5,122,500	\$7,175,000	\$447,500	\$89,500	1.8%	\$2,052,500	\$513,125	8.8%
Sale Volume									
Aspen	103	140	40	569	95		402	80	
Snowmass Village	35	68	27	275	46		234	47	
Snowmass	<u>13</u>	<u>27</u>	<u>14</u>	<u>98</u>	<u>16</u>		<u>98</u>	<u>20</u>	
Sub-Region Total	153	242	83	974	162		754	151	

Sales exclude the 5% of the highest and lowest sales by region. Sub-Regional Total includes geographies with small number of sales

Source: Multiple Listing Service (MLS), Economic & Planning Systems

Townhomes are also expensive in the Upper Valley, although sales volume decreased significantly in 2024.

As shown in **Table 23**, the median townhome price in Snowmass Village more than doubled between 2020 and 2024, while the number of sales fell by half. In Aspen, the median price actually decreased slightly (by 1.7%), after increasing by an average of \$430,000 per year between 2015 and 2020. However, only five townhomes were sold in Aspen in 2024, compared to 41 in 2020.

Table 23. Upper Valley Townhouse Median Sale Price and Volume, 2015-2024

Upper Roaring Fork Valley				2015-2020 Change			2020-2024 Change		
Townhouse	2015	2020	2024	Total	Ann. #	Ann. %	Total	Ann. #	Ann. %
Median Sale Price									
Aspen	\$3,700,000	\$5,850,000	\$5,459,250	\$2,150,000	\$430,000	9.6%	-\$390,750	-\$97,688	-1.7%
Snowmass Village	\$1,635,000	\$2,230,000	\$4,587,500	\$595,000	\$119,000	6.4%	\$2,357,500	\$589,375	19.8%
Sub-Region Total	\$3,075,000	\$3,125,000	\$4,800,000	\$50,000	\$10,000	0.3%	\$1,675,000	\$418,750	11.3%
Sale Volume									
Aspen	24	41	5	156	26		90	18	
Snowmass Village	12	33	16	107	18		97	19	
Sub-Region Total	36	74	21	263	44		188	38	

Sales exclude the 5% of the highest and lowest sales by region. Medians exclude conditions with less than 2 sales.

Source: Multiple Listing Service (MLS), Economic & Planning Systems

Condominiums, which are often a more affordable homeownership option, have also significantly increased in price.

The median price condo in the Upper Valley was over \$2.5 million in 2024. As shown in **Table 24**, between 2020 and 2024 the median condo price increased an average of \$184,000 per year in Aspen (8.3% annual increase) and \$434,000 in Snowmass Village (32.6% annual increase).

Table 24. Upper Valley Condominium Unit Median Sale Price and Volume, 2015-2024

Upper Roaring Fork Valley Condominium				2015-2020 Change			2020-2024 Change		
				Total	Ann. #	Ann. %	Total	Ann. #	Ann. %
Median Sale Price									
Aspen	\$1,137,500	\$1,965,000	\$2,700,000	\$827,500	\$165,500	11.6%	\$735,000	\$183,750	8.3%
Snowmass Village	<u>\$685,000</u>	<u>\$829,977</u>	<u>\$2,565,000</u>	<u>\$144,977</u>	<u>\$28,995</u>	<u>3.9%</u>	<u>\$1,735,023</u>	<u>\$433,756</u>	<u>32.6%</u>
Sub-Region Total	\$958,500	\$1,177,500	\$2,620,000	\$219,000	\$43,800	4.2%	\$1,442,500	\$360,625	22.1%
Sale Volume									
Aspen	125	119	83	650	108		551	110	
Snowmass Village	<u>57</u>	<u>134</u>	<u>159</u>	<u>514</u>	<u>86</u>		<u>716</u>	<u>143</u>	
Sub-Region Total	182	254	245	1,168	195		1,277	255	

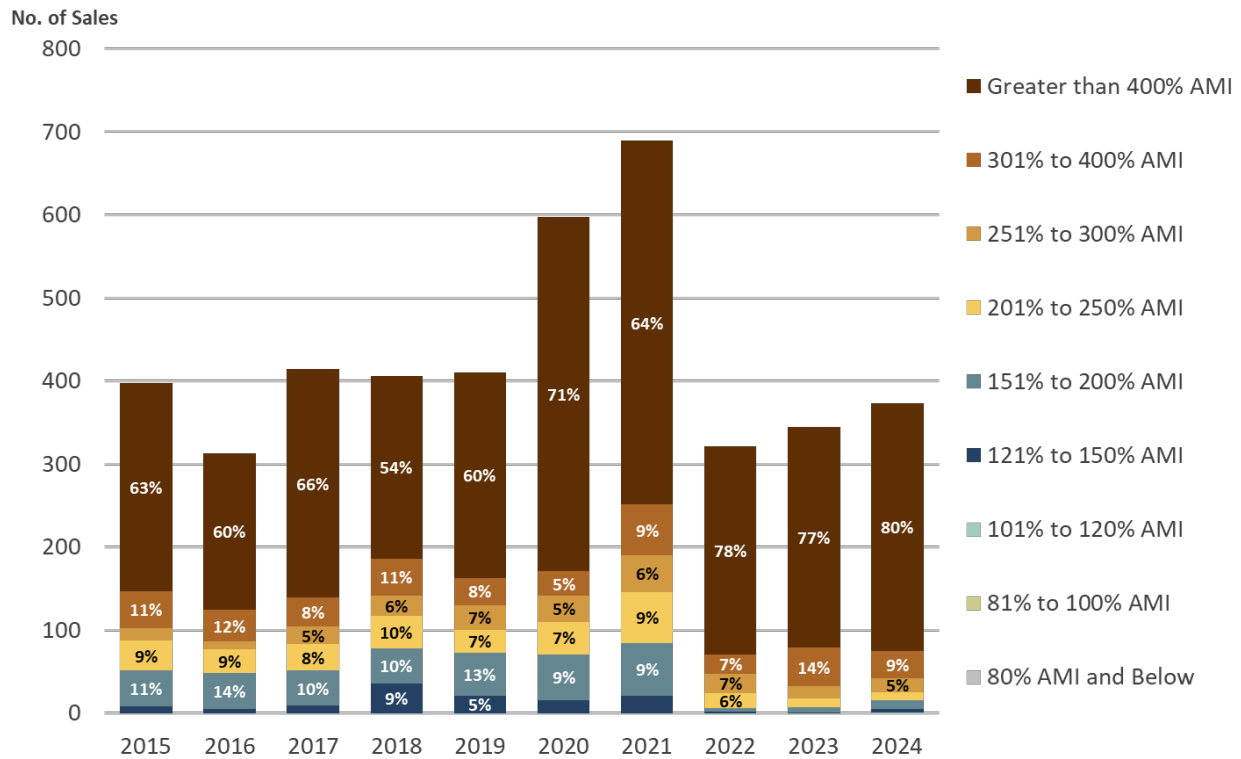
Sales exclude the 5% of the highest and lowest sales by region. Sub-Regional Total includes geographies with small number of sales

Source: Multiple Listing Service (MLS), Economic & Planning Systems

In 2024, 80% of sales in the Upper Valley were only affordable to households earning over 400% AMI (\$452,400 for a 3-person household).

No sales in 2024 were affordable below 120% AMI. As shown in **Figure 9**, the share of sales only affordable to households earning over 400% AMI has increased over time, while sales affordable to those earning less than 200% AMI have nearly disappeared.

Figure 9. Upper Valley Sales by AMI, 2015-2024



Note: Sales exclude the 5% of the highest and lowest sales by region

Source: Multiple Listing Service (MLS), Economic & Planning Systems

Mid Roaring Fork Valley

In the Mid Valley, prices are lower than the Upper Valley but median sales prices are still over \$1 million for all home types except condominiums.

As shown in **Table 25**, median sales prices for all home types in the mid valley have increased by over 10% per year since 2020. Condominiums are the only housing type with a median sale price under \$1 million, but condo prices have increased an average of 13.3% annually since 2020, from \$525,000 to \$866,000.

Table 25. Mid Valley Median Sale Price by Unit Type, 2015-2024

Median Sale Price	2015	2020	2024	2015-2020 Change			2020-2024 Change		
				Total	Ann. #	Ann. %	Total	Ann. #	Ann. %
Mid Roaring Fork Valley									
Single-Family Residence	\$667,500	\$1,020,500	\$1,575,000	\$353,000	\$70,600	8.9%	\$554,500	\$138,625	11.5%
Townhouse	\$501,900	\$757,000	\$1,289,375	\$255,100	\$51,020	8.6%	\$532,375	\$133,094	14.2%
Duplex	\$425,000	\$594,000	\$1,375,000	\$169,000	\$33,800	6.9%	\$781,000	\$195,250	23.3%
Condominium	<u>\$582,000</u>	<u>\$525,000</u>	<u>\$865,750</u>	<u>-\$57,000</u>	<u>-\$11,400</u>	<u>-2.0%</u>	<u>\$340,750</u>	<u>\$85,188</u>	<u>13.3%</u>
Sub-Region Total	\$590,000	\$853,929	\$1,423,000	\$263,929	\$52,786	7.7%	\$569,071	\$142,268	13.6%

Sales exclude the 5% of the highest and low est sales by region. Medians exclude conditions with less than 2 sales.

Source: Multiple Listing Service (MLS), Economic & Planning Systems

Single family homes are the most expensive home type in the Mid Valley, and are getting increasingly more expensive.

The median price for a single family home has more than doubled since 2015, from \$667,500 to \$1.6 million. As shown in **Table 26**, prices in Basalt and Carbondale are similar, although Carbondale saw faster price increases from 2015 to 2020, while prices in Basalt increased more quickly from 2020 to 2024.

Table 26. Middle Valley Single-Family Residence Median Sale Price and Volume, 2015-2024

Mid Roaring Fork Valley Single-Family Residence	2015	2020	2024	2015-2020 Change			2020-2024 Change		
				Total	Ann. #	Ann. %	Total	Ann. #	Ann. %
Median Sale Price									
Basalt	\$776,000	\$1,030,000	\$1,817,417	\$254,000	\$50,800	5.8%	\$787,417	\$196,854	15.3%
Carbondale	<u>\$627,000</u>	<u>\$1,000,000</u>	<u>\$1,505,000</u>	<u>\$373,000</u>	<u>\$74,600</u>	<u>9.8%</u>	<u>\$505,000</u>	<u>\$126,250</u>	<u>10.8%</u>
Sub-Region Total	\$667,500	\$1,020,500	\$1,575,000	\$353,000	\$70,600	8.9%	\$554,500	\$138,625	11.5%
Sale Volume									
Basalt	52	72	21	322	54		224	45	
Carbondale	<u>136</u>	<u>195</u>	<u>94</u>	<u>963</u>	<u>161</u>		<u>658</u>	<u>132</u>	
Sub-Region Total	190	268	118	1,294	216		887	177	

Sales exclude the 5% of the highest and low est sales by region. Sub-Regional Total includes geographies with small number of sales

Source: Multiple Listing Service (MLS), Economic & Planning Systems

Townhomes in the Mid Valley are nearly as expensive as single family homes, and have experienced similar price increases.

In 2015, townhomes in the mid-valley cost around \$500,000. As shown in Table 27, since then median prices have more than doubled—\$1.25 million in Basalt and \$1.39 million in Carbondale.

Table 27. Middle Valley Townhouse Median Sale Price and Volume, 2015-2024

Mid Roaring Fork Valley <i>Townhouse</i>	2015	2020	2024	2015-2020 Change			2020-2024 Change		
				Total	Ann. #	Ann. %	Total	Ann. #	Ann. %
Median Sale Price									
Basalt	\$501,900	\$764,000	\$1,250,000	\$262,100	\$52,420	8.8%	\$486,000	\$121,500	13.1%
Carbondale	<u>\$492,000</u>	<u>\$757,000</u>	<u>\$1,385,500</u>	<u>\$265,000</u>	<u>\$53,000</u>	<u>9.0%</u>	<u>\$628,500</u>	<u>\$157,125</u>	<u>16.3%</u>
Sub-Region Total	\$501,900	\$757,000	\$1,289,375	\$255,100	\$51,020	8.6%	\$532,375	\$133,094	14.2%
Sale Volume									
Basalt	39	37	18	181	30		145	29	
Carbondale	<u>18</u>	<u>48</u>	<u>22</u>	<u>181</u>	<u>30</u>		<u>194</u>	<u>39</u>	
Sub-Region Total	59	86	40	367	61		340	68	

Sales exclude the 5% of the highest and lowest sales by region. Sub-Regional Total includes geographies with small number of sales

Source: Multiple Listing Service (MLS), Economic & Planning Systems

Duplexes were a more significant portion of the sales market in Carbondale in 2015 and 2020, but sales declined (and prices increased) in 2024.

As shown in Table 28, from 2015 to 2020 the median price for a duplex increased by 6.8% annually, from \$425,000 to \$591,500. From 2020 to 2024, however, sales volume decreased and prices increased an average of 18.1% per year, to a median price of \$1.15 million.

Table 28. Middle Valley Duplex Median Sale Price and Volume, 2015-2024

Mid Roaring Fork Valley <i>Duplex</i>				2015-2020 Change			2020-2024 Change		
	2015	2020	2024	Total	Ann. #	Ann. %	Total	Ann. #	Ann. %
Median Sale Price									
Basalt	\$438,750	\$727,000	---	\$288,250	\$57,650	10.6%	---	---	---
Carbondale	<u>\$425,000</u>	<u>\$591,500</u>	<u>\$1,150,000</u>	<u>\$166,500</u>	<u>\$33,300</u>	<u>6.8%</u>	<u>\$558,500</u>	<u>\$139,625</u>	<u>18.1%</u>
Sub-Region Total	\$425,000	\$594,000	\$1,375,000	\$169,000	\$33,800	6.9%	\$781,000	\$195,250	23.3%
Sale Volume									
Basalt	4	5	1	29	5		25	5	
Carbondale	<u>19</u>	<u>12</u>	<u>7</u>	<u>92</u>	<u>15</u>		<u>55</u>	<u>11</u>	
Sub-Region Total	23	17	8	121	20		80	16	

Sales exclude the 5% of the highest and lowest sales by region. Medians exclude conditions with less than 2 sales.

Source: Multiple Listing Service (MLS), Economic & Planning Systems

Condominiums are the least expensive home type in the Mid Valley, but prices have increased significantly since 2020.

Until 2020, the median sale price for condos was under \$600,000. As shown in **Table 29**, since then prices have increased an average of 15.5% per year in Basalt and 13% per year in Carbondale. While the median condo price in Basalt is over \$1 million, it is still less than \$1 million in Carbondale.

Table 29. Middle Valley Condominium Unit Median Sale Price and Volume, 2015-2024

Mid Roaring Fork Valley <i>Condominium</i>	2015	2020	2024	2015-2020 Change			2020-2024 Change		
				Total	Ann. #	Ann. %	Total	Ann. #	Ann. %
Median Sale Price									
Basalt	\$589,000	\$599,900	\$1,069,000	\$10,900	\$2,180	0.4%	\$469,100	\$117,275	15.5%
Carbondale	<u>\$409,500</u>	<u>\$449,500</u>	<u>\$732,500</u>	<u>\$40,000</u>	<u>\$8,000</u>	<u>1.9%</u>	<u>\$283,000</u>	<u>\$70,750</u>	<u>13.0%</u>
Sub-Region Total	\$582,000	\$525,000	\$865,750	-\$57,000	-\$11,400	-2.0%	\$340,750	\$85,188	13.3%
Sale Volume									
Basalt	17	55	14	222	37		189	38	
Carbondale	<u>6</u>	<u>23</u>	<u>16</u>	<u>89</u>	<u>15</u>		<u>96</u>	<u>19</u>	
Sub-Region Total	23	78	30	311	52		285	57	

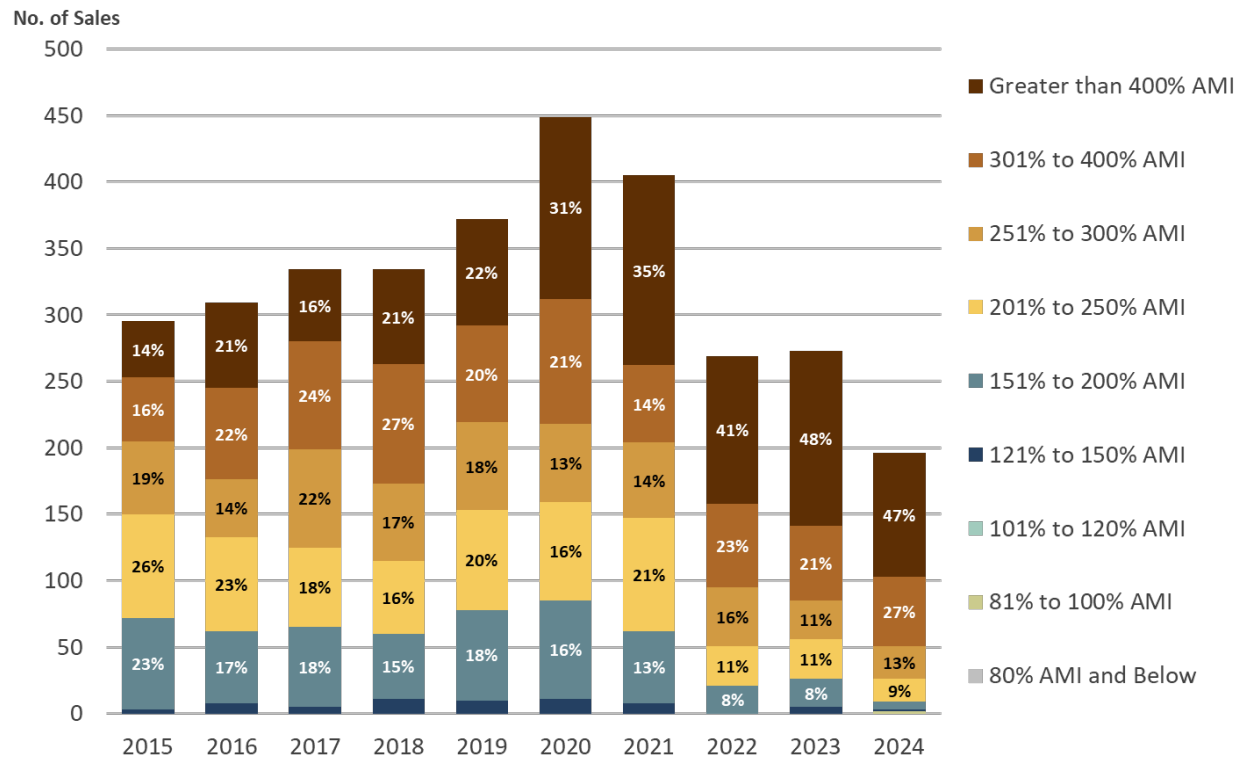
Sales exclude the 5% of the highest and low est sales by region. Medians exclude conditions with less than 2 sales.

Source: Multiple Listing Service (MLS), Economic & Planning Systems

While home sales are accessible to more households in the Mid Valley than the Upper Valley, nearly 75% of sales in 2024 were only affordable to households earning 300% AMI or more.

As shown in **Figure 10**, affordability challenges have increased since 2020. In 2024, nearly half of sales were only affordable to households earning over 400% AMI, and only 2% of sales were affordable to households earning less than 150% AMI.

Figure 10. Middle Valley Sales by AMI, 2015-2024



Note: Sales exclude the 5% of the highest and lowest sales by region

Source: Multiple Listing Service (MLS), Economic & Planning Systems

Lower Roaring Fork Valley

Sales in the Lower Valley are less expensive than other regions in the valley, with median sales prices for all home types still under \$1 million.

Prices in the lower valley have increased at similar rates to the upper- and mid-valley areas, but prices are still lower than other areas in the region. As shown in **Table 30**, 2024 median prices range from \$455,000 for condominiums to \$750,000 for duplexes and single family homes.

Table 30. Lower Valley Median Sale Price by Unit Type, 2015-2024

Median Sale Price	2015	2020	2024	2015-2020 Change			2020-2024 Change		
				Total	Ann. #	Ann. %	Total	Ann. #	Ann. %
Lower Roaring Fork Valley									
Single-Family Residence	\$420,000	\$556,500	\$747,000	\$136,500	\$27,300	5.8%	\$190,500	\$47,625	7.6%
Townhouse	\$290,000	\$350,000	\$570,869	\$60,000	\$12,000	3.8%	\$220,869	\$55,217	13.0%
Duplex	\$314,000	\$431,000	\$750,000	\$117,000	\$23,400	6.5%	\$319,000	\$79,750	14.9%
Condominium	<u>\$247,500</u>	<u>\$280,000</u>	<u>\$455,000</u>	<u>\$32,500</u>	<u>\$6,500</u>	<u>2.5%</u>	<u>\$175,000</u>	<u>\$43,750</u>	<u>12.9%</u>
Sub-Region Total	\$375,000	\$495,000	\$640,000	\$120,000	\$24,000	5.7%	\$145,000	\$36,250	6.6%

Sales exclude the 5% of the highest and low est sales by region. Medians exclude conditions with less than 2 sales.

Source: Multiple Listing Service (MLS), Economic & Planning Systems

Median prices for single family homes in the Lower Valley are still under \$800,000, but have increased significantly since 2020, particularly in New Castle.

Since 2015, the median price for a single family home in New Castle has more than doubled, from \$329,000 to \$675,000. As shown in **Table 31**, the increase has been faster since 2020, with prices increasing an average of 11.3% per year from 2020 to 2024. Prices in Glenwood Springs have also increased, from a median sale price of \$480,000 in 2015 to nearly \$800,000 in 2024.

Table 31. Lower Valley Single-Family Residence Median Sale Price and Volume, 2015-2024

Lower Roaring Fork Valley				2015-2020 Change			2020-2024 Change		
Single-Family Residence	2015	2020	2024	Total	Ann. #	Ann. %	Total	Ann. #	Ann. %
Median Sale Price									
Glenwood Springs	\$480,000	\$611,250	\$799,500	\$131,250	\$26,250	5.0%	\$188,250	\$47,063	6.9%
New Castle	<u>\$329,250</u>	<u>\$440,000</u>	<u>\$675,000</u>	<u>\$110,750</u>	<u>\$22,150</u>	<u>6.0%</u>	<u>\$235,000</u>	<u>\$58,750</u>	<u>11.3%</u>
Sub-Region Total	\$420,000	\$556,500	\$747,000	\$136,500	\$27,300	5.8%	\$190,500	\$47,625	7.6%
Sale Volume									
Glenwood Springs	137	216	72	996	166		707	141	
New Castle	<u>90</u>	<u>95</u>	<u>66</u>	<u>588</u>	<u>98</u>		<u>412</u>	<u>82</u>	
Sub-Region Total	227	311	138	1,584	264		1,119	224	

Sales exclude the 5% of the highest and low est sales by region. Medians exclude conditions with less than 2 sales.

Source: Multiple Listing Service (MLS), Economic & Planning Systems

Townhomes in the Lower Valley are a more affordable option, with lower sales prices but also lower inventory.

As shown in **Table 32**, median sales prices for townhomes are lower than single family homes but have increased at similar rates since 2020. In Glenwood Springs, the median townhome price nearly doubled from 2015 to 2024, from \$320,000 to \$628,000. In New Castle, the median townhome price more than doubled since 2015, from \$245,000 to \$524,000.

Table 32. Lower Valley Townhouse Median Sale Price and Volume, 2015-2024

Lower Roaring Fork Valley <i>Townhouse</i>				2015-2020 Change			2020-2024 Change		
				2015	2020	2024	Total	Ann. #	Ann. %
Median Sale Price									
Glenwood Springs	\$320,000	\$377,000	\$628,000	\$57,000	\$11,400	3.3%	\$251,000	\$62,750	13.6%
New Castle	<u>\$245,000</u>	<u>\$325,000</u>	<u>\$524,000</u>	<u>\$80,000</u>	<u>\$16,000</u>	<u>5.8%</u>	<u>\$199,000</u>	<u>\$49,750</u>	<u>12.7%</u>
Sub-Region Total	\$290,000	\$350,000	\$570,869	\$60,000	\$12,000	3.8%	\$220,869	\$55,217	13.0%
Sale Volume									
Glenwood Springs	25	28	18	158	26		130	26	
New Castle	<u>12</u>	<u>23</u>	<u>30</u>	<u>146</u>	<u>24</u>		<u>112</u>	<u>22</u>	
Sub-Region Total	37	51	48	304	51		242	48	

Sales exclude the 5% of the highest and lowest sales by region. Medians exclude conditions with less than 2 sales.

Source: Multiple Listing Service (MLS), Economic & Planning Systems

Condominiums in the Lower Valley are the least expensive home type, although prices have been increasing significantly since 2020.

As shown in **Table 33**, while the median condo price in Glenwood Springs was \$505,000 in 2024, it has more than doubled since 2015 and increased by an average of nearly 15% per year since 2020. In New Castle, while there are fewer condos for sale, the median price was \$389,000 in 2024 but has increased an average of 12.4% per year since 2020.

Table 33. Lower Valley Condominium Unit Median Sale Price and Volume, 2015-2024

Lower Roaring Fork Valley <i>Condominium</i>				2015-2020 Change			2020-2024 Change		
				2015	2020	2024	Total	Ann. #	Ann. %
Median Sale Price									
Glenwood Springs	\$247,500	\$292,000	\$505,000	\$44,500	\$8,900	3.4%	\$213,000	\$53,250	14.7%
New Castle	---	<u>\$244,000</u>	<u>\$389,000</u>	---	---	---	<u>\$145,000</u>	<u>\$36,250</u>	<u>12.4%</u>
Sub-Region Total	\$247,500	\$280,000	\$455,000	\$32,500	\$6,500	2.5%	\$175,000	\$43,750	12.9%
Sale Volume									
Glenwood Springs	22	39	44	192	32		185	37	
New Castle	<u>0</u>	<u>17</u>	<u>11</u>	<u>63</u>	<u>11</u>		<u>106</u>	<u>21</u>	
Sub-Region Total	22	56	55	255	43		291	58	

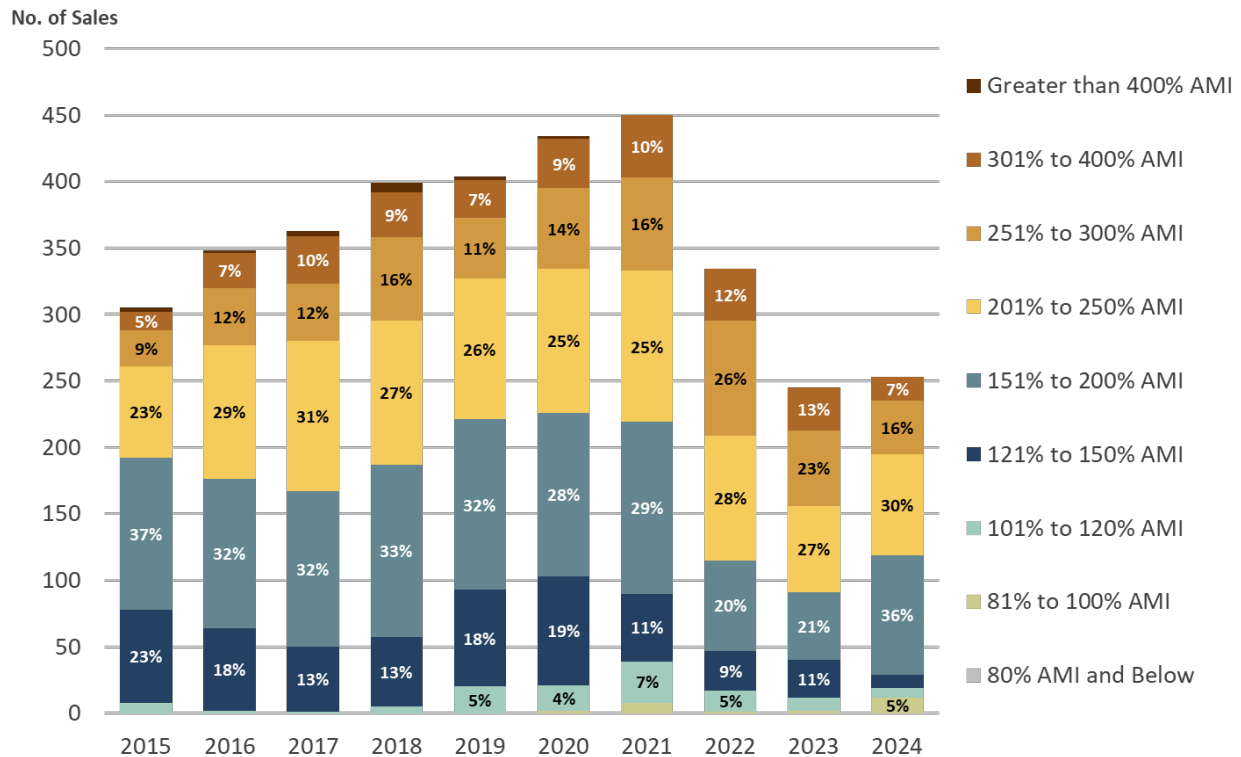
Sales exclude the 5% of the highest and lowest sales by region. Medians exclude conditions with less than 2 sales.

Source: Multiple Listing Service (MLS), Economic & Planning Systems

Home sales in the Lower Valley are affordable to a wider range of households than the Mid- and Upper Valley regions.

In 2024, 23% of sales in the Lower Valley were only affordable to households earning 251% AMI or more, a much smaller portion than other regions. As shown in **Figure 11**, 11% of sales in 2024 were affordable to households earning less than 150% AMI.

Figure 11. Lower Valley Sales by AMI, 2015-2024



Note: Sales exclude the 5% of the highest and lowest sales by region

Source: Multiple Listing Service (MLS), Economic & Planning Systems

Colorado River Valley

The Colorado River Valley has the lowest prices in the region but has seen similar rates of price escalation as other communities.

As shown in **Table 34**, median prices for most product types in the Colorado River Valley have doubled or nearly doubled since 2015. While the median price for condominiums was still under \$300,000 in 2024, other product types – particularly single family homes and duplexes – are getting close to \$500,000. Single family homes and townhomes are the most prevalent product types in the region – across the valley there were a combined 11 sales of condos and duplexes in 2015 and 2024, and 24 combined sales in 2020.

Table 34. Colorado River Valley Median Sale Price by Unit Type, 2015-2024

Median Sale Price	2015	2020	2024	2015-2020 Change			2020-2024 Change		
				Total	Ann. #	Ann. %	Total	Ann. #	Ann. %
Colorado River Valley									
Single-Family Residence	\$248,281	\$335,000	\$450,000	\$86,719	\$17,344	6.2%	\$115,000	\$28,750	7.7%
Townhouse	\$163,000	\$203,000	\$357,000	\$40,000	\$8,000	4.5%	\$154,000	\$38,500	15.2%
Duplex	\$190,000	\$282,000	\$435,000	\$92,000	\$18,400	8.2%	\$153,000	\$38,250	11.4%
Condominium	<u>\$155,000</u>	<u>\$157,500</u>	<u>\$272,000</u>	<u>\$2,500</u>	<u>\$500</u>	<u>0.3%</u>	<u>\$114,500</u>	<u>\$28,625</u>	<u>14.6%</u>
Sub-Region Total	\$235,000	\$315,000	\$418,000	\$80,000	\$16,000	6.0%	\$103,000	\$25,750	7.3%

Sales exclude the 5% of the highest and low est sales by region. Medians exclude conditions with less than 2 sales.

Source: Multiple Listing Service (MLS), Economic & Planning Systems

Single family home prices have increased in all communities in the Colorado River Valley. Prices generally decrease further west in the valley, with higher prices in Silt and lower prices in Parachute.

In 2015, the median price for a single family home in all Colorado River Valley communities was under \$300,000. By 2024, as shown in **Table 35**, the median sales price in Silt was \$500,000, and nearly \$400,000 in Parachute. From 2020 to 2024, prices increased an average of around 10% per year in Rifle, Battlement Mesa, and Parachute.

Table 35. Colorado River Valley Single-Family Residence Median Sale Price and Volume, 2015-2024

Colorado River Valley Single-Family Residence				2015-2020 Change			2020-2024 Change		
	2015	2020	2024	Total	Ann. #	Ann. %	Total	Ann. #	Ann. %
Median Sale Price									
Silt	\$289,000	\$415,000	\$500,000	\$126,000	\$25,200	7.5%	\$85,000	\$21,250	4.8%
Rifle	\$237,500	\$338,250	\$486,500	\$100,750	\$20,150	7.3%	\$148,250	\$37,063	9.5%
Battlement Mesa	\$241,500	\$268,000	\$400,000	\$26,500	\$5,300	2.1%	\$132,000	\$33,000	10.5%
Parachute	<u>\$190,500</u>	<u>\$270,000</u>	<u>\$393,304</u>	<u>\$79,500</u>	<u>\$15,900</u>	<u>7.2%</u>	<u>\$123,304</u>	<u>\$30,826</u>	<u>9.9%</u>
Sub-Region Total	\$248,281	\$335,000	\$450,000	\$86,719	\$17,344	6.2%	\$115,000	\$28,750	7.7%
Sale Volume									
Silt	85	71	47	470	78		327	65	
Rifle	143	186	85	1,045	174		715	143	
Battlement Mesa	26	17	19	157	26		75	15	
Parachute	<u>34</u>	<u>97</u>	<u>72</u>	<u>393</u>	<u>66</u>		<u>407</u>	<u>81</u>	
Sub-Region Total	288	371	223	2,065	344		1,524	305	

Sales exclude the 5% of the highest and lowest sales by region. Medians exclude conditions with less than 2 sales.

Source: Multiple Listing Service (MLS), Economic & Planning Systems

Townhome prices have more than doubled in most communities since 2015.

As shown in **Table 36**, in 2015 the median price for a townhome was under \$200,000 throughout the Colorado River Valley. By 2024 the median price was \$320,000 in Parachute (an average increase of 17.1% per year since 2020), \$368,500 in Rifle (average increase of 14.2% per year), and \$422,500 in Silt (average increase of 10.3% per year).

Table 36. Colorado River Valley Townhouse Median Sale Price and Volume, 2015-2024

Colorado River Valley				2015-2020 Change			2020-2024 Change		
Townhouse	2015	2020	2024	Total	Ann. #	Ann. %	Total	Ann. #	Ann. %
Median Sale Price									
Silt	\$185,000	\$285,750	\$422,500	\$100,750	\$20,150	9.1%	\$136,750	\$34,188	10.3%
Rifle	\$163,000	\$217,000	\$368,500	\$54,000	\$10,800	5.9%	\$151,500	\$37,875	14.2%
Battlement Mesa	\$145,000	\$180,500	---	\$35,500	\$7,100	4.5%	---	---	---
Parachute	<u>\$152,000</u>	<u>\$170,000</u>	<u>\$320,000</u>	<u>\$18,000</u>	<u>\$3,600</u>	<u>2.3%</u>	<u>\$150,000</u>	<u>\$37,500</u>	<u>17.1%</u>
Sub-Region Total	\$163,000	\$203,000	\$357,000	\$40,000	\$8,000	4.5%	\$154,000	\$38,500	15.2%
Sale Volume									
Silt	3	10	4	44	7		31	6	
Rifle	21	32	22	205	34		191	38	
Battlement Mesa	3	4	1	19	3		7	1	
Parachute	<u>2</u>	<u>19</u>	<u>15</u>	<u>53</u>	<u>9</u>		<u>81</u>	<u>16</u>	
Sub-Region Total	29	65	42	321	54		310	62	

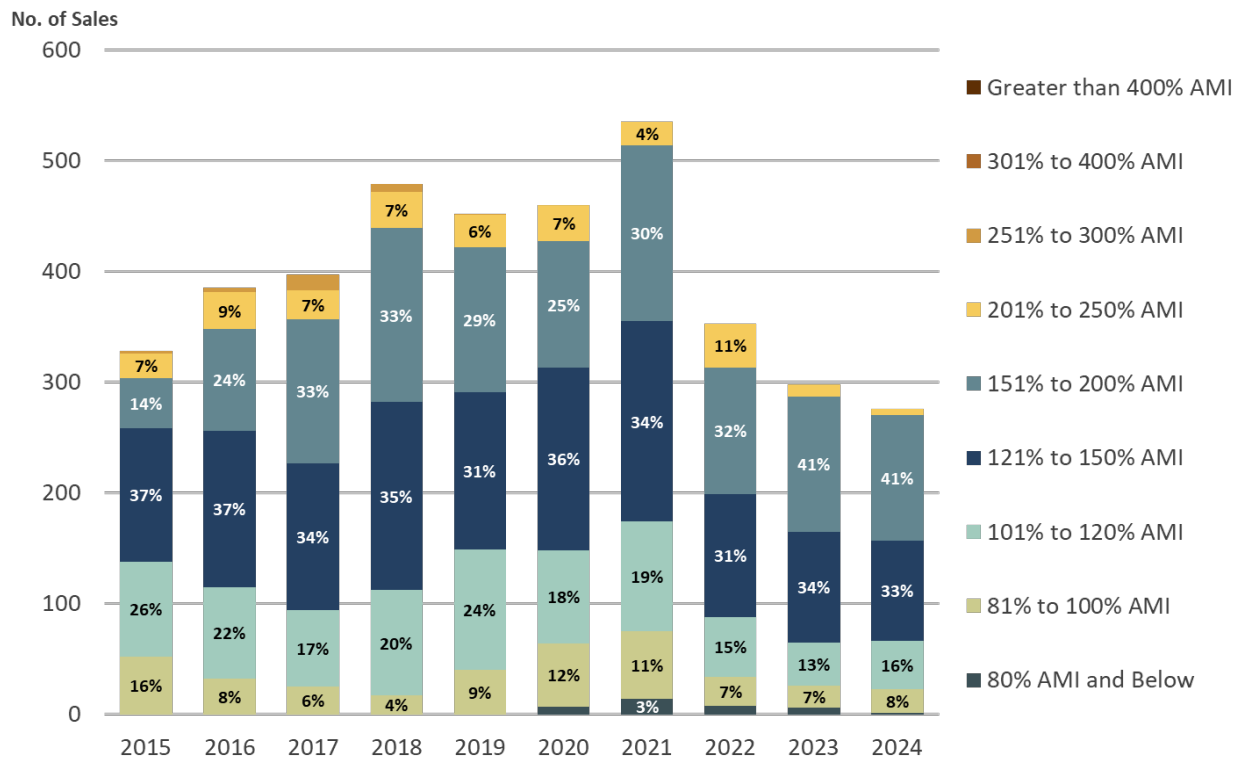
Sales exclude the 5% of the highest and lowest sales by region. Medians exclude conditions with less than 2 sales.

Source: Multiple Listing Service (MLS), Economic & Planning Systems

Home sales are accessible to a wide range of households in the Colorado River Valley, with 7-8% of sales throughout 2022, 2023, and 2024 affordable to households earning between 80-100% AMI, and fewer than 4% of sales in 2024 requiring a household to earn over 200% AMI.

As shown in **Figure 12**, around one-third of homes sales has been consistently affordable to households earning between 120-150% AMI, with sales every year affordable to incomes below that. With the affordability challenges throughout the Roaring Fork Valley, though, the competition for sales in the Colorado River Valley is not just from residents of the valley but people throughout the region looking for more affordable homeownership options.

Figure 12. Colorado River Valley Sales by AMI



Note: Sales exclude the 5% of the highest and lowest sales by region

Source: Multiple Listing Service (MLS), Economic & Planning Systems

Rental Housing

There is not a centralized, consistent source of rental market data in this region. Available data indicates typical rents of \$2,000 or more.

Rental data is not as readily available as home sale data, and current rental rates are hard to capture. CHFA's statewide apartment survey only includes the Glenwood Springs metro, reporting median rent of \$1,800 in Q3 2025, up from \$1,145 in Q1 of 2022 (57% increase). Zillow data for Garfield County reports typical rent of \$2,780 in June 2025, a 12% increase from June 2023 (reliable data is not available for Pitkin County).

Survey data from previous work in the region from 2023-2025 indicates rents of \$2,500-\$3,500 in the Mid Valley, \$1,800-\$2,500 in the Lower Valley, and \$1,600-\$2,000 in the Colorado River Valley.

Recent Development

Between 2016 and 2024, over 2,400 residential building permits were issued in the region.

As shown in **Table 37**, there were over 2,400 residential units permitted across the region between 2016 and 2024 (note that data is not consistently available across all jurisdictions and years, so this is likely an underestimate of total permits issued). Based on the available data, Garfield County saw twice as much permit activity as Pitkin County over this time, with Glenwood Springs comprising the bulk of that (61% of new construction permits).

Table 37. Regional Residential Building Permits, 2016-2024

Description	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total
<u>Pitkin County</u>										
Aspen	17	3	39	20	13	94	18	18	29	251
Snowmass Village	6	5	10	3	1	13	4	4	1	47
Basalt	19	57	23	41	99	72	42	--	--	353
Unincorporated Pitkin County	--	--	--	--	--	31	44	48	33	156
Total Pitkin County:	42	65	72	64	113	210	108	70	63	807
<u>Garfield County</u>										
Carbondale	15	12	24	122	98	57	39	60	30	457
Glenwood Springs	6	18	228	101	30	236	72	303	20	1,014
New Castle	29	22	21	6	14	28	25	11	13	169
Parachute	1	1	6	9	2	--	--	3	--	22
Total Garfield County:	51	53	279	238	144	321	136	377	63	1,662
Total overall:	93	118	351	302	257	531	244	447	126	2,469

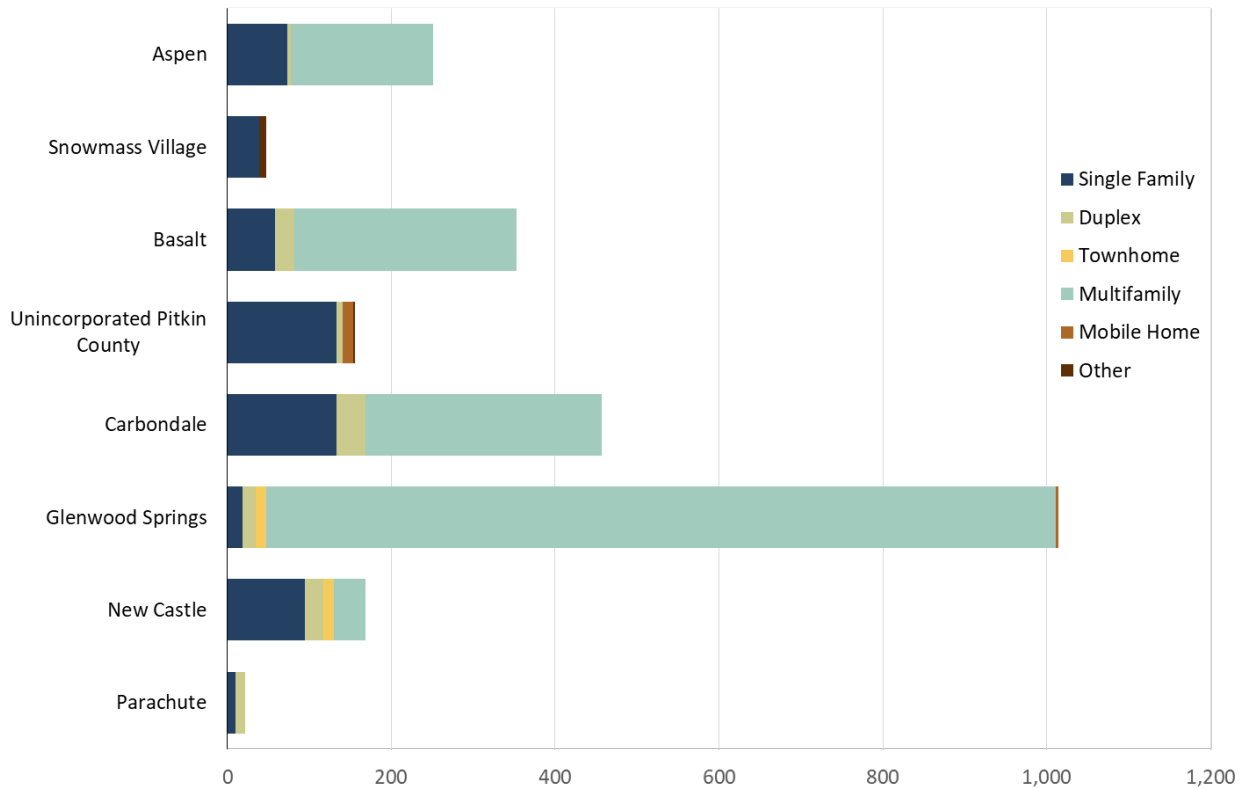
Note: Unincorp. Pitkin County data only available from 2021, Basalt through 2022

Source: Local planning offices, Economic & Planning Systems

Recent residential development has primarily been multifamily housing.

As shown in **Figure 13**, most building permits since 2016 have been for multifamily housing, with 151 projects totaling over 1,700 units region-wide. Carbondale, New Castle, and Unincorporated Pitkin County have also seen high permit numbers for single family homes.

Figure 13. Residential Building Permits by Type and Location, 2016-2024



Note: Pitkin County data only available starting in 2021. Basalt data only available through 2023.
Source: Local planning departments, Economic & Planning Systems

Development Pipeline

As of fall 2025, there are over 1,000 affordable housing units in the development pipeline throughout the region.

As shown in **Table 38**, as of fall 2025 and including both market rate and affordable units there are a total of 926 units under construction, 408 units entitled, and 788 units in another stage of the development process throughout the region. Over half of the units under construction are affordable, with another 146 affordable units entitled and 437 in another development stage.

The plans for these projects (including unit counts, tenure, and AMI level) were current at the time of data collection, but are subject to change as projects progress through the development process. For many affordable projects, particularly those entitled or in another early stage of development, specific AMI levels or affordability restrictions are not yet known. Some entitlements are also flexible – for example, the Lumber Yard project includes an allowance for units for households at or below 50% AMI to be leased to household earning up to 85% AMI if no eligible lower-income households apply.

Resident Occupied (RO) units are deed-restricted properties that must be utilized as the primary residence of the owner or tenant. These units do not have income requirements but typically include local work requirements, occupancy stipulations, and asset limitations. Specific deed restrictions vary.

Table 38. Affordable Housing Pipeline

Location	Project Name	Unit Count			Type	Rent/Own	Market Restriction	AMI Level
		Affordable	Market	Total				
Under Construction								
Aspen	Lumber Yard	277	0	277	MF	Rental	Deed restricted	<50% - 205%
Basalt	Tree Farm	40	0	40	MF	Rental	Deed restricted	--
Carbondale	Carbondale Marketplace	23	92	115	MF	Rental	Deed restricted	80% - 120%
Glenwood Springs	Glenwood Meadows	15	285	300	MF	Rental	Deed restricted - RO	100%
Glenwood Springs	Mountain View Flats	4	36	40	MF	Rental	Deed restricted - RO	100%
Glenwood Springs	Benedict Senior Housing	34	0	34	MF	Rental	LIHTC	30% - 80%
Glenwood Springs	Iron Mountain Place	42	0	42	MF	Rental	RFTA employees	120%
Parachute	The Gateway	50	18	68	MF	Rental	Workforce	80% - 100%
Rifle	Wapiti Commons Phase 2	10	0	10	MF	Own	HFH	80%
Total Under Construction		495	431	926				
Entitled								
Aspen	Aspen Hills	11	11	22	MF	Rental	Deed restricted	--
Aspen	1020 East Cooper	4	0	5	MF	Rental	Deed restricted - RO	--
Aspen	120 Main St	2	0	2	DU	Rental	Deed restricted - RO	--
Aspen	808 Cemetery Lane	1	0	1	SF	Rental	Deed restricted	--
Basalt	Basalt Center Circle	17	48	65	MF	Own	Deed restricted - RO	60% - 120%
Basalt	Basalt Commercial Park Lot J	3	0	3	TH	Rental	Deed restricted	60% - 120%
Basalt	Stott's Mill	2	0	2	TH	Rental	Deed restricted	80% - 120%
Carbondale	ANB Mixed Use Development	2	14	16	MF	Rental	Deed restricted	80% - 120%
Glenwood Springs	Westlink	3	11	14	TH	Rental	Affordable/workforce	--
Glenwood Springs	The Confluence	6	0	6	TH	Rental	Deed restricted - RO	--
New Castle	Lakota/Longview HFH	6	0	6	SFH	Own	HFH	--
New Castle	Valley View Hospital	6	0	6	MF	Rental	Hospital staff	--
New Castle	Town of New Castle	5	0	5	MF	Rental	Town staff	--
New Castle	Garfield County RE-2 School District	7	0	7	MF	Rental	School district staff	--
New Castle	Colorado River Fire District	2	0	2	MF	Rental	CRFD staff	--
New Castle	Castle Valley Ranch	3	127	130	TH	Rental	Town managed discount renta	--
Rifle	Rifle Apartments	60	0	60	MF	Rental	LIHTC	30% - 80%
Unincorporated Garfield County	Eagle Ridge	4	31	35	SFH & TH	Own	Deed restricted	70% - 110%
Unincorporated Garfield County	The Reserve, Aspen Glen	2	19	21	SFH	Own	Deed restricted	90% - 110%
Total Entitled		146	261	408				
Other								
Aspen	1020 East Cooper	4	0	5	MF	Rental	Deed restricted - RO	--
Aspen	Phillips Mobile Home	35	0	35	MH & MF	Unknown	--	--
Snowmass Village	The Draw Site	63	0	63	MF	Rental	Workforce/rent control by TSV	80%
Snowmass Village	SHOP	20	0	20	MF	Rental	SkiCo employees	--
Basalt	Major Employer Tiny Homes	30	0	107	--	Rental	Workforce	100%
Basalt	Sopris Meadows Parcel 5	46	109	155	MF	Own	Deed restricted - RO	--
Basalt	Tree Farm Ownership	10	0	10	--	Own	Deed restricted	100% - 140%
Glenwood Springs	Glenwood Gardens aka Canyon Vist	80	0	80	MF	Rental	Affordable	--
New Castle	Castle Valley Ranch	3	127	130	TH	Rental	Town managed discount renta	--
Parachute	Grand Valley Village	28	0	28	TH	Unknown	Workforce	--
Parachute	Mt. Callhan Eco Dwelling	54	0	54	SFH	Own	Affordable	--
Unincorporated Garfield County	Aster Place	58	0	58	MF	Rental	LIHTC	30% - 80%
Unincorporated Garfield County	Oak Meadows	3	22	25	SFH & TH	Own	Deed restricted	--
Unincorporated Garfield County	River Ranch Phase	3	15	18	SFH & ADU	Own	Workforce	--
Total Other		437	273	788				

Source: Local planning departments, Economic & Planning Systems

Affordability Analysis

“Affordable” housing is typically defined as housing that costs no more than 30% of a household’s gross monthly income. For ownership housing, this includes mortgage principal, interest, property taxes, and insurance. For rental housing, this includes monthly rent payments. Utilities, internet, or other additional costs are not included – while these have an impact on a renter household’s ability to cover monthly bills, because they can vary so widely and are not included in ownership affordability calculations, they are excluded to provide an “apples-to-apples” comparison to ownership affordability.

Households that pay more than 30% of their gross income towards housing are considered “cost burdened,” and those that pay more than 50% of their income to housing are considered “severely cost burdened.” The amount that a household can afford to spend on housing will depend on the size of the household (number of wage earners) and the income earned by all household members.

In many high-cost communities, residents will work multiple jobs to increase their income, and/or live with multiple roommates (or families) to spread housing costs over multiple earners. In data, this may show up as housing appearing more affordable, while not reflecting desired community conditions. Area Median Income (AMI) affordability metrics reflect household income (all wage earners, all jobs, and all sources of income), and not individual wages or salaries on their own.

OWNERSHIP AFFORDABILITY

The ownership affordability analysis assumes a 6.0% interest rate (the 30-year average), 5% down payment, 30-year loan term, \$300/month HOA fees (based on similar areas), \$3,000/year

Rental Affordability

The rent a household can afford will vary based on household size and income. As shown in **Table 39**, affordable rents range from \$538 per month for a single-person household at 30% AMI in Garfield County to \$7,069 per month for a 3-person household at 250% AMI in Pitkin County.

These figures include only rent – because utility costs may or may not be included in rental rates and can vary widely across units, they are not included in this analysis (for rental or ownership affordability). However, it is important to recognize the potential magnitude and impact of utility costs to renters. Based on HUD data, typical utility costs can range from \$200-\$400 per month in apartments and \$250-\$500 per month in single family homes. These typical rates may be exceeded, particularly in the winter months in poorly insulated units where heating costs alone can be hundreds of dollars per month.

Table 39. Maximum Affordable Rent by Income and Household Size

Description		Income Level							
		30% AMI	50% AMI	80% AMI	100% AMI	120% AMI	150% AMI	200% AMI	250% AMI
Pitkin County									
1-person Household									
Annual Household Income		\$26,400	\$44,000	\$70,400	\$88,000	\$105,600	\$132,000	\$176,000	\$220,000
Maximum Supportable Rent	30%	\$660	\$1,100	\$1,760	\$2,200	\$2,640	\$3,300	\$4,400	\$5,500
2-person Household									
Annual Household Income		\$30,180	\$50,300	\$80,480	\$100,600	\$120,720	\$150,900	\$201,200	\$251,500
Maximum Supportable Rent	30%	\$755	\$1,258	\$2,012	\$2,515	\$3,018	\$3,773	\$5,030	\$6,288
3-person Household									
Annual Household Income		\$33,930	\$56,550	\$90,480	\$113,100	\$135,720	\$169,650	\$226,200	\$282,750
Maximum Supportable Rent	30%	\$848	\$1,414	\$2,262	\$2,828	\$3,393	\$4,241	\$5,655	\$7,069
Garfield County									
1-person Household									
Annual Household Income		\$21,510	\$35,850	\$57,360	\$71,700	\$86,040	\$107,550	\$143,400	\$179,250
Maximum Supportable Rent	30%	\$538	\$896	\$1,434	\$1,793	\$2,151	\$2,689	\$3,585	\$4,481
2-person Household									
Annual Household Income		\$24,600	\$41,000	\$65,600	\$82,000	\$98,400	\$123,000	\$164,000	\$205,000
Maximum Supportable Rent	30%	\$615	\$1,025	\$1,640	\$2,050	\$2,460	\$3,075	\$4,100	\$5,125
3-person Household									
Annual Household Income		\$27,660	\$46,100	\$73,760	\$92,200	\$110,640	\$138,300	\$184,400	\$230,500
Maximum Supportable Rent	30%	\$692	\$1,153	\$1,844	\$2,305	\$2,766	\$3,458	\$4,610	\$5,763

Source: Colorado Housing and Finance Authority (CHFA) 2024 AMI Definitions, Economic & Planning Systems

A resident working one job earning the median wage can afford less than \$2,000 per month in rent. This is generally not enough to afford a one-bedroom unit.

As shown in **Table 40**, a single person earning the median wage can likely only afford a shared bedroom in a unit. It would take 2-3 jobs (worked by one person or multiple earners) to be able to afford a 1-bedroom unit in the Lower Valley or Colorado River Valley, and more jobs for a larger unit. For families, this often leads to cost burden or overcrowding.

Table 40. Maximum Supportable Rent by Number of Median Wage Jobs

Description		Number of Median Wage Jobs			
		1	2	3	4
Pitkin County					
Total Wages	\$51,007 / Year	\$51,007	\$102,014	\$153,021	\$204,028
Maximum Supportable Rent	30%	\$1,275	\$2,550	\$3,826	\$5,101
Garfield County					
Total Wages	\$50,377 / Year	\$50,377	\$100,754	\$151,131	\$201,508
Maximum Supportable Rent	30%	\$1,259	\$2,519	\$3,778	\$5,038

Source: Colorado Housing and Finance Authority (CHFA), Economic & Planning Systems

Ownership Affordability

The home price a household can afford will vary based on household size and income. As shown in **Table 41** and **Table 42**, a 2-person household earning 100% AMI can afford a \$322,000 house in Pitkin County, and a \$242,000 home in Garfield County. A household earning 250% AMI can afford a \$946,000 home in Pitkin County and \$749,000 home in Garfield County. As was noted previously and will be outlined further in this section, even with a household income over \$200,000 homeownership is increasingly out of reach for area residents.

Table 41. Maximum Affordable Purchase Price by Income and Household Size, Pitkin County

Description			Income Level							
			30% AMI	50% AMI	80% AMI	100% AMI	120% AMI	150% AMI	200% AMI	250% AMI
Pitkin County										
2-person Household										
Annual Household Income			\$30,180	\$50,300	\$80,480	\$100,600	\$120,720	\$150,900	\$201,200	\$251,500
Monthly Housing Payment Maximum	30%		\$755	\$1,258	\$2,012	\$2,515	\$3,018	\$3,773	\$5,030	\$6,288
Supportable Monthly Payment										
Less: Insurance	\$3,000 / Year		-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250
Less: Property Taxes	6.77% ass't rate 65.209 mills		-\$30	-\$60	-\$100	-\$130	-\$160	-\$200	-\$280	-\$350
Less: Miscellaneous (e.g. HOA dues)	\$3,600 / Year		-\$300	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300
Net Supportable Mortgage Payment (Monthly)			\$175	\$648	\$1,362	\$1,835	\$2,308	\$3,023	\$4,200	\$5,388
Valuation Assumptions										
Loan Amount			\$29,100	\$108,000	\$227,200	\$306,100	\$385,000	\$504,100	\$700,500	\$898,600
Mortgage Interest Rate	6.0% int.		6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.
Loan Term	30-year term		30-year term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term
Downpayment as % of Purchase Price	5.0%		5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Maximum Supportable Purchase Price for a 2-person HH			\$30,600	\$113,700	\$239,200	\$322,200	\$405,300	\$530,600	\$737,400	\$945,900
3-person Household										
Annual Household Income			\$33,930	\$56,550	\$90,480	\$113,100	\$135,720	\$169,650	\$226,200	\$282,750
Monthly Housing Payment Maximum	30%		\$848	\$1,414	\$2,262	\$2,828	\$3,393	\$4,241	\$5,655	\$7,069
Supportable Monthly Payment										
Less: Insurance	\$3,000 / Year		-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250
Less: Property Taxes	6.77% ass't rate 65.209 mills		-\$30	-\$70	-\$120	-\$150	-\$180	-\$230	-\$310	-\$390
Less: Miscellaneous (e.g. HOA dues)	\$3,600 / Year		-\$300	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300
Net Supportable Mortgage Payment (Monthly)			\$268	\$794	\$1,592	\$2,128	\$2,663	\$3,461	\$4,795	\$6,129
Valuation Assumptions										
Loan Amount			\$44,700	\$132,400	\$265,500	\$354,800	\$444,200	\$577,300	\$799,800	\$1,022,200
Mortgage Interest Rate	6.0% int.		6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.
Loan Term	30-year term		30-year term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term
Downpayment as % of Purchase Price	5.0%		5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Maximum Supportable Purchase Price for a 3-person HH			\$47,100	\$139,400	\$279,500	\$373,500	\$467,600	\$607,700	\$841,900	\$1,076,000

Source: Pitkin County Assessor, Garfield County Assessor, Colorado Housing and Finance Authority (CHFA), Economic & Planning Systems

Table 42. Maximum Affordable Purchase Price by Income and Household Size, Garfield County

Description	Income Level							
	30% AMI	50% AMI	80% AMI	100% AMI	120% AMI	150% AMI	200% AMI	250% AMI
Garfield County								
2-person Household								
Annual Household Income	\$24,600	\$41,000	\$65,600	\$82,000	\$98,400	\$123,000	\$164,000	\$205,000
Monthly Housing Payment Maximum	\$615	\$1,025	\$1,640	\$2,050	\$2,460	\$3,075	\$4,100	\$5,125
Supportable Monthly Payment								
Less: Insurance	\$3,000 / Year							
Less: Property Taxes	6.77% ass't rate	73.007 mills						
Less: Miscellaneous (e.g. HOA dues)	\$3,600 / Year							
Net Supportable Mortgage Payment (Monthly)	\$45	\$425	\$1,000	\$1,380	\$1,770	\$2,345	\$3,300	\$4,265
Valuation Assumptions								
Loan Amount	\$7,500	\$70,900	\$166,800	\$230,200	\$295,200	\$391,100	\$550,400	\$711,400
Mortgage Interest Rate	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.
Loan Term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term
Downpayment as % of Purchase Price	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Maximum Supportable Purchase Price for a 2-person HH	\$7,900	\$74,600	\$175,600	\$242,300	\$310,700	\$411,700	\$579,400	\$748,800
3-person Household								
Annual Household Income	\$27,660	\$46,100	\$73,760	\$92,200	\$110,640	\$138,300	\$184,400	\$230,500
Monthly Housing Payment Maximum	\$692	\$1,153	\$1,844	\$2,305	\$2,766	\$3,458	\$4,610	\$5,763
Supportable Monthly Payment								
Less: Insurance	\$3,000 / Year							
Less: Property Taxes	6.77% ass't rate	73.007 mills						
Less: Miscellaneous (e.g. HOA dues)	\$3,600 / Year							
Net Supportable Mortgage Payment (Monthly)	\$112	\$543	\$1,194	\$1,625	\$2,056	\$2,698	\$3,780	\$4,863
Valuation Assumptions								
Loan Amount	\$18,600	\$90,500	\$199,100	\$271,000	\$342,900	\$449,900	\$630,500	\$811,000
Mortgage Interest Rate	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.
Loan Term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term
Downpayment as % of Purchase Price	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Maximum Supportable Purchase Price for a 3-person HH	\$19,600	\$95,300	\$209,600	\$285,300	\$360,900	\$473,600	\$663,700	\$853,700

Source: Pitkin County Assessor, Garfield County Assessor, Colorado Housing and Finance Authority (CHFA), Economic & Planning Systems

The affordability gap for homeowners has always been a challenge, but expanded significantly in 2021 and 2022, particularly in the Upper- and Mid Valley.

As shown in Table 43, Table 44, Table 45, and Table 46, affordability challenges have become worse over time. In the Upper Valley, through 2021 around 10% of home sales were affordable to a household earning 150-200% AMI and a small percentage of homes were affordable at 120-150% AMI; since 2022, it takes 200% AMI just to get into the market. This same trend is seen to varying degrees throughout the region, with a household in the Mid Valley needing about 200% AMI to enter the housing market, and a household in the Lower Valley needing to earn about 150% AMI. These affordability challenges are pushing residents who want to purchase homes further out in the region.

Table 43. Upper Valley Sales by Affordability, 2015-2024

Description	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Upper Roaring Fork Valley										
80% AMI and Below	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
81% to 100% AMI	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
101% to 120% AMI	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
121% to 150% AMI	2%	2%	2%	9%	5%	3%	3%	1%	0%	1%
151% to 200% AMI	11%	14%	10%	10%	13%	9%	9%	1%	2%	3%
201% to 250% AMI	9%	9%	8%	10%	7%	7%	9%	6%	3%	3%
251% to 300% AMI	4%	3%	5%	6%	7%	5%	6%	7%	4%	5%
301% to 400% AMI	11%	12%	8%	11%	8%	5%	9%	7%	14%	9%
Greater than 400% AMI	<u>63%</u>	<u>60%</u>	<u>66%</u>	<u>54%</u>	<u>60%</u>	<u>71%</u>	<u>64%</u>	<u>78%</u>	<u>77%</u>	<u>80%</u>
Subtotal	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Sales exclude the 5% of the highest and lowest sales by region

Source: Multiple Listing Service (MLS), Economic & Planning Systems

Table 44. Mid Valley Sales by Affordability, 2015-2024

Description	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Mid Roaring Fork Valley										
80% AMI and Below	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
81% to 100% AMI	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%
101% to 120% AMI	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
121% to 150% AMI	1%	3%	1%	3%	3%	2%	2%	0%	2%	1%
151% to 200% AMI	23%	17%	18%	15%	18%	16%	13%	8%	8%	3%
201% to 250% AMI	26%	23%	18%	16%	20%	16%	21%	11%	11%	9%
251% to 300% AMI	19%	14%	22%	17%	18%	13%	14%	16%	11%	13%
301% to 400% AMI	16%	22%	24%	27%	20%	21%	14%	23%	21%	27%
Greater than 400% AMI	<u>14%</u>	<u>21%</u>	<u>16%</u>	<u>21%</u>	<u>22%</u>	<u>31%</u>	<u>35%</u>	<u>41%</u>	<u>48%</u>	<u>47%</u>
Subtotal	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Sales exclude the 5% of the highest and lowest sales by region

Source: Multiple Listing Service (MLS), Economic & Planning Systems

Table 45. Lower Valley Sales by Affordability, 2015-2024

Description	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Lower Roaring Fork Valley										
80% AMI and Below	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
81% to 100% AMI	0%	0%	0%	0%	0%	0%	2%	0%	1%	5%
101% to 120% AMI	3%	1%	0%	1%	5%	4%	7%	5%	4%	3%
121% to 150% AMI	23%	18%	13%	13%	18%	19%	11%	9%	11%	4%
151% to 200% AMI	37%	32%	32%	33%	32%	28%	29%	20%	21%	36%
201% to 250% AMI	23%	29%	31%	27%	26%	25%	25%	28%	27%	30%
251% to 300% AMI	9%	12%	12%	16%	11%	14%	16%	26%	23%	16%
301% to 400% AMI	5%	7%	10%	9%	7%	9%	10%	12%	13%	7%
Greater than 400% AMI	<u>1%</u>	<u>1%</u>	<u>1%</u>	<u>2%</u>	<u>1%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>
Subtotal	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Sales exclude the 5% of the highest and lowest sales by region

Source: Multiple Listing Service (MLS), Economic & Planning Systems

Table 46. Colorado River Valley Sales by Affordability, 2015-2024

Description	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Colorado River Valley										
80% AMI and Below	0%	0%	0%	0%	0%	2%	3%	2%	2%	0%
81% to 100% AMI	16%	8%	6%	4%	9%	12%	11%	7%	7%	8%
101% to 120% AMI	26%	22%	17%	20%	24%	18%	19%	15%	13%	16%
121% to 150% AMI	37%	37%	34%	35%	31%	36%	34%	31%	34%	33%
151% to 200% AMI	14%	24%	33%	33%	29%	25%	30%	32%	41%	41%
201% to 250% AMI	7%	9%	7%	7%	6%	7%	4%	11%	4%	2%
251% to 300% AMI	1%	1%	4%	1%	0%	0%	0%	0%	0%	0%
301% to 400% AMI	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Greater than 400% AMI	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>
Subtotal	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

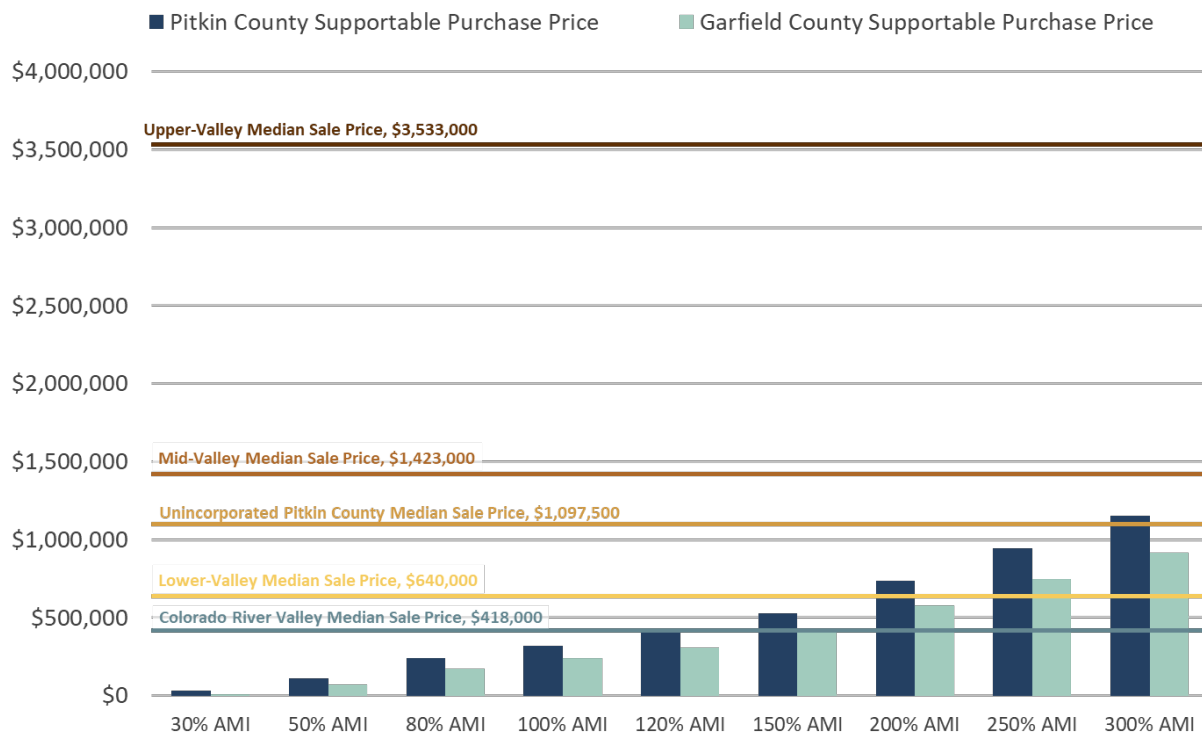
Sales exclude the 5% of the highest and lowest sales by region

Source: Multiple Listing Service (MLS), Economic & Planning Systems

2-person households in Pitkin County earning even 300% AMI (\$301,800) cannot afford homes in the Mid- or Upper Valley areas

As shown in **Figure 14**, a Pitkin County household earning 120% AMI can only afford the median priced home in the Colorado River Valley; a Garfield County household needs to earn 150% AMI. To afford anything in the Roaring Fork Valley, a Pitkin County household needs to earn 200% AMI, while a Garfield County household needs to earn 250% AMI.

Figure 14. AMI Needed to Afford Median Priced Home by Location (2 Person Household)



Source: Pitkin County Assessor, Garfield County Assessor, Colorado Housing and Finance Authority (CHFA), Economic & Planning Systems

When considering affordability by wage level, a household would need to work 3-4 median wage jobs to find homes they can afford to buy anywhere in the region.

Understanding affordability by wage level draws a connection between local employment and housing affordability, and does not include other forms of income. As shown in **Table 47**, single earner working a median-wage job can afford \$166,200 in Garfield County and \$221,900 in Pitkin County, which does not come close to the median-priced home. It would take 4 median wage jobs in Pitkin County and 5 median wage jobs in Garfield County to afford a \$1 million home, and even that is increasingly hard to find in the Roaring Fork Valley, meaning there is increasing pressure on the housing market throughout the Colorado River Valley.

Table 47. Maximum Affordable Purchase Price by Number of Median Wage Jobs

Description	Number of Median Wage Jobs									
	1	2	3	4	5	6	7	8	9	10
Pitkin County										
Total Wages	\$76,546 / Year									
Monthly Housing Payment Maximum	30%									
	\$76,546	\$153,092	\$229,638	\$306,184	\$382,730	\$459,276	\$535,822	\$612,368	\$688,914	\$765,460
	\$1,914	\$3,827	\$5,741	\$7,655	\$9,568	\$11,482	\$13,396	\$15,309	\$17,223	\$19,137
Supportable Monthly Payment										
Less: Insurance	\$3,000 / Year									
Less: Property Taxes	6.77% ass't rate									
Less: Miscellaneous (e.g. HOA dues)	\$3,600 / Year									
Net Supportable Mortgage Payment (Monthly)										
	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250
	-\$100	-\$210	-\$320	-\$430	-\$540	-\$650	-\$760	-\$870	-\$980	-\$1,090
	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300
	\$1,264	\$3,067	\$4,871	\$6,675	\$8,478	\$10,282	\$12,086	\$13,889	\$15,693	\$17,497
Valuation Assumptions										
Loan Amount										
Mortgage Interest Rate	6.0% int.									
Loan Term	30-year term									
Downpayment as % of Purchase Price	5.0%									
	\$210,800	\$511,600	\$812,400	\$1,113,300	\$1,414,100	\$1,714,900	\$2,015,800	\$2,316,600	\$2,617,400	\$2,918,300
	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.
	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term
	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Maximum Supportable Purchase Price										
	\$221,900	\$538,500	\$855,200	\$1,171,900	\$1,488,500	\$1,805,200	\$2,121,900	\$2,438,500	\$2,755,200	\$3,071,900
Garfield County										
Total Wages	\$63,458 / Year									
Monthly Housing Payment Maximum	30%									
	\$63,458	\$126,916	\$190,374	\$253,832	\$317,290	\$380,748	\$444,206	\$507,664	\$571,122	\$634,580
	\$1,586	\$3,173	\$4,759	\$6,346	\$7,932	\$9,519	\$11,105	\$12,692	\$14,278	\$15,865
Supportable Monthly Payment										
Less: Insurance	\$3,000 / Year									
Less: Property Taxes	6.77% ass't rate									
Less: Miscellaneous (e.g. HOA dues)	\$3,600 / Year									
Net Supportable Mortgage Payment (Monthly)										
	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250
	-\$90	-\$190	-\$290	-\$390	-\$490	-\$590	-\$690	-\$800	-\$900	-\$1,000
	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300
	\$946	\$2,433	\$3,919	\$5,406	\$6,892	\$8,379	\$9,865	\$11,342	\$12,828	\$14,315
Valuation Assumptions										
Loan Amount										
Mortgage Interest Rate	6.0% int.									
Loan Term	30-year term									
Downpayment as % of Purchase Price	5.0%									
	\$157,900	\$405,800	\$653,700	\$901,600	\$1,149,600	\$1,397,500	\$1,645,400	\$1,891,700	\$2,139,600	\$2,387,500
	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.
	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term
	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Maximum Supportable Purchase Price										
	\$166,200	\$427,200	\$688,100	\$949,100	\$1,210,100	\$1,471,100	\$1,732,000	\$1,991,300	\$2,252,200	\$2,513,200

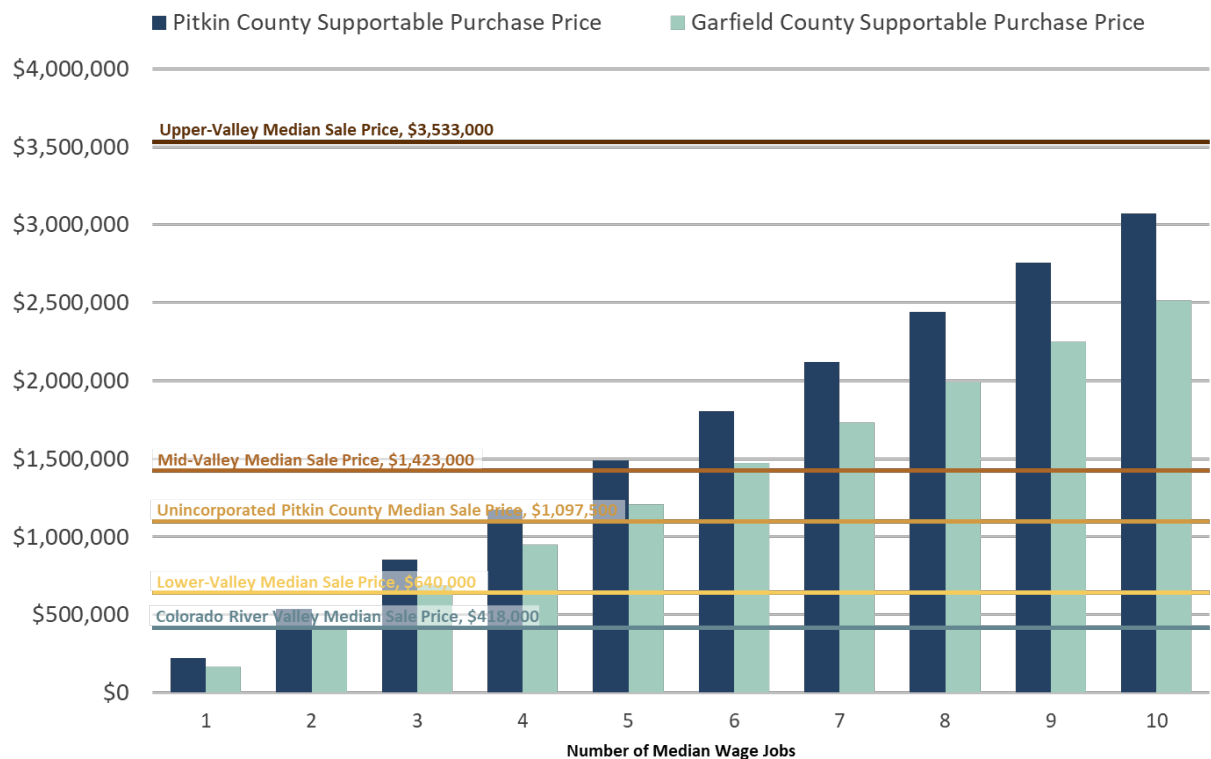
Source: Pitkin County Assessor, Garfield County Assessor, Colorado Housing and Finance Authority (CHFA), Economic & Planning Systems

A single earner at the median wage cannot afford the median-priced home anywhere in the region, and wage earners in one area typically have to move down valley to find any affordability.

As shown in **Figure 15**, a Pitkin County household will need over 5 median wage jobs to afford a median priced home in the mid-valley, while 2 earners working median-wage jobs in Pitkin County can afford the median-priced home in the Colorado River Valley.

A Garfield County household will need at least 2 median wage jobs to afford a median priced home in the Colorado River Valley, and over 3 median wage jobs to afford a median priced home in the Lower Valley.

Figure 15. Median Wage Jobs Needed to Afford Median Priced Home by Location



Source: Pitkin County Assessor, Garfield County Assessor, Colorado Housing and Finance Authority (CHFA), Economic & Planning Systems

6. Current and Projected Housing Needs

This chapter outlines the current and projected housing needs in Pitkin and Garfield Counties over the next 10 years, considering where current needs are unmet (Existing Housing Shortage) and where future needs are expected (Projected Housing Needs). These numbers represent the total need for the region – communities often do not (and cannot) address 100% of identified needs, but by understanding the different components of need each jurisdiction can set informed goals and priorities and better target their available resources. The amount of housing need that is addressed within the region ultimately depends on regional and local capacity, resources (especially funding), partnerships, and policy.

This need also does not necessarily represent new development that is needed, but rather the number of units needed for local occupancy. This can be achieved through a combination of new development and acquisition of existing units not currently occupied year-round.

ANALYSIS FRAMEWORK

Housing needs that are translated from jobs to housing through the following factors:

- 1.3 jobs per person (to move from jobs to employees)
- 1.6 employees per household (to move from employees to housing)
- 5% vacancy rate (to take housing needs to total housing units)

Housing needs are allocated by tenure and income based on the following assumptions:

- Households are distributed by income and AMI based on the 2023 jurisdiction AMI distribution
 - Needs that are directly based on job growth are distributed based on wages and household formation factors
- Households are distributed by tenure (ownership and rental) according to income level, as outlined below

AMI and Tenure Distribution

Needs by AMI and tenure are distributed based on locally used categories and resources/programs, as outlined below.

Pitkin County

Pitkin County uses five income categories:

- **Category 1:** Less than 50% AMI
 - 100% rental
- **Category 2:** 51% to 85% AMI
 - 30% ownership, 70% rental
- **Category 3:** 85% to 130% AMI
 - 50% ownership, 50% rental
- **Category 4:** 131% to 205% AMI
 - 60% ownership, 40% rental
- **Category 5:** Greater than 205% AMI
 - Broken out into 205-240% (80% ownership, 20% rental) and greater than 240% (100% ownership), where data allows

Garfield County

Garfield County uses four income categories, with 3 additional categories and 3 subcategories added for this analysis.

- **Category I:** 70% AMI and below
 - Broken out into Less than 30%, 31-50%, and 51-70%
 - 100% rental
- **Category II:** 71% to 90% AMI
 - 100% rental
- **Category III:** 91% to 110% AMI
 - 50% ownership, 50% rental
- **Category IV:** 111% to 135% AMI
 - 50% ownership, 50% rental
- This analysis also includes needs in 136-150% (50% ownership, 50% rental), 151-200% (70% ownership, 30% rental), and over 200% AMI (70% ownership, 30% rental)

The assumption that households earning below certain income levels will be renters does not mean that residents at those income levels do not or should not own homes. However, market conditions (including development costs and the affordability gap for low-income households) and the nature of funding available for affordable housing means that it is difficult, if not impossible, for local governments to provide affordable ownership housing at these income levels. Tenure goals have been set based on realistic goals related to the programs and resources available in each county. That said, additional funding and program support for entities that are able to provide this product is a key way to be able to deliver ownership affordability for lower-income households.

Summary of Need

Overall, accounting for units in the development pipeline, the region needs nearly 7,200 housing units for resident occupancy over the next 10 years – 2,500 in Pitkin County and 4,600 in Garfield County.

As shown in **Table 48**, this includes 3,100 units to address existing housing shortages, and 4,100 units to address projected housing needs. There is more need for rental housing than ownership, with 61% of total housing need for rental housing.

As noted above, it is important to note that communities typically do not address 100% of identified needs. These housing needs numbers are intended to help shed light on where need is being generated, and the primary areas of need.

Table 48. Summary of Housing Need

Description	Existing Shortage			Projected Need			Net Housing Need			% County Need	% Regional Need
	Total	Owner	Rental	Total	Owner	Rental	Total	Owner	Rental		
Pitkin County	1,401	748	653	1,138	502	636	2,538	1,250	1,289	100%	35%
Aspen	636	361	275	603	271	332	1,239	632	607	49%	17%
Snowmass Village	300	153	147	208	92	115	508	246	262	20%	7%
Basalt	173	100	73	126	49	77	299	149	150	12%	4%
Unincorp. Pitkin County	291	133	158	201	90	112	493	223	270	19%	7%
Garfield County	1,683	615	1,068	2,947	910	2,036	4,630	1,525	3,105	100%	65%
Carbondale	209	89	120	387	118	269	596	207	389	13%	8%
Glenwood Springs	628	241	387	1,196	365	831	1,824	606	1,218	39%	25%
New Castle	58	22	36	68	23	45	126	45	81	3%	2%
Silt	41	14	27	69	21	48	111	35	76	2%	2%
Rifle	279	89	190	428	142	286	707	231	476	15%	10%
Parachute	48	14	35	95	29	66	143	43	101	3%	2%
Unincorp. Garfield County	419	146	273	703	212	491	1,122	357	764	24%	16%
Regional Total	3,084	1,362	1,722	4,084	1,412	2,672	7,168	2,775	4,393		100%

Source: U.S. Census Bureau, Colorado Dept. of Labor and Employment, Longitudinal Employer-Household Dynamics, Colorado State Demographer's Office, 2019 Greater Roaring Fork Regional Housing Study, Economic & Planning Systems

Regionally, the largest factors impacting housing need are employment growth, unfilled jobs, and retirees, but the impact of various factors differs by county.

As shown in **Table 49**, region-wide employment growth accounts for 35% of total housing need, while unfilled jobs and filling jobs vacated by retirees each account for just over 20%. In Pitkin County, commuting is the largest factor, accounting for nearly one-third of total need. In Garfield County, employment growth is the largest factor impacting housing need, accounting for almost 42% of overall need.

Table 49. Housing Need by Source

Description	Pitkin County		Garfield County		Total	
	Count	Share	Count	Share	Count	Share
Existing Housing Shortage						
Overcrowding and Temporary Housing	247	8.7%	601	12.4%	848	11.0%
Commuting	916	32.1%	157	3.2%	1,073	14.0%
Unfilled Jobs	<u>524</u>	<u>18.4%</u>	<u>1,045</u>	<u>21.6%</u>	<u>1,569</u>	<u>20.4%</u>
Total Existing Housing Shortage	1,687	59.1%	1,803	37.3%	3,490	45.4%
Projected Housing Need						
Employment Growth 2025-2035	631	22.1%	2,019	41.8%	2,650	34.5%
Retirees	<u>535</u>	<u>18.7%</u>	<u>1,011</u>	<u>20.9%</u>	<u>1,546</u>	<u>20.1%</u>
Total Projected Housing Need	1,166	40.9%	3,030	62.7%	4,196	54.6%
Total Units Needed through 2035	2,853	100.0%	4,833	100.0%	7,686	100.0%

Source: U.S. Census Bureau, Colorado Dept. of Labor and Employment, Longitudinal Employer-Household Dynamics, Colorado State Demographer's Office, 2019 Greater Roaring Fork Regional Housing Study, Economic & Planning Systems

Existing Housing Shortage (Catch Up)

Existing housing shortage is estimated using 3 factors:

- Reducing/eliminating overcrowding and residents living in temporary housing conditions
- Reducing long distance in-commuting
- Addressing housing needs associated with unfilled jobs

Overcrowding and Temporary Housing

Overcrowded housing units are defined as those with more than 1.0 occupants per room (all rooms, not just bedrooms). Temporary housing includes a variety of housing situations including staying in a hotel or motel, staying with family or friends, and sleeping in a vehicle. The goal of including overcrowded and temporary housing units in the existing housing shortage is to eliminate overcrowding and temporary housing in the region (provide one new housing unit for every one overcrowded or temporary unit).

As shown in **Table 50**, there are an estimated 247 overcrowded and temporary housing units in Pitkin County and 601 overcrowded and temporary units in Garfield County, resulting in a total regional need for 848 additional housing units.

Table 50. Overcrowded Housing Units, Pitkin and Garfield Counties, 2023

Description	Pitkin County	Garfield County	Total
Total Overcrowded and Temporary Housing Units	247	601	848

Source: U.S. Census Bureau, SHG Advisors, Economic & Planning Systems

Commuting

As noted previously, an estimated 42% of employees in Pitkin County commute 25 miles or more each way into the area for work. In Garfield County, 23% of employees commute over 50 miles each way. While it is unrealistic to house all commuters with long commutes into or between counties, some of these commuters would prefer to live locally if adequate, affordable housing was available. The goal of including in-commuters in the existing housing shortage is to create housing opportunities for in-commuters who would prefer to live locally.

The commuting capture focuses on long commutes, aiming to capture 25% of employees commuting 25-50 miles into Pitkin County, 25% of employees commuting over 50 miles, and 5% of employees commuting over 50 miles in Garfield County (note that percentages reflect capture of commuters in each category, not total employees).

As shown in **Table 51**, applying the in-commuting estimates for various commuting distances, accounting for 1.3 jobs per employee results in approximately 1,411 potential new residents in Pitkin County and 241 in Garfield County. Accounting for household formation and a housing vacancy factor, this results in a need for 916 new housing units in Pitkin County and 157 new units in Garfield County.

Table 51. Housing Need Generated by In-Commuters

Description	Pitkin County	Garfield County	Total
2023 Employment	17,687	26,981	44,668
<u>Jobs per employee</u>	<u>1.3</u>	<u>1.3</u>	<u>1.3</u>
Employees	13,605	20,755	34,360
Commuting			
% commuting 25 to 50 miles	17%	11%	13%
# commuting 25 to 50 miles	2,302	2,257	4,560
<u>Target % moving to county of employment</u>	<u>25%</u>	<u>0%</u>	13%
New residents	576	0	576
% commuting over 50 miles	25%	23%	24%
# commuting over 50 miles	3,341	4,826	8,167
<u>Target % moving to county of employment</u>	<u>25%</u>	<u>5%</u>	13%
New residents	835	241	1,077
Possible new in-commuter residents	1,411	241	1,652
<u>Employees per household</u>	<u>1.6</u>	<u>1.6</u>	<u>1.6</u>
Estimated additional households	872	149	1,022
Vacancy adjustment	5%	5%	5%
Estimated additional housing units	916	157	1,073

Source: U.S. Census Longitudinal Employer-Household Dynamics (LEHD), Colorado Dept. of Labor & Employment, Economic & Planning Systems

Unfilled Jobs

Data from the Colorado Department of Labor and Employment shows an average of 3,142 job openings in any given month in 2024 – 1,050 jobs in Pitkin County and 2,092 jobs in Garfield County. The goal of including unfilled jobs in the existing housing shortage is to ensure available housing for new workers needed to fill these jobs.

As shown in **Table 52**, applying jobs per employee and employee per household factors, along with a housing vacancy adjustment, to these unfilled jobs results in a need for 1,569 new housing units – 524 in Pitkin County and 1,045 in Garfield County.

Table 52. Housing Need Generated by Unfilled Jobs

Description	Pitkin County	Garfield County	Total
2024 Avg. Job Openings	1,050	2,092	3,142
<u>Jobs per Employee</u>	<u>1.3</u>	<u>1.3</u>	<u>1.3</u>
Employees needed	808	1,609	2,417
<u>Employees per household</u>	<u>1.6</u>	<u>1.6</u>	<u>1.6</u>
Estimated additional households	499	995	1,495
Vacancy adjustment	5%	5%	5%
Estimated additional housing units	524	1,045	1,569

Source: U.S. Census Bureau, Colorado Dept. of Labor & Employment, Economic & Planning Systems

Existing Housing Shortage

In total, not accounting for the development pipeline, 3,490 total units are needed to accommodate current housing need in the region – 1,687 units in Pitkin County and 1,803 in Garfield County.

As shown in **Table 53**, the largest share of need (45%) is generated by unfilled jobs, followed by commuting (31%) and overcrowded and temporary housing (24%).

Table 53. Existing Housing Shortage by Category

Description	Pitkin County	Garfield County	Total
Overcrowding and Temporary Housing			
Number of overcrowded and temporary housing units	247	601	848
Adjustment factor	100%	100%	100%
Units needed	247	601	848
Commuting			
Possible new in-commuter residents	1,411	241	1,652
Units needed	916	157	1,073
Unfilled Jobs			
Employees needed	808	1,609	2,417
Units needed	524	1,045	1,569
Total Units Needed	1,687	1,803	3,490

Source: U.S. Census Bureau, Colorado Dept. of Labor and Employment, Longitudinal Employer-Household Dynamics, Colorado State Demographer's Office, Economic & Planning Systems

Most of the existing need is for rental units, but there is also significant need for homeownership.

As shown in **Table 54** and **Table 55**, across the region 61% of needed units are rental housing. In Pitkin County, 56% of the need is for rental housing, with most of that need in Category 1 and Category 2 (up to 85% AMI). In Garfield County, 66% of the need is for rental housing, primarily in Category I and Category II (up to 90% AMI). Note that because this need is distributed based on the Census household by income distribution, need above ~200% AMI (\$200,000) cannot be disaggregated.

Table 54. Existing Housing Shortage by Income and Tenure – Pitkin County

Description	Pitkin County Existing Shortage		
	Total	Owner	Rental
Extremely- to Very Low Income			
Category 1 (<50% AMI)	336	0	336
Low Income			
Category 2 (51% - 85% AMI)	397	119	278
Moderate Income			
Category 3 (86% - 130% AMI)	273	137	137
Middle Income			
Category 4 (131% - 205% AMI)	265	159	106
Category 5 and above	416	333	83
Total	1,687	748	940

Source: U.S. Census Bureau, Colorado Dept. of Labor & Employment (CDLE), LEHD, CHFA, Economic & Planning Systems

Table 55. Existing Housing Shortage by Income and Tenure – Garfield County

Description	Garfield County Existing Shortage		
	Total	Owner	Rental
Category I			
Extremely Low Income (<30% AMI)	239	0	239
Very Low Income (31 - 50% AMI)	166	0	166
Low Income (51% - 70% AMI)	190	0	190
Moderate Income			
Category II (71% - 90% AMI)	198	0	198
Category III (91% - 110% AMI)	163	81	81
Category IV (111% - 135% AMI)	187	94	94
Middle Income			
136% - 150% AMI	107	54	54
151% - 200% AMI	270	189	81
Greater than 200% AMI	281	197	84
Total	1,803	615	1,188

Source: U.S. Census Bureau, Colorado Dept. of Labor & Employment (CDLE), LEHD, CHFA, Economic & Planning Systems

Projected Housing Needs (Keep Up)

Projected housing shortage is estimated using two factors:

- 10-year job growth
- Units needed to accommodate employees filling jobs vacated by retirees through 2035

Employment Growth

Employment growth is based on the State Demography Office (SDO) 10-year job projections for Pitkin and Garfield Counties and the current distribution of occupations in each county. Job growth projections are used to forecast projected housing demand, rather than population projections, because jobs are the primary driver of housing demand in rural resort communities such as the Roaring Fork and Colorado River Valleys.

As shown in **Table 56** and **Table 57**, SDO projects an additional 1,264 jobs in Pitkin County (0.5% average annual growth) and 4,042 jobs in Garfield County (1.0% average annual growth) by 2035. In Pitkin County this growth is expected to take place relatively evenly between 2025 and 2030 and 2030 and 2035, while in Garfield County nearly 60% of the growth is expected between 2025 and 2030. SDO only projects total jobs; these are assumed to have the same occupation mix as current employment in each county.

Table 56. Current and Projected Jobs by Occupation – Pitkin County

Description	2025	2030	2035	2025-2035			2025-2030	2030-2035
				Total	Ann. #	Ann. %		
Pitkin County Occupations								
Management	1,296	1,334	1,368	72	7	0.5%	37	34
Business and Financial Operations	1,694	1,743	1,787	93	9	0.5%	49	45
Computer and Mathematical	295	303	311	16	2	0.5%	9	8
Architecture and Engineering	398	409	420	22	2	0.5%	11	10
Life, Physical, and Social Science	162	167	171	9	1	0.5%	5	4
Community and Social Service	162	167	171	9	1	0.5%	5	4
Legal	206	212	218	11	1	0.5%	6	5
Educational Instruction and Library	928	955	979	51	5	0.5%	27	24
Arts, Design, Entertainment, Sports, and Media	471	485	497	26	3	0.5%	14	12
Healthcare Practitioners and Technical	589	606	622	33	3	0.5%	17	16
Healthcare Support	162	167	171	9	1	0.5%	5	4
Protective Service	516	530	544	28	3	0.5%	15	14
Food Preparation and Serving Related	3,859	3,970	4,072	213	21	0.5%	111	102
Building and Grounds Cleaning and Maintenance	1,650	1,697	1,741	91	9	0.5%	48	43
Personal Care and Service	1,517	1,561	1,601	84	8	0.5%	44	40
Sales and Related	2,533	2,606	2,673	140	14	0.5%	73	67
Office and Administrative Support	2,342	2,409	2,471	129	13	0.5%	68	62
Farming, Fishing, and Forestry	133	136	140	7	1	0.5%	4	3
Construction and Extraction	928	955	979	51	5	0.5%	27	24
Installation, Maintenance, and Repair	1,384	1,424	1,461	76	8	0.5%	40	36
Production	398	409	420	22	2	0.5%	11	10
Transportation and Material Moving	1,281	1,318	1,352	71	7	0.5%	37	34
Total Projected Jobs	22,903	23,564	24,167	1,264	126	0.5%	661	603

Source: CO State Demography Office (SDO), U.S. Bureau of Labor Statistics OEWS, Economic & Planning Systems

Table 57. Current and Projected Jobs by Occupation – Garfield County

Description	2025	2030	2035	2025-2035			2025-2030	2030-2035
				Total	Ann. #	Ann. %		
Garfield County Occupations								
Management	1,941	2,063	2,152	212	21	1.0%	122	90
Business and Financial Operations	2,021	2,148	2,241	220	22	1.0%	127	93
Computer and Mathematical	428	455	475	47	5	1.0%	27	20
Architecture and Engineering	562	597	623	61	6	1.0%	35	26
Life, Physical, and Social Science	348	370	386	38	4	1.0%	22	16
Community and Social Service	709	754	787	77	8	1.0%	45	33
Legal	254	270	282	28	3	1.0%	16	12
Educational Instruction and Library	2,489	2,646	2,761	272	27	1.0%	157	115
Arts, Design, Entertainment, Sports, and Media	442	469	490	48	5	1.0%	28	20
Healthcare Practitioners and Technical	2,155	2,290	2,390	235	24	1.0%	136	100
Healthcare Support	1,071	1,138	1,187	117	12	1.0%	67	49
Protective Service	950	1,010	1,054	104	10	1.0%	60	44
Food Preparation and Serving Related	3,694	3,926	4,097	403	40	1.0%	232	171
Building and Grounds Cleaning and Maintenance	1,646	1,750	1,826	180	18	1.0%	104	76
Personal Care and Service	990	1,053	1,098	108	11	1.0%	62	46
Sales and Related	3,948	4,196	4,379	431	43	1.0%	248	182
Office and Administrative Support	3,948	4,196	4,379	431	43	1.0%	248	182
Farming, Fishing, and Forestry	80	85	89	9	1	1.0%	5	4
Construction and Extraction	4,095	4,353	4,542	447	45	1.0%	258	189
Installation, Maintenance, and Repair	1,900	2,020	2,108	207	21	1.0%	120	88
Production	763	811	846	83	8	1.0%	48	35
Transportation and Material Moving	2,610	2,774	2,894	285	28	1.0%	164	121
Total Projected Jobs	37,045	39,375	41,087	4,042	404	1.0%	2,330	1,712

Source: CO State Demography Office (SDO), U.S. Bureau of Labor Statistics OEWS, Economic & Planning Systems

These new jobs are translated to housing demand using expected wages by occupation, with half of new jobs at the 25th percentile wage (**Table 58** for Pitkin County, **Table 60** for Garfield County) and half of jobs at the 75th percentile wage (**Table 59** for Pitkin County, **Table 61** for Garfield County) to account for the range of income of new workers.

These new jobs by wage are then translated to employees (using 1.3 jobs per employee), households (using 1.6 employees per household), and housing units (using a 5% vacancy factor). Household income is determined based on the additional 0.6 earner (for a total of 1.6 earners per household) and assumes the local average household size (2.0 persons in Pitkin County, 2.5 persons in Garfield County). These households are then tabulated by AMI, based on household income and household size.

Table 58. Housing Demand from Employment Growth at 25th Percentile Wages – Pitkin County

Occupation Sectors	25th %ile Ann. Wage 2024 w ages	Household Income [1] 1.6 empl./hh	% AMI for 2-person HH \$100,600	2030				2035			
				New Jobs	New	New	New Units	New Jobs	New	New	New Units
					Employees 1.3 jobs/empl	Households 1.6 empl./hh			5% vacancy adj.	Employees 1.3 jobs/empl	
Pitkin County											
Management	\$86,473	\$139,848	139.0%	19	14	9	9	17	13	8	9
Business and Financial Operations	\$61,540	\$99,525	98.9%	24	19	12	12	22	17	11	11
Computer and Mathematical	\$78,478	\$126,918	126.2%	4	3	2	2	4	3	2	2
Architecture and Engineering	\$62,859	\$101,658	101.1%	6	4	3	3	5	4	2	3
Life, Physical, and Social Science	\$73,695	\$119,183	118.5%	2	2	1	1	2	2	1	1
Community and Social Service	\$57,864	\$93,580	93.0%	2	2	1	1	2	2	1	1
Legal	\$89,485	\$144,719	143.9%	3	2	1	1	3	2	1	1
Educational Instruction and Library	\$46,085	\$74,531	74.1%	13	10	6	7	12	9	6	6
Arts, Design, Entertainment, Sports, and Media	\$48,104	\$77,796	77.3%	7	5	3	3	6	5	3	3
Healthcare Practitioners and Technical	\$79,555	\$128,660	127.9%	9	7	4	4	8	6	4	4
Healthcare Support	\$44,857	\$72,545	72.1%	2	2	1	1	2	2	1	1
Protective Service	\$49,864	\$80,642	80.2%	7	6	4	4	7	5	3	3
Food Preparation and Serving Related	\$33,523	\$54,215	53.9%	56	43	26	28	51	39	24	25
Building and Grounds Cleaning and Maintenance	\$38,189	\$61,761	61.4%	24	18	11	12	22	17	10	11
Personal Care and Service	\$39,067	\$63,181	62.8%	22	17	10	11	20	15	9	10
Sales and Related	\$36,181	\$58,513	58.2%	37	28	17	18	33	26	16	17
Office and Administrative Support	\$42,488	\$68,713	68.3%	34	26	16	17	31	24	15	15
Farming, Fishing, and Forestry	\$39,520	\$63,913	63.5%	2	1	1	1	2	1	1	1
Construction and Extraction	\$48,610	\$78,614	78.1%	13	10	6	7	12	9	6	6
Installation, Maintenance, and Repair	\$47,864	\$77,408	76.9%	20	15	10	10	18	14	9	9
Production	\$39,078	\$63,199	62.8%	6	4	3	3	5	4	2	3
Transportation and Material Moving	\$38,910	\$62,927	62.6%	18	14	9	9	17	13	8	8
Total - All Occupations	\$40,980	\$66,275	65.9%	330	254	157	165	302	232	143	151

[1] Assuming one earner makes 25th percentile wage of occupation and remaining earner makes the same wage

Source: CO State Demography Office (SDO), U.S. Bureau of Labor Statistics OEWS, APCHA, ACS, 2019 Greater Roaring Fork Regional Housing Study, Economic & Planning Systems

Table 59. Housing Demand from Employment Growth at 75th Percentile Wages – Pitkin County

Occupation Sectors	75th %ile Ann. Wage 2024 w ages	Household Income [1] 1.6 empl./hh	% AMI for 2-person HH \$100,600	2030				2035			
				New Jobs	New	New	New Units	New Jobs	New	New	New Units
					Employees	Households			Employees	Households	
				1.3 jobs/empl	1.6 empl./hh	5% vacancy adj.		1.3 jobs/empl	1.6 empl./hh	5% vacancy adj.	
Pitkin County											
Management	\$158,386	\$256,149	254.6%	19	14	9	9	17	13	8	9
Business and Financial Operations	\$106,960	\$172,980	171.9%	24	19	12	12	22	17	11	11
Computer and Mathematical	\$121,339	\$196,235	195.1%	4	3	2	2	4	3	2	2
Architecture and Engineering	\$102,710	\$166,107	165.1%	6	4	3	3	5	4	2	3
Life, Physical, and Social Science	\$96,307	\$155,752	154.8%	2	2	1	1	2	2	1	1
Community and Social Service	\$85,248	\$137,867	137.0%	2	2	1	1	2	2	1	1
Legal	\$160,286	\$259,221	257.7%	3	2	1	1	3	2	1	1
Educational Instruction and Library	\$78,410	\$126,808	126.1%	13	10	6	7	12	9	6	6
Arts, Design, Entertainment, Sports, and Media	\$85,866	\$138,866	138.0%	7	5	3	3	6	5	3	3
Healthcare Practitioners and Technical	\$131,652	\$212,913	211.6%	9	7	4	4	8	6	4	4
Healthcare Support	\$61,107	\$98,825	98.2%	2	2	1	1	2	2	1	1
Protective Service	\$79,350	\$128,328	127.6%	7	6	4	4	7	5	3	3
Food Preparation and Serving Related	\$53,321	\$86,233	85.7%	56	43	26	28	51	39	24	25
Building and Grounds Cleaning and Maintenance	\$56,138	\$90,789	90.2%	24	18	11	12	22	17	10	11
Personal Care and Service	\$51,473	\$83,244	82.7%	22	17	10	11	20	15	9	10
Sales and Related	\$63,653	\$102,942	102.3%	37	28	17	18	33	26	16	17
Office and Administrative Support	\$64,463	\$104,252	103.6%	34	26	16	17	31	24	15	15
Farming, Fishing, and Forestry	\$65,617	\$106,119	105.5%	2	1	1	1	2	1	1	1
Construction and Extraction	\$72,989	\$118,041	117.3%	13	10	6	7	12	9	6	6
Installation, Maintenance, and Repair	\$75,041	\$121,360	120.6%	20	15	10	10	18	14	9	9
Production	\$58,760	\$95,029	94.5%	6	4	3	3	5	4	2	3
Transportation and Material Moving	\$76,851	\$124,287	123.5%	18	14	9	9	17	13	8	8
Total - All Occupations	\$76,851	\$124,287	123.5%	330	254	157	165	302	232	143	151

[1] Assuming one earner makes 75th percentile wage of occupation and remaining earner makes the same wage

Source: CO State Demography Office (SDO), U.S. Bureau of Labor Statistics OEWS, APCHA, ACS, 2019 Greater Roaring Fork Regional Housing Study, Economic & Planning Systems

Table 60. Housing Demand from Employment Growth at 25th Percentile Wages – Garfield County

Occupation Sectors	25th %ile Ann. Wage 2024 w ages	Household Income [1] 1.6 empl./hh	% AMI for 2.5-person HH \$87,100	2030				2035			
				New Jobs	New Employees	New Households	New Units 5% vacancy adj.	New Jobs	New Employees	New Households	New Units 5% vacancy adj.
					1.3 jobs/empl	1.6 empl./hh			1.3 jobs/empl	1.6 empl./hh	
Garfield County											
Management	\$85,873	\$138,878	159.4%	61	47	29	30	45	34	21	22
Business and Financial Operations	\$60,847	\$98,404	113.0%	64	49	30	32	47	36	22	23
Computer and Mathematical	\$75,166	\$121,562	139.6%	13	10	6	7	10	8	5	5
Architecture and Engineering	\$68,133	\$110,188	126.5%	18	14	8	9	13	10	6	6
Life, Physical, and Social Science	\$60,882	\$98,461	113.0%	11	8	5	5	8	6	4	4
Community and Social Service	\$47,575	\$76,940	88.3%	22	17	11	11	16	13	8	8
Legal	\$79,889	\$129,200	148.3%	8	6	4	4	6	5	3	3
Educational Instruction and Library	\$42,537	\$68,793	79.0%	78	60	37	39	58	44	27	29
Arts, Design, Entertainment, Sports, and Media	\$47,104	\$76,179	87.5%	14	11	7	7	10	8	5	5
Healthcare Practitioners and Technical	\$71,112	\$115,005	132.0%	68	52	32	34	50	38	24	25
Healthcare Support	\$41,694	\$67,429	77.4%	34	26	16	17	25	19	12	12
Protective Service	\$43,541	\$70,416	80.8%	30	23	14	15	22	17	10	11
Food Preparation and Serving Related	\$31,040	\$50,199	57.6%	116	89	55	58	85	66	41	43
Building and Grounds Cleaning and Maintenance	\$36,487	\$59,008	67.7%	52	40	25	26	38	29	18	19
Personal Care and Service	\$33,844	\$54,734	62.8%	31	24	15	16	23	18	11	11
Sales and Related	\$35,159	\$56,861	65.3%	124	96	59	62	91	70	43	46
Office and Administrative Support	\$42,608	\$68,908	79.1%	124	96	59	62	91	70	43	46
Farming, Fishing, and Forestry	\$35,675	\$57,695	66.2%	3	2	1	1	2	1	1	1
Construction and Extraction	\$47,888	\$77,447	88.9%	129	99	61	64	95	73	45	47
Installation, Maintenance, and Repair	\$47,495	\$76,811	88.2%	60	46	28	30	44	34	21	22
Production	\$40,384	\$65,311	75.0%	24	18	11	12	18	14	8	9
Transportation and Material Moving	\$40,148	\$64,929	74.5%	82	63	39	41	60	46	29	30
Total - All Occupations	\$40,755	\$65,911	75.7%	1,165	896	554	582	856	658	407	428

[1] Assuming one earner makes 25th percentile wage of occupation and remaining earner makes the same wage

Source: CO State Demography Office (SDO), U.S. Bureau of Labor Statistics OEWS, APCHA, ACS, 2019 Greater Roaring Fork Regional Housing Study, Economic & Planning Systems

Table 61. Housing Demand from Employment Growth at 75th Percentile Wages – Garfield County

Occupation Sectors	75th %ile Ann. Wage 2024 w ages	Household Income [1] 1.6 empl./hh	% AMI for 2.5-person HH \$87,100	2030				2035			
				New Jobs	New Employees	New Households	New Units 5% vacancy adj.	New Jobs	New Employees	New Households	New Units 5% vacancy adj.
					1.3 jobs/empl	1.6 empl./hh			1.3 jobs/empl	1.6 empl./hh	
Garfield County											
Management	\$158,850	\$256,899	294.9%	61	47	29	30	45	34	21	22
Business and Financial Operations	\$106,469	\$172,186	197.7%	64	49	30	32	47	36	22	23
Computer and Mathematical	\$125,260	\$202,576	232.6%	13	10	6	7	10	8	5	5
Architecture and Engineering	\$111,114	\$179,698	206.3%	18	14	8	9	13	10	6	6
Life, Physical, and Social Science	\$96,307	\$155,752	178.8%	11	8	5	5	8	6	4	4
Community and Social Service	\$75,054	\$121,381	139.4%	22	17	11	11	16	13	8	8
Legal	\$184,694	\$298,695	342.9%	8	6	4	4	6	5	3	3
Educational Instruction and Library	\$63,647	\$102,933	118.2%	78	60	37	39	58	44	27	29
Arts, Design, Entertainment, Sports, and Media	\$80,380	\$129,994	149.2%	14	11	7	7	10	8	5	5
Healthcare Practitioners and Technical	\$124,680	\$201,638	231.5%	68	52	32	34	50	38	24	25
Healthcare Support	\$50,970	\$82,431	94.6%	34	26	16	17	25	19	12	12
Protective Service	\$75,331	\$121,829	139.9%	30	23	14	15	22	17	10	11
Food Preparation and Serving Related	\$46,311	\$74,896	86.0%	116	89	55	58	85	66	41	43
Building and Grounds Cleaning and Maintenance	\$50,919	\$82,348	94.5%	52	40	25	26	38	29	18	19
Personal Care and Service	\$53,631	\$86,734	99.6%	31	24	15	16	23	18	11	11
Sales and Related	\$57,540	\$93,056	106.8%	124	96	59	62	91	70	43	46
Office and Administrative Support	\$61,281	\$99,106	113.8%	124	96	59	62	91	70	43	46
Farming, Fishing, and Forestry	\$53,947	\$87,245	100.2%	3	2	1	1	2	1	1	1
Construction and Extraction	\$70,720	\$114,371	131.3%	129	99	61	64	95	73	45	47
Installation, Maintenance, and Repair	\$78,488	\$126,934	145.7%	60	46	28	30	44	34	21	22
Production	\$72,203	\$116,770	134.1%	24	18	11	12	18	14	8	9
Transportation and Material Moving	\$60,089	\$97,179	111.6%	82	63	39	41	60	46	29	30
Total - All Occupations	\$75,846	\$122,661	140.8%	1,165	896	554	582	856	658	407	428

[1] Assuming one earner makes 75th percentile wage of occupation and remaining earner makes the same wage

Source: CO State Demography Office (SDO), U.S. Bureau of Labor Statistics OEWS, APCHA, ACS, 2019 Greater Roaring Fork Regional Housing Study, Economic & Planning Systems

As shown in **Table 62** and **Table 63**, based on these assumptions there is a need for 2,650 new housing units to accommodate demand from employment growth over the next 10 years – 631 units in Pitkin County, and 2,019 units in Garfield County. In Pitkin County, this need is primarily for households earning between 51% and 130% AMI; in Garfield County the need is primarily for households earning 71-90% and 111-135% AMI.

As shown, this analysis does not generate any keep up need below 50% AMI, due to wage levels and multiple earner households (i.e., if someone is working even a job at the 25th percentile wage and someone else in the household is also earning even 60% of that same wage, they will earn over 50% AMI).

Table 62. Pitkin County Housing Needed from Employment Growth, 2025-2035

Description	Pitkin County Units Needed (2025-2035)		
	Total	Owner	Rental
Extremely- to Very Low Income			
Category 1 (<50% AMI)	0	0	0
Low Income			
Category 2 (51% - 85% AMI)	270	81	189
Moderate Income			
Category 3 (86% - 130% AMI)	268	134	134
Middle Income			
Category 4 (131% - 205% AMI)	65	39	26
Category 5 and above			
Category 5 (206% - 240% AMI)	8	6	2
Greater than 240% AMI	21	21	0
Total	631	281	350

Source: SDO, U.S. Bureau of Labor Statistics OEWS, APCHA, ACS, 2019 Greater Roaring Fork Regional Housing Study, Economic & Planning Systems

Table 63. Garfield County Housing Needed from Employment Growth, 2025-2035

Description	Garfield County Units Needed (2025-2035)		
	Total	Owner	Rental
Category I			
Extremely Low Income (<30% AMI)	0	0	0
Very Low Income (31 - 50% AMI)	0	0	0
Low Income (51% - 70% AMI)	282	0	282
Moderate Income			
Category II (71% - 90% AMI)	618	0	618
Category III (91% - 110% AMI)	211	105	105
Category IV (111% - 135% AMI)	517	259	259
Middle Income			
136% - 150% AMI	128	64	64
151% - 200% AMI	117	82	35
Greater than 200% AMI	145	102	44
Total	2,019	612	1,407

Source: SDO, U.S. Bureau of Labor Statistics OEWS, APCHA, ACS, 2019 Greater Roaring Fork Regional Housing Study, Economic & Planning Systems

Retirees

In addition to new jobs, housing will be needed for employees filling the jobs of retiring workers. For those retirees who continue to live in the county, a job opening is created by their retirement but a housing unit is not. Therefore, additional housing units will be needed to accommodate new employees filling those open positions because of the cost and scarcity of resident housing in this region.

U.S. Census data indicates that 11,650 workers across Pitkin and Garfield Counties are aged 55 or older. Based on 2019 community survey and U.S. Census data, EPS estimates that 9% of Pitkin County workers will retire in the next five years and an additional 31% will retire in the next six to 10 years, with 65% of retirees staying in the county. In Garfield County, an estimated 14% will retire in the next five years and 21% in the next six to 10 years, with 54% of retirees staying in the county. As shown in **Table 64**, applying these factors to current 55+ employment and applying employees per household and vacancy factors results in a net need of 1,546 new housing units (535 in Pitkin County and 1,011 in Garfield County).

Table 64. Housing Demand Generated by Retiring Workers

Description	Pitkin County			Garfield County		
	Retiring by 2030	Retiring by 2035	Total	Retiring by 2030	Retiring by 2035	Total
Labor Force age 55+	--	--	3,170	--	--	8,481
<u>% of 55+ employees planning to retire</u>	<u>9%</u>	<u>31%</u>	<u>40%</u>	<u>14%</u>	<u>21%</u>	<u>34%</u>
Retiring employees	285	983	1,268	1,145	1,739	2,883
<u>Employees per household</u>	<u>1.6</u>	<u>1.6</u>	<u>1.6</u>	<u>1.6</u>	<u>1.6</u>	<u>1.6</u>
Estimated retiring households	176	608	784	708	1,075	1,783
<u>% of retirees likely to stay in County</u>	<u>65%</u>	<u>65%</u>	<u>65%</u>	<u>54%</u>	<u>54%</u>	<u>54%</u>
Additional households needing units	115	395	510	382	580	963
Vacancy adjustment	<u>5%</u>	<u>5%</u>	<u>5%</u>	<u>5%</u>	<u>5%</u>	<u>5%</u>
Estimated additional housing units	120	415	535	401	610	1,011

Source: ACS 5-Year Estimates, 2019 Greater Roaring Fork Regional Housing Study, Economic & Planning Systems

Total projected housing needs

Employment growth and retiring employees combine to generate a total need for 4,196 housing units through 2035, 1,166 in Pitkin County and 3,030 in Garfield County, as shown in **Table 65** and **Table 66**.

In Pitkin County, overall need is 56% rental housing and 44% ownership. The greatest need for rental units is for households earning 51-85% (\$51,300 to \$85,500), and the greatest need for ownership units is for households earning 86-130% AMI (\$86,500 to \$130,800).

Table 65. Projected Housing Need Summary – Pitkin County

Description	Pitkin County Projected Need		
	Total	Owner	Rental
Extremely- to Very Low Income			
Category 1 (<50% AMI)	0	0	0
Low Income			
Category 2 (51% - 85% AMI)	500	150	350
Moderate Income			
Category 3 (86% - 130% AMI)	494	247	247
Middle Income			
Category 4 (131% - 205% AMI)	119	72	48
Category 5 and above			
Category 5 (206% - 240% AMI)	15	12	3
Greater than 240% AMI	38	38	0
Total	1,166	519	648

Source: U.S. Census Bureau, Colorado Dept. of Labor & Employment (CDLE), LEHD, CHFA, Economic & Planning Systems

In Garfield County, overall need is 70% rental housing and 30% ownership. The greatest need for rental units is for households earning 71-90% AMI (\$61,800 to \$78,400), and the greatest need for ownership units is for households earning 111-135% AMI (\$96,700 to \$117,600).

Table 66. Projected Housing Need Summary – Garfield County

Description	Garfield County Projected Need		
	Total	Owner	Rental
Category I			
Extremely Low Income (<30% AMI)	0	0	0
Very Low Income (31 - 50% AMI)	0	0	0
Low Income (51% - 70% AMI)	424	0	424
Moderate Income			
Category II (71% - 90% AMI)	927	0	927
Category III (91% - 110% AMI)	316	158	158
Category IV (111% - 135% AMI)	777	388	388
Middle Income			
136% - 150% AMI	192	96	96
151% - 200% AMI	176	123	53
Greater than 200% AMI	218	153	66
Total	3,030	918	2,111

Source: U.S. Census Bureau, Colorado Dept. of Labor & Employment (CDLE), LEHD, CHFA, Economic & Planning Systems

Needs by Jurisdiction

Based on this analysis, regionwide there is a gross need (not accounting for the development pipeline) for 7,686 housing units over the next 10 years. As shown in **Table 67**, this is split approximately 45% current need and 55% future need, with 3,490 units to address existing housing shortages and 4,196 units to address projected housing needs.

Within the region, existing needs are split approximately 50/50 between Pitkin and Garfield Counties, while over 70% of future need is expected to be in Garfield County. This aligns with trends outlined earlier indicating a shift of both population and employment to Garfield County, with slow or stagnated growth in Pitkin County.

Table 67. Gross Needs and Gaps Summary

Description	Existing Shortage	Projected Need	Gross Need	% County Need	% Regional Need
Pitkin County	1,687	1,166	2,854	100%	37%
Aspen	883	610	1,493	52%	19%
Snowmass Village	300	208	508	18%	7%
Basalt	213	147	360	13%	5%
Unincorp. Pitkin County	291	201	493	17%	6%
Garfield County	1,803	3,030	4,832	100%	63%
Carbondale	232	389	621	13%	8%
Glenwood Springs	717	1,205	1,922	40%	25%
New Castle	58	97	155	3%	2%
Silt	41	69	111	2%	1%
Rifle	279	469	748	15%	10%
Parachute	56	95	151	3%	2%
Unincorp. Garfield County	419	705	1,124	23%	15%
Regional Total	3,490	4,196	7,686		100%

Note: Figures may not sum due to rounding

Source: U.S. Census Bureau, Colorado Dept. of Labor and Employment, Longitudinal Employer-Household Dynamics, Colorado State Demographer's Office, 2019 Greater Roaring Fork Regional Housing Study, Economic & Planning Systems

As required by SB-24 174, housing needs are allocated within each county across jurisdictions and the unincorporated areas according to the distribution of jobs. As shown in **Table 68**, the biggest job centers in the region are Aspen (52% of Pitkin County jobs) and Glenwood Springs (40% of Garfield County jobs).

Table 68. Jobs Distribution by Location, 2023

Total Employment	2022	2022 % share	
		County	Region
Pitkin County + Basalt (Eagle)	19,769	100.0%	45.7%
Aspen	10,341	52.3%	23.9%
Snowmass Village	3,519	17.8%	8.1%
Basalt	2,497	12.6%	5.8%
Unincorp. Pitkin County	3,412	17.3%	7.9%
Garfield County	23,536	100.0%	54.3%
Carbondale	3,025	12.9%	7.0%
Glenwood Springs	9,361	39.8%	21.6%
New Castle	756	3.2%	1.7%
Silt	539	2.3%	1.2%
Rifle	3,644	15.5%	8.4%
Parachute	737	3.1%	1.7%
Unincorp. Garfield County	5,474	23.3%	12.6%

Source: Longitudinal Employer-Household Dynamics (LEHD), Economic & Planning Systems

Based on this allocation, gross housing need is distributed as shown in **Table 69**. The largest housing needs are in Glenwood Springs (1,922 total units), Aspen (1,493 total units), and unincorporated Garfield County (1,124 units).

Table 69. Gross Needs by Jurisdiction

Description	Existing Shortage			Projected Need			Gross Housing Need			% County Need	% Regional Need
	Total	Owner	Rental	Total	Owner	Rental	Total	Owner	Rental		
Pitkin County	1,687	748	940	1,166	519	648	2,854	1,266	1,587	100%	37%
Aspen	883	361	522	610	271	339	1,493	632	861	52%	19%
Snowmass Village	300	153	147	208	92	115	508	246	262	18%	7%
Basalt	213	100	113	147	66	82	360	166	195	13%	5%
Unincorp. Pitkin County	291	133	158	201	90	112	493	223	270	17%	6%
Garfield County	1,803	615	1,188	3,030	918	2,111	4,832	1,533	3,299	100%	63%
Carbondale	232	89	143	389	118	271	621	207	414	13%	8%
Glenwood Springs	717	241	476	1,205	365	840	1,922	606	1,316	40%	25%
New Castle	58	22	36	97	29	68	155	51	104	3%	2%
Silt	41	14	27	69	21	48	111	35	76	2%	1%
Rifle	279	89	190	469	142	327	748	231	517	15%	10%
Parachute	56	14	43	95	29	66	151	43	109	3%	2%
Unincorp. Garfield County	419	146	273	705	214	491	1,124	359	764	23%	15%
Regional Total	3,490	1,362	2,128	4,196	1,437	2,759	7,686	2,799	4,887		100%

Source: U.S. Census Bureau, Colorado Dept. of Labor and Employment, Longitudinal Employer-Household Dynamics, Colorado State Demographer's Office, 2019 Greater Roaring Fork Regional Housing Study, Economic & Planning Systems

Development Pipeline

Developments in the region that are under construction or entitled will address some of the 7,686 units needed. **Table 70** summarizes current developments by location, and projects are detailed in **Table 72**. There are 641 total pipeline affordable units in the region – 357 units in Pitkin County and 284 units in Garfield County. Units under construction are netted out of existing need and entitled units are netted out of projected housing demand for each community.

Table 70. Development Pipeline by Tenure

Description	Under Construction			Entitled			Total Pipeline			% County Pipeline	% Regional Pipeline
	Total	Owner	Rental	Total	Owner	Rental	Total	Owner	Rental		
Pitkin County	317	0	317	40	17	23	357	17	340	100%	56%
Aspen	277	0	277	18	0	18	295	0	295	83%	46%
Snowmass Village	0	0	0	0	0	0	0	0	0	0%	0%
Basalt	40	0	40	22	17	5	62	17	45	17%	10%
Unincorp. Pitkin County	0	0	0	0	0	0	0	0	0	0%	0%
Garfield County	178	10	168	106	12	94	284	22	262	100%	44%
Carbondale	23	0	23	2	0	2	25	0	25	9%	4%
Glenwood Springs	95	0	95	9	0	9	104	0	104	37%	16%
New Castle	0	0	0	29	6	23	29	6	23	10%	5%
Silt	0	0	0	0	0	0	0	0	0	0%	0%
Rifle	10	10	0	60	0	60	70	10	60	25%	11%
Parachute	50	0	50	0	0	0	50	0	50	18%	8%
Unincorp. Garfield County	0	0	0	6	6	0	6	6	0	2%	1%
Regional Total	495	10	485	146	29	117	641	39	602		100%

Source: Local Planning Departments, Economic & Planning Systems

Once pipeline units have been netted out, the total housing need across the region is 7,168 units – 2,538 in Pitkin County and 4,630 in Garfield County, shown in **Table 71**.

Table 71. Net Needs and Gaps Summary

Description	Existing Shortage			Projected Need			Net Housing Need			% County Need	% Regional Need
	Total	Owner	Rental	Total	Owner	Rental	Total	Owner	Rental		
Pitkin County	1,401	748	653	1,138	502	636	2,538	1,250	1,289	100%	35%
Aspen	636	361	275	603	271	332	1,239	632	607	49%	17%
Snowmass Village	300	153	147	208	92	115	508	246	262	20%	7%
Basalt	173	100	73	126	49	77	299	149	150	12%	4%
Unincorp. Pitkin County	291	133	158	201	90	112	493	223	270	19%	7%
Garfield County	1,683	615	1,068	2,947	910	2,036	4,630	1,525	3,105	100%	65%
Carbondale	209	89	120	387	118	269	596	207	389	13%	8%
Glenwood Springs	628	241	387	1,196	365	831	1,824	606	1,218	39%	25%
New Castle	58	22	36	68	23	45	126	45	81	3%	2%
Silt	41	14	27	69	21	48	111	35	76	2%	2%
Rifle	279	89	190	428	142	286	707	231	476	15%	10%
Parachute	48	14	35	95	29	66	143	43	101	3%	2%
Unincorp. Garfield County	419	146	273	703	212	491	1,122	357	764	24%	16%
Regional Total	3,084	1,362	1,722	4,084	1,412	2,672	7,168	2,775	4,393		100%

Source: U.S. Census Bureau, Colorado Dept. of Labor and Employment, Longitudinal Employer-Household Dynamics, Colorado State Demographer's Office, 2019 Greater Roaring Fork Regional Housing Study, Economic & Planning Systems

Table 72. Regional Development Pipeline

Location	Project Name	Unit Count			Type	Rent/Own	Market Restriction	AMI Level
		Affordable	Market	Total				
Under Construction								
Aspen	Lumber Yard	277	0	277	MF	Rental	Deed restricted	<50% - 205%
Basalt	Tree Farm	40	0	40	MF	Rental	Deed restricted	--
Carbondale	Carbondale Marketplace	23	92	115	MF	Rental	Deed restricted	80% - 120%
Glenwood Springs	Glenwood Meadows	15	285	300	MF	Rental	Deed restricted - RO	100%
Glenwood Springs	Mountain View Flats	4	36	40	MF	Rental	Deed restricted - RO	100%
Glenwood Springs	Benedict Senior Housing	34	0	34	MF	Rental	LIHTC	30% - 80%
Glenwood Springs	Iron Mountain Place	42	0	42	MF	Rental	RFTA employees	120%
Parachute	The Gateway	50	18	68	MF	Rental	Workforce	80% - 100%
Rifle	Wapiti Commons Phase 2	10	0	10	MF	Own	HFH	80%
Total Under Construction		495	431	926				
Entitled								
Aspen	Aspen Hills	11	11	22	MF	Rental	Deed restricted	--
Aspen	1020 East Cooper	4	0	5	MF	Rental	Deed restricted - RO	--
Aspen	120 Main St	2	0	2	DU	Rental	Deed restricted - RO	--
Aspen	808 Cemetery Lane	1	0	1	SF	Rental	Deed restricted	--
Basalt	Basalt Center Circle	17	48	65	MF	Own	Deed restricted - RO	60% - 120%
Basalt	Basalt Commercial Park Lot J	3	0	3	TH	Rental	Deed restricted	60% - 120%
Basalt	Stott's Mill	2	0	2	TH	Rental	Deed restricted	80% - 120%
Carbondale	ANB Mixed Use Development	2	14	16	MF	Rental	Deed restricted	80% - 120%
Glenwood Springs	Westlink	3	11	14	TH	Rental	Affordable/workforce	--
Glenwood Springs	The Confluence	6	0	6	TH	Rental	Deed restricted - RO	--
New Castle	Lakota/Longview HFH	6	0	6	SFH	Own	HFH	--
New Castle	Valley View Hospital	6	0	6	MF	Rental	Hospital staff	--
New Castle	Town of New Castle	5	0	5	MF	Rental	Town staff	--
New Castle	Garfield County RE-2 School District	7	0	7	MF	Rental	School district staff	--
New Castle	Colorado River Fire District	2	0	2	MF	Rental	CRFD staff	--
New Castle	Castle Valley Ranch	3	127	130	TH	Rental	Town managed discount rental p	--
Rifle	Rifle Apartments	60	0	60	MF	Rental	LIHTC	30% - 80%
Unincorporated Garfield County	Eagle Ridge	4	31	35	SFH & TH	Own	Deed restricted	70% - 110%
Unincorporated Garfield County	The Reserve, Aspen Glen	2	19	21	SFH	Own	Deed restricted	90% - 110%
Total Entitled		146	261	408				
Other								
Aspen	1020 East Cooper	4	0	5	MF	Rental	Deed restricted - RO	--
Aspen	Phillips Mobile Home	35	0	35	MH & MF	Unknown	--	--
Snowmass Village	The Draw Site	63	0	63	MF	Rental	Workforce/rent control by TSV	80%
Snowmass Village	SHOP	20	0	20	MF	Rental	SkiCo employees	--
Basalt	Major Employer Tiny Homes	30	0	107	--	Rental	Workforce	100%
Basalt	Sopris Meadows Parcel 5	46	109	155	MF	Own	Deed restricted - RO	--
Basalt	Tree Farm Ownership	10	0	10	--	Own	Deed restricted	100% - 140%
Glenwood Springs	Glenwood Gardens aka Canyon Vista	80	0	80	MF	Rental	Affordable	--
New Castle	Castle Valley Ranch	3	127	130	TH	Rental	Town managed discount rental p	--
Parachute	Grand Valley Village	28	0	28	TH	Unknown	Workforce	--
Parachute	Mt. Callhan Eco Dwelling	54	0	54	SFH	Own	Affordable	--
Unincorporated Garfield County	Aster Place	58	0	58	MF	Rental	LIHTC	30% - 80%
Unincorporated Garfield County	Oak Meadows	3	22	25	SFH & TH	Own	Deed restricted	--
Unincorporated Garfield County	River Ranch Phase	3	15	18	SFH & ADU	Own	Workforce	--
Total Other		437	273	788				

Source: Local planning departments, Economic & Planning Systems

Table 73 and **Table 74** summarize net need by AMI for Pitkin County and Garfield County overall (not by jurisdiction). In Pitkin County, the greatest need for the existing shortage is under 50% AMI for renters and above 205% AMI for owners (note that this allocation is done based on the existing income distribution, and there are documented challenges in filling low-income units that currently exist in the county, and so this analysis may be overstating demand for units under 50% AMI). The greatest need for future growth is 51-85% AMI for renters, and 86-130% AMI for owners).

Table 73. Allocated Net Need by AMI – Pitkin County

Description	Pitkin County								
	Existing Shortage			Projected Need			Net Housing Need		
	Total	Owner	Rental	Total	Owner	Rental	Total	Owner	Rental
Extremely- to Very Low Income									
Category 1 (<50% AMI)	282	0	282	0	0	0	282	0	282
Low Income									
Category 2 (51% - 85% AMI)	293	119	174	487	139	348	780	258	521
Moderate Income									
Category 3 (86% - 130% AMI)	205	137	69	485	241	244	691	378	313
Middle Income									
Category 4 (131% - 205% AMI)	222	159	63	112	72	41	334	231	103
Category 5 and above	399	333	66				399	333	66
Category 5 (206% - 240% AMI)				15	12	3	15	12	3
Greater than 240% AMI				38	38	0	38	38	0
Total	1,401	748	653	1,138	502	636	2,538	1,250	1,289

Source: U.S. Census Bureau, Colorado Dept. of Labor & Employment (CDLE), LEHD, CHFA, Economic & Planning Systems

In Garfield County, the greatest need for existing shortage is less than 30% AMI for rental, and over 200% AMI for ownership (note that housing for those making less than 30% AMI is considered homeless/transitional housing and is typically programmed and funded differently from traditional affordable housing). The greatest projected need is between 71-90% AMI for renters and 111-135% AMI for owners. A detailed breakdown of existing shortage and projected need by tenure and AMI for all jurisdictions is provided in **Appendix A**.

Table 74. Allocated Net Need by AMI – Garfield County

Description	Garfield County								
	Existing Shortage			Projected Need			Net Housing Need		
	Total	Owner	Rental	Total	Owner	Rental	Total	Owner	Rental
Category I									
Extremely Low Income (<30% AMI)	232	0	232	0	0	0	232	0	232
Very Low Income (31 - 50% AMI)	162	0	162	0	0	0	162	0	162
Low Income (51% - 70% AMI)	173	0	173	388	0	388	561	0	561
Moderate Income									
Category II (71% - 90% AMI)	179	0	179	903	0	903	1,082	0	1,082
Category III (91% - 110% AMI)	142	81	60	312	155	156	453	237	217
Category IV (111% - 135% AMI)	145	94	51	769	386	383	913	479	434
Middle Income									
136% - 150% AMI	104	54	51	188	95	93	292	149	143
151% - 200% AMI	267	189	78	173	123	50	440	312	128
Greater than 200% AMI	278	197	81	215	152	63	493	349	144
Total	1,683	615	1,068	2,947	910	2,036	4,629	1,525	3,104

Source: U.S. Census Bureau, Colorado Dept. of Labor & Employment (CDLE), LEHD, CHFA, Economic & Planning Systems

Appendix A

Need Tables for All Jurisdiction

Table A-1. Pitkin County Housing Need by Tenure and AMI

Description	Pitkin County								
	Existing Shortage			Projected Need			Net Housing Need		
	Total	Owner	Rental	Total	Owner	Rental	Total	Owner	Rental
Extremely- to Very Low Income									
Category 1 (<50% AMI)	282	0	282	0	0	0	282	0	282
Low Income									
Category 2 (51% - 85% AMI)	293	119	174	487	139	348	780	258	521
Moderate Income									
Category 3 (86% - 130% AMI)	205	137	69	485	241	244	691	378	313
Middle Income									
Category 4 (131% - 205% AMI)	222	159	63	112	72	41	334	231	103
Category 5 and above	399	333	66				399	333	66
Category 5 (206% - 240% AMI)				15	12	3	15	12	3
Greater than 240% AMI				38	38	0	38	38	0
Total	1,401	748	653	1,138	502	636	2,538	1,250	1,289

Source: U.S. Census Bureau, Colorado Dept. of Labor & Employment (CDLE), LEHD, CHFA, Economic & Planning Systems

Table A-2. Aspen Housing Need by Tenure and AMI

Description	Aspen								
	Existing Shortage			Projected Need			Net Housing Need		
	Total	Owner	Rental	Total	Owner	Rental	Total	Owner	Rental
Extremely- to Very Low Income									
Category 1 (<50% AMI)	174	0	174	0	0	0	174	0	174
Low Income									
Category 2 (51% - 85% AMI)	130	67	63	261	78	183	392	146	246
Moderate Income									
Category 3 (86% - 130% AMI)	61	61	0	259	129	129	319	190	129
Middle Income									
Category 4 (131% - 205% AMI)	84	72	12	55	37	18	139	109	30
Category 5 and above	187	161	26				187	161	26
Category 5 (206% - 240% AMI)				8	6	2	8	6	2
Greater than 240% AMI				20	20	0	20	20	0
Total	636	361	275	603	271	332	1,239	632	607

Source: U.S. Census Bureau, Colorado Dept. of Labor & Employment (CDLE), LEHD, CHFA, Economic & Planning Systems

Table A-3. Snowmass Village Housing Need by Tenure and AMI

Description	Snowmass Village								
	Existing Shortage			Projected Need			Net Housing Need		
	Total	Owner	Rental	Total	Owner	Rental	Total	Owner	Rental
Extremely- to Very Low Income									
Category 1 (<50% AMI)	31	0	31	0	0	0	31	0	31
Low Income									
Category 2 (51% - 85% AMI)	69	21	49	89	27	62	158	48	111
Moderate Income									
Category 3 (86% - 130% AMI)	61	30	30	88	44	44	149	74	74
Middle Income									
Category 4 (131% - 205% AMI)	44	26	18	21	13	8	65	39	26
Category 5 and above	95	76	19				95	76	19
Category 5 (206% - 240% AMI)				3	2	1	3	2	1
Greater than 240% AMI				7	7	0	7	7	0
Total	300	153	147	208	92	115	508	246	262

Source: U.S. Census Bureau, Colorado Dept. of Labor & Employment (CDLE), LEHD, CHFA, Economic & Planning Systems

Table A-4. Basalt Housing Need By Tenure and AMI

Description	Basalt								
	Existing Shortage			Projected Need			Net Housing Need		
	Total	Owner	Rental	Total	Owner	Rental	Total	Owner	Rental
Extremely- to Very Low Income									
Category 1 (<50% AMI)	22	0	22	0	0	0	22	0	22
Low Income									
Category 2 (51% - 85% AMI)	31	12	19	50	8	42	81	20	61
Moderate Income									
Category 3 (86% - 130% AMI)	34	21	13	53	25	28	88	46	42
Middle Income									
Category 4 (131% - 205% AMI)	44	31	13	15	9	6	60	40	19
Category 5 and above	42	36	6				42	36	6
Category 5 (206% - 240% AMI)				2	2	0	2	2	0
Greater than 240% AMI				5	5	0	5	5	0
Total	173	100	73	125	49	77	298	149	150

Source: U.S. Census Bureau, Colorado Dept. of Labor & Employment (CDLE), LEHD, CHFA, Economic & Planning Systems

Table A-5. Unincorporated Pitkin County Housing Need by Tenure and AMI

Description	Unincorporated Pitkin County								
	Existing Shortage			Projected Need			Net Housing Need		
	Total	Owner	Rental	Total	Owner	Rental	Total	Owner	Rental
Extremely- to Very Low Income									
Category 1 (<50% AMI)	55	0	55	0	0	0	55	0	55
Low Income									
Category 2 (51% - 85% AMI)	62	19	44	86	26	60	148	45	104
Moderate Income									
Category 3 (86% - 130% AMI)	50	25	25	85	43	43	135	68	68
Middle Income									
Category 4 (131% - 205% AMI)	49	29	20	21	12	8	70	42	28
Category 5 and above	75	60	15				75	60	15
Category 5 (206% - 240% AMI)				3	2	1	3	2	1
Greater than 240% AMI				7	7	0	7	7	0
Total	291	133	158	201	90	112	493	223	270

Source: U.S. Census Bureau, Colorado Dept. of Labor & Employment (CDLE), LEHD, CHFA, Economic & Planning Systems

Table A-6. Garfield County Housing Need by Tenure and AMI

Description	Garfield County Total								
	Existing Shortage			Projected Need			Net Housing Need		
	Total	Owner	Rental	Total	Owner	Rental	Total	Owner	Rental
Category I									
Extremely Low Income (<30% AMI)	232	0	232	0	0	0	232	0	232
Very Low Income (31 - 50% AMI)	162	0	162	0	0	0	162	0	162
Low Income (51% - 70% AMI)	173	0	173	388	0	388	561	0	561
Moderate Income									
Category II (71% - 90% AMI)	179	0	179	903	0	903	1,082	0	1,082
Category III (91% - 110% AMI)	142	81	60	312	155	156	453	237	217
Category IV (111% - 135% AMI)	145	94	51	769	386	383	913	479	434
Middle Income									
136% - 150% AMI	104	54	51	188	95	93	292	149	143
151% - 200% AMI	267	189	78	173	123	50	440	312	128
Greater than 200% AMI	278	197	81	215	152	63	493	349	144
Total	1,683	615	1,068	2,947	910	2,036	4,629	1,525	3,104

Source: U.S. Census Bureau, Colorado Dept. of Labor & Employment (CDLE), LEHD, CHFA, Economic & Planning Systems

Table A-7. Carbondale Housing Need by Tenure and AMI

Description	Carbondale								
	Existing Shortage			Projected Need			Net Housing Need		
	Total	Owner	Rental	Total	Owner	Rental	Total	Owner	Rental
Category I									
Extremely Low Income (<30% AMI)	39	0	39	0	0	0	39	0	39
Very Low Income (31 - 50% AMI)	12	0	12	0	0	0	12	0	12
Low Income (51% - 70% AMI)	19	0	19	54	0	54	73	0	73
Moderate Income									
Category II (71% - 90% AMI)	10	0	10	118	0	118	128	0	128
Category III (91% - 110% AMI)	18	13	5	41	20	20	59	33	25
Category IV (111% - 135% AMI)	17	12	5	99	50	49	116	62	54
Middle Income									
136% - 150% AMI	12	6	6	25	12	12	37	18	18
151% - 200% AMI	32	23	10	23	16	7	55	39	17
Greater than 200% AMI	50	35	15	28	20	8	78	55	23
Total	209	89	120	387	118	269	596	207	389

Source: U.S. Census Bureau, Colorado Dept. of Labor & Employment (CDLE), LEHD, CHFA, Economic & Planning Systems

Table A-8. Glenwood Springs Housing Need by Tenure and AMI

Description	Glenwood Springs								
	Existing Shortage			Projected Need			Net Housing Need		
	Total	Owner	Rental	Total	Owner	Rental	Total	Owner	Rental
Category I									
Extremely Low Income (<30% AMI)	87	0	87	0	0	0	87	0	87
Very Low Income (31 - 50% AMI)	65	0	65	0	0	0	65	0	65
Low Income (51% - 70% AMI)	57	0	57	167	0	167	225	0	225
Moderate Income									
Category II (71% - 90% AMI)	82	0	82	367	0	367	448	0	448
Category III (91% - 110% AMI)	38	24	14	126	63	63	164	87	77
Category IV (111% - 135% AMI)	36	36	0	309	154	154	345	190	154
Middle Income									
136% - 150% AMI	43	23	20	74	38	36	118	61	56
151% - 200% AMI	114	82	32	68	49	19	182	131	51
Greater than 200% AMI	105	76	29	85	61	24	190	136	53
Total	628	241	387	1,196	365	831	1,824	606	1,218

Source: U.S. Census Bureau, Colorado Dept. of Labor & Employment (CDLE), LEHD, CHFA, Economic & Planning Systems

Table A-9. New Castle Housing Need by Tenure and AMI

Description	New Castle								
	Existing Shortage			Projected Need			Net Housing Need		
	Total	Owner	Rental	Total	Owner	Rental	Total	Owner	Rental
Category I									
Extremely Low Income (<30% AMI)	6	0	6	0	0	0	6	0	6
Very Low Income (31 - 50% AMI)	5	0	5	0	0	0	5	0	5
Low Income (51% - 70% AMI)	6	0	6	9	0	9	15	0	15
Moderate Income									
Category II (71% - 90% AMI)	5	0	5	20	0	20	25	0	25
Category III (91% - 110% AMI)	8	4	4	7	4	3	16	8	7
Category IV (111% - 135% AMI)	6	3	3	18	10	8	24	13	11
Middle Income									
136% - 150% AMI	2	1	1	4	2	2	7	4	3
151% - 200% AMI	6	4	2	4	3	1	11	8	3
Greater than 200% AMI	13	9	4	5	4	1	18	13	5
Total	58	22	36	68	23	45	126	45	81

Source: U.S. Census Bureau, Colorado Dept. of Labor & Employment (CDLE), LEHD, CHFA, Economic & Planning Systems

Table A-10. Silt Housing Need by Tenure and AMI

Description	Silt								
	Existing Shortage			Projected Need			Net Housing Need		
	Total	Owner	Rental	Total	Owner	Rental	Total	Owner	Rental
Category I									
Extremely Low Income (<30% AMI)	4	0	4	0	0	0	4	0	4
Very Low Income (31 - 50% AMI)	4	0	4	0	0	0	4	0	4
Low Income (51% - 70% AMI)	5	0	5	10	0	10	14	0	14
Moderate Income									
Category II (71% - 90% AMI)	6	0	6	21	0	21	27	0	27
Category III (91% - 110% AMI)	3	2	2	7	4	4	11	5	5
Category IV (111% - 135% AMI)	4	2	2	18	9	9	22	11	11
Middle Income									
136% - 150% AMI	2	1	1	4	2	2	7	3	3
151% - 200% AMI	7	5	2	4	3	1	11	8	3
Greater than 200% AMI	6	4	2	5	4	2	11	8	3
Total	41	14	27	69	21	48	111	35	76

Source: U.S. Census Bureau, Colorado Dept. of Labor & Employment (CDLE), LEHD, CHFA, Economic & Planning Systems

Table A-11. Rifle Housing Need by Tenure and AMI

Description	Rifle								
	Existing Shortage			Projected Need			Net Housing Need		
	Total	Owner	Rental	Total	Owner	Rental	Total	Owner	Rental
Category I									
Extremely Low Income (<30% AMI)	33	0	33	0	0	0	33	0	33
Very Low Income (31 - 50% AMI)	28	0	28	0	0	0	28	0	28
Low Income (51% - 70% AMI)	35	0	35	36	0	36	71	0	71
Moderate Income									
Category II (71% - 90% AMI)	33	0	33	133	0	133	165	0	165
Category III (91% - 110% AMI)	29	14	14	49	24	24	78	39	39
Category IV (111% - 135% AMI)	33	17	17	120	60	60	153	77	77
Middle Income									
136% - 150% AMI	19	9	9	30	15	15	49	24	24
151% - 200% AMI	43	30	13	27	19	8	70	49	21
Greater than 200% AMI	27	19	8	34	24	10	61	42	18
Total	279	89	190	428	142	286	707	231	476

Source: U.S. Census Bureau, Colorado Dept. of Labor & Employment (CDLE), LEHD, CHFA, Economic & Planning Systems

Table A-12. Parachute Housing Need by Tenure and AMI

Description	Parachute								
	Existing Shortage			Projected Need			Net Housing Need		
	Total	Owner	Rental	Total	Owner	Rental	Total	Owner	Rental
Category I									
Extremely Low Income (<30% AMI)	10	0	10	0	0	0	10	0	10
Very Low Income (31 - 50% AMI)	10	0	10	0	0	0	10	0	10
Low Income (51% - 70% AMI)	7	0	7	13	0	13	20	0	20
Moderate Income									
Category II (71% - 90% AMI)	0	0	0	29	0	29	29	0	29
Category III (91% - 110% AMI)	3	3	0	10	5	5	13	8	5
Category IV (111% - 135% AMI)	5	3	3	24	12	12	30	15	15
Middle Income									
136% - 150% AMI	3	1	1	6	3	3	9	4	4
151% - 200% AMI	6	4	2	6	4	2	12	8	3
Greater than 200% AMI	4	3	1	7	5	2	11	8	3
Total	48	14	35	95	29	66	143	43	101

Source: U.S. Census Bureau, Colorado Dept. of Labor & Employment (CDLE), LEHD, CHFA, Economic & Planning Systems

Table A-13. Unincorporated Garfield County Housing Need by Tenure and AMI

Description	Unincorporated Garfield County								
	Existing Shortage			Projected Need			Net Housing Need		
	Total	Owner	Rental	Total	Owner	Rental	Total	Owner	Rental
Category I									
Extremely Low Income (<30% AMI)	54	0	54	0	0	0	54	0	54
Very Low Income (31 - 50% AMI)	39	0	39	0	0	0	39	0	39
Low Income (51% - 70% AMI)	44	0	44	99	0	99	143	0	143
Moderate Income									
Category II (71% - 90% AMI)	44	0	44	216	0	216	259	0	259
Category III (91% - 110% AMI)	42	21	21	72	35	37	113	56	58
Category IV (111% - 135% AMI)	43	21	21	181	90	90	223	112	112
Middle Income									
136% - 150% AMI	23	11	11	45	22	22	67	34	34
151% - 200% AMI	58	41	17	41	29	12	99	69	30
Greater than 200% AMI	73	51	22	51	36	15	124	87	37
Total	419	146	273	703	212	491	1,122	357	764

Source: U.S. Census Bureau, Colorado Dept. of Labor & Employment (CDLE), LEHD, CHFA, Economic & Planning Systems



REGIONAL HOUSING NEEDS ASSESSMENT

DRAFT PHASE II REPORT

Prepared for:

Roaring Fork Valley and Colorado River Valley
Pitkin County
City of Aspen
Town of Snowmass Village
Town of Basalt
Garfield County
Town of Carbondale
City of Glenwood Springs
Town of New Castle
Town of Silt
City of Rifle
Town of Parachute

Prepared by:

Economic & Planning Systems, Inc.

June 16, 2026

EPS #243156

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1. Housing Problems

This chapter details specific housing problems in the Roaring Fork and Colorado River valleys, identifying additional factors (beyond those directly contributing to housing needs) leading to housing challenges in the region. These include overcrowding/temporary housing, affordability/cost burden, and displacement risk.

Overcrowding, Temporary Housing Conditions, and Homelessness

Overcrowding is defined as a living arrangement with more than one person per room (total rooms, not just bedrooms). This may include units with several roommates, multiple couples sharing one unit, or entire families living in a single bedroom. In addition to overcrowding, temporary housing conditions exist in the region, where residents live with family or friends, live in a camper or RV, stay in a private vehicle not suited for habitation, or live in a hotel/motel. Additionally, conditions in the region can cause homelessness, where individuals lose access to stable and safe permanent housing.

Aggregating data from the U.S. Census and local research by SHG Advisors and Pitkin County on homelessness, there are an estimated 247 households in Pitkin County and 601 households in Garfield County that are overcrowded, living in temporary housing conditions, or experiencing homelessness (**Table 1**).

It is important to note that these data points are typically hard to obtain and are likely an undercount, due to the nature of survey distribution and respondents' fear of possible legal consequences for their living arrangement or residency and employment status.

Table 1. Overcrowding, Temporary Housing, and Homelessness, Pitkin and Garfield Counties, 2023

Description	Pitkin County	Garfield County	Total
Total Overcrowded and Temporary Housing Units	247	601	848

Source: U.S. Census Bureau, SHG Advisors, Economic & Planning Systems

Housing Affordability

Housing affordability is a significant challenge in Pitkin and Garfield Counties. Affordability is defined as a household's ability to secure safe, stable, and adequate housing without a significant financial burden, typically not spending more than 30% of gross income on housing. In 2024, 38.1% of Pitkin County households and 34.8% of Garfield County households were cost burdened, paying 30% or more of their income toward housing (**Table 2**). The overall share of cost burdened households increased in both Pitkin and Garfield counties between 2019 and 2024. Only three communities (Snowmass Village, Basalt, and Silt) saw a decreased share of cost burdened households over this time.

Table 2. Cost Burdened Households

Description	No. of Households		% Total Households	
	2019	2024	2019	2024
Cost Burdened Households				
Pitkin County	2,636	3,511	35.3%	38.1%
Aspen	1,177	1,932	35.1%	47.1%
Snowmass Village	521	572	42.5%	32.5%
Basalt (total)	854	833	45.2%	42.4%
Garfield County	6,292	8,148	29.3%	34.8%
Carbondale	789	990	32.3%	35.2%
Glenwood Springs	1,496	1,582	37.8%	40.6%
New Castle	361	951	23.7%	46.9%
Silt	515	474	48.9%	36.1%
Rifle	858	1,180	25.2%	31.1%
Parachute	149	155	29.9%	30.0%

Source: ACS 5-Year Estimates, Economic & Planning Systems

Displacement Risk

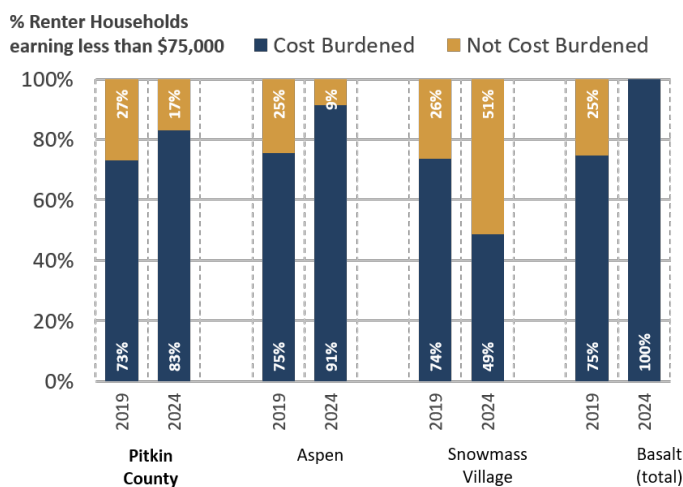
Displacement risk is the likelihood that residents or businesses may be forced to involuntarily relocate due to economic pressures or physical conditions. Many factors influence displacement risk in the region, including economic circumstances, demographics, and housing conditions.

Displacement risk is outlined based on 11 specific factors: Cost burdened low-income renter households, low-income households, renter households, older housing units, overcrowded housing units, educational attainment, English proficiency, single-parent households, BIPOC households, older populations, and residents with a disability. Many of these data points have high margins of error and may not reflect reality on the ground, but many of the issues noted below are a significant challenge in the region and increase displacement risk for many residents. This data also reflects existing conditions, which includes a significant amount of deed-restricted and affordable housing, so not all of the data represents a risk or need.

Cost Burdened Low-Income Renter Households

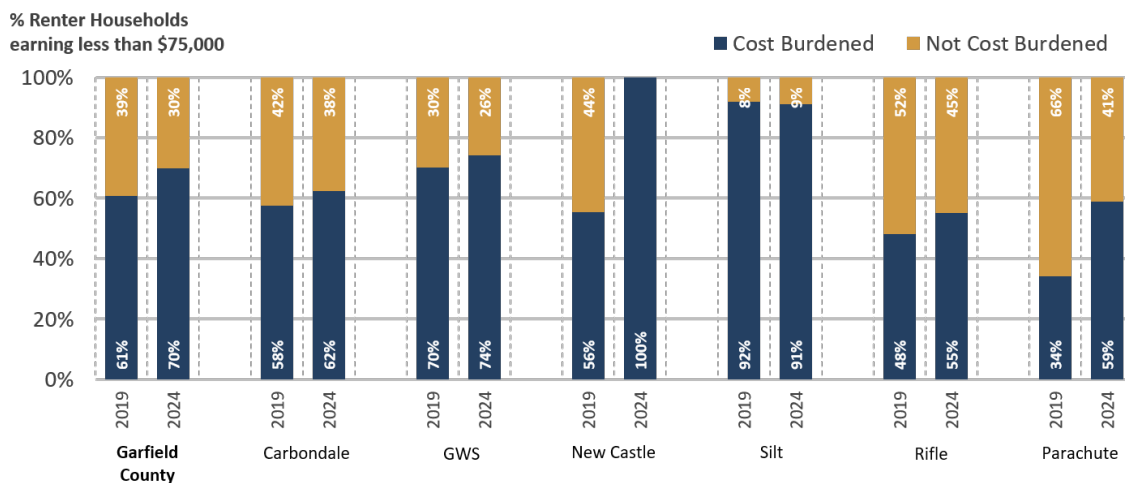
Renter households, especially those earning lower incomes and cost burdened (paying over 30% of their income toward housing), are more vulnerable to increasing rent, squeezing the balance of their income to be spread across other necessities like food and healthcare. Among renter households earning less than \$75,000 annually, over 80% in Pitkin County (**Figure 1**) and 70% in Garfield County (**Figure 2**) are cost burdened. In some communities, nearly all renter households earning less than \$75,000 are cost burdened. The share of low-income renter households who are cost burdened has generally increased since 2019.

Figure 1. Pitkin County Lower-Income Cost Burdened Renter Households



Source: ACS 5-Year Estimates, Economic & Planning Systems

Figure 2. Garfield County Lower-Income Cost Burdened Renter Households



Source: ACS 5-Year Estimates, Economic & Planning Systems

Low-Income Households

Lower income households in general, not just those that are cost-burdened, are also at risk of displacement because their incomes are insufficient to afford market rate housing or readily adjust to changes in housing costs. As shown in **Table 3**, approximately 40% of the region's households earn below 80% AMI, increasing their vulnerability to displacement (for those not living in affordable housing).

Table 3. Share of Households by AMI

Description	% Households			
	≤ 30% AMI <i>Extremely Low</i>	31-50% AMI <i>Very Low</i>	51-80% AMI <i>Low Income</i>	>80% AMI <i>>= Moderate</i>
Pitkin County	8.3%	10.0%	19.7%	61.0%
Aspen	7.5%	9.2%	24.4%	58.2%
Snowmass Village	8.1%	10.4%	21.8%	60.4%
Basalt (Pitkin County)	5.9%	2.4%	32.9%	57.9%
Unicorp. Pitkin County	10.0%	12.2%	8.8%	66.2%
Garfield County	9.9%	9.2%	19.1%	60.8%
Carbondale	12.4%	7.4%	12.2%	67.2%
Glenwood Springs	14.0%	7.6%	15.9%	61.2%
New Castle	11.0%	2.8%	23.2%	61.3%
Silt	9.9%	10.8%	22.9%	55.2%
Rifle	8.2%	10.4%	27.2%	52.1%
Parachute	11.9%	23.7%	21.7%	41.5%
Unicorp. Garfield County	7.7%	10.4%	17.8%	64.1%

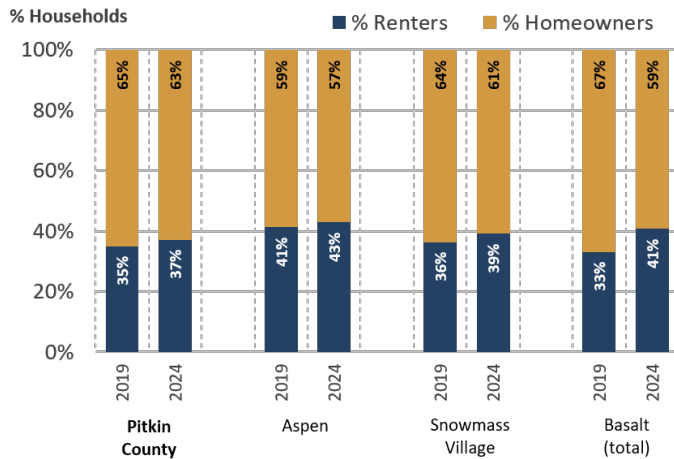
Totals may not sum due to margins of error

Source: United States Department of Housing and Urban Development. HUD Consolidated Planning/CHAS Data, 2018-2022 5-year estimates; Compiled by SDO

Renter Households

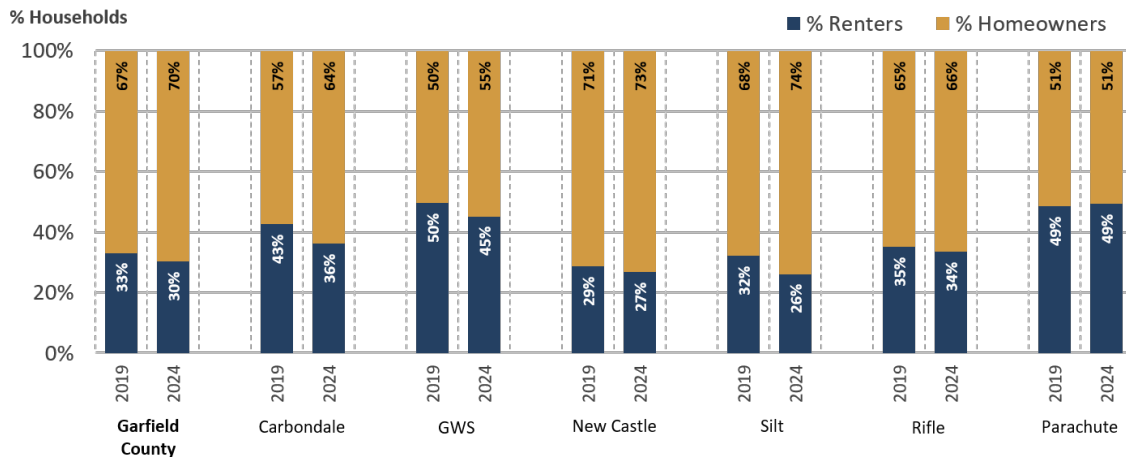
Renters may also be at greater risk of displacement because they do not own their homes and are vulnerable to unforeseen increases in housing costs. Rent can often go up significantly with new lease terms, and rising rent can increase displacement pressure for residents. Approximately 37% of Pitkin County and 30% of Garfield County households are renters (**Figure 3** and **Figure 4**). This share is slightly higher in certain communities, including Aspen, Basalt, Glenwood Springs, and Parachute, meaning a greater share of the population are at increased risk of displacement (similarly to low-income households, those living in programmatically affordable units are less vulnerable to displacement).

Figure 3. Pitkin County Renter Households



Source: ACS 5-Year Estimates, Economic & Planning Systems

Figure 4. Garfield County Renter Households



Source: ACS 5-Year Estimates, Economic & Planning Systems

Older Housing Units

Older housing can also be a displacement risk factor due to potential deferred maintenance, more expensive maintenance in the future, and lack of accessibility features (for example, it can be challenging for someone to stay in their home as they age or if their mobility changes). Older housing units may also have historic preservation designations, making repairs and changes more challenging and/or expensive.

About 17% of Pitkin County and 14% of Garfield County housing units were built before 1970 (**Table 4**). This share is higher in Glenwood Springs (31%) and Rifle (23%). Some communities have also added housing since 2019, reducing the share of older housing stock.

Table 4. Housing Units Built Before 1970

Description	No. of Units		% Total Units	
	2019	2024	2019	2024
Housing built before 1970				
Pitkin County	2,279	2,235	16.3%	16.7%
Aspen	1,569	1,123	24.2%	18.3%
Snowmass Village	204	374	6.8%	12.6%
Basalt (total)	109	258	4.4%	11.8%
Garfield County	4,221	3,524	17.6%	14.1%
Carbondale	349	234	12.8%	7.9%
Glenwood Springs	1,503	1,320	33.7%	31.4%
New Castle	152	66	9.1%	3.2%
Silt	164	66	15.0%	5.0%
Rifle	737	901	20.6%	22.7%
Parachute	123	60	18.7%	10.9%

Source: ACS 5-Year Estimates, Economic & Planning Systems

Overcrowded Housing Units

As described above, overcrowding is defined as a living arrangement with more than one person per room. As of 2024, about 1.0% of Pitkin County occupied housing units and 2.0% of Garfield County were overcrowded (**Table 5**). This data shows that in most communities, the share of overcrowded units has decreased since 2019.

Table 5. Overcrowded Housing Units

Description	No. of Units		% Occ. Units	
	2019	2024	2019	2024
Overcrowded Housing Units				
Pitkin County	172	95	2.3%	1.0%
Aspen	92	47	2.7%	1.1%
Snowmass Village	38	0	3.1%	0.0%
Basalt (total)	37	38	2.0%	1.9%
Garfield County	1,010	476	4.7%	2.0%
Carbondale	159	24	6.5%	0.9%
Glenwood Springs	241	10	6.1%	0.3%
New Castle	89	63	5.8%	3.1%
Silt	8	17	0.8%	1.3%
Rifle	142	71	4.2%	1.9%
Parachute	3	11	0.6%	2.1%

Source: ACS 5-Year Estimates, Economic & Planning Systems

Educational Attainment

Individuals with low educational attainment, non-English speakers, single-parent households, and households headed by people identifying as Black, Indigenous, and People of Color (BIPOC households) can have higher risk of displacement due to job access and employment and housing discrimination.

In Pitkin County, only about 3.7% of the population aged 18 years and over do not have a high-school degree (**Table 6**). In comparison, 11.0% of the adults in Garfield County do not have a high-school degree, with slightly higher shares in Carbondale and Rifle.

Table 6. Population Aged 18 and Older Without a High School Degree

Description	Count		% Total Adults	
	2019	2024	2019	2024
Adults without a high school degree				
Pitkin County	498	535	3.3%	3.7%
Aspen	143	88	2.2%	1.4%
Snowmass Village	5	100	0.2%	3.9%
Basalt (total)	118	26	3.7%	0.7%
Garfield County	5,818	5,166	13.2%	11.0%
Carbondale	1,000	699	19.0%	12.6%
Glenwood Springs	996	911	12.8%	11.6%
New Castle	322	164	9.4%	4.6%
Silt	221	301	10.4%	11.5%
Rifle	1,213	1,119	17.9%	14.6%
Parachute	202	77	22.7%	8.0%

Source: ACS 5-Year Estimates, Economic & Planning Systems

English Proficiency

Residents in the region are generally proficient in English. In 2024, 0.3% of Pitkin County residents aged 5 years and above, and 5.7% in Garfield County, reported to have limited English proficiency (**Table 7**).

These figures have large margins of error (for example, it is unlikely that the true count in Snowmass Village is 0) and may be an undercount due to self-reporting and because residents with limited English proficiency may also have immigrant backgrounds with a distrust of government. These residents may be facing housing instability, along with language and cultural barriers.

Table 7. Population with Limited English Proficiency

Description	Count		% Pop >5yrs	
	2019	2024	2019	2024
Population 5 years and older with limited english proficiency				
Pitkin County	118	48	0.7%	0.3%
Aspen	7	45	0.1%	0.7%
Snowmass Village	0	0	0.0%	0.0%
Basalt (total)	45	0	1.2%	0.0%
Garfield County	3,076	3,337	5.6%	5.7%
Carbondale	655	306	10.4%	4.8%
Glenwood Springs	596	312	6.3%	3.2%
New Castle	296	278	6.6%	6.4%
Silt	123	203	4.4%	5.9%
Rifle	685	896	7.6%	9.2%
Parachute	41	11	3.4%	0.8%

Source: ACS 5-Year Estimates, Economic & Planning Systems

Single-Parent Households

In addition to single-parent households being at risk of displacement due to job access and employment and housing discrimination, they also often have lower incomes and higher relative costs related to childcare compared to two-parent households. Approximately 3.2% of Pitkin County households and 5.9% of Garfield County households were single-parent households in 2024 (**Table 8**). There are higher rates of single parent households in Silt (11.9%) and Parachute (16.1%). The rate of single parent households decreased in all Pitkin County communities between 2019 and 2024, which may indicate displacement already occurring in this group.

Table 8. Single-Parent Households

Description	No. of Households		% Total Households	
	2019	2024	2019	2024
Single-Parent Households				
Pitkin County	578	296	7.7%	3.2%
Aspen	218	169	6.5%	4.1%
Snowmass Village	140	47	11.4%	2.7%
Basalt (total)	53	16	2.8%	0.8%
Garfield County	1,193	1,390	5.5%	5.9%
Carbondale	114	103	4.7%	3.7%
Glenwood Springs	250	322	6.3%	8.3%
New Castle	122	85	8.0%	4.2%
Silt	161	157	15.3%	11.9%
Rifle	123	322	3.6%	8.5%
Parachute	59	83	11.8%	16.1%

Source: ACS 5-Year Estimates, Economic & Planning Systems

BIPOC Households

About 19% of Pitkin County heads of households and 28.3% of Garfield County identified as a race or ethnicity other than non-Hispanic white (**Table 9**). These residents may face housing discrimination, leading to higher vulnerability to displacement. Similarly to the data on English proficiency, these data have large margins of error and should be taken as general trends, and not absolute counts.

Table 9. BIPOC Households

Description	No. of Households		% Total Households	
	2019	2024	2019	2024
BIPOC Households				
Pitkin County	567	1,752	7.6%	19.0%
Aspen	315	896	9.4%	21.8%
Snowmass Village	0	322	0.0%	18.3%
Basalt (total)	77	261	4.1%	13.3%
Garfield County	4,941	6,628	23.0%	28.3%
Carbondale	619	590	25.3%	21.0%
Glenwood Springs	916	1,362	23.1%	35.0%
New Castle	327	711	21.5%	35.1%
Silt	334	507	31.7%	38.6%
Rifle	888	1,537	26.0%	40.5%
Parachute	104	36	20.9%	7.0%

Source: ACS 5-Year Estimates, Economic & Planning Systems

Older Population

Aging residents and populations with disabilities are more vulnerable to displacement due to limited employment and housing opportunity, and are often living on fixed incomes which make it more challenging to adjust to rising housing costs. The population over age 65 is increasing across the region, with 22.8% of Pitkin County residents and 14.8% of Garfield County residents aged 65 years and older. Communities like Snowmass Village and Basalt have a higher share of older residents, at nearly 35% and 24% respectively (**Table 10**).

Table 10. Population Aged 65 Years and Above

Description	Population >65yrs		% Total Population	
	2019	2024	2019	2024
Population aged 65 years and over				
Pitkin County	3,192	3,875	17.8%	22.8%
Aspen	1,413	1,174	19.0%	17.4%
Snowmass Village	416	1,038	14.9%	34.9%
Basalt (total)	787	1,038	20.5%	23.9%
Garfield County	7,477	9,222	12.7%	14.8%
Carbondale	815	1,322	12.0%	19.9%
Glenwood Springs	1,369	1,364	13.8%	13.3%
New Castle	396	775	8.1%	15.9%
Silt	172	274	5.5%	7.5%
Rifle	1,022	1,015	10.6%	9.6%
Parachute	113	152	8.6%	10.7%

Source: ACS 5-Year Estimates, Economic & Planning Systems

Populations with a Disability

Over 15% of Pitkin County households and 20% of Garfield County households reported to have at least one member in their households with a disability, as shown in **Table 11**. These households are at a higher risk of displacement since they may have fewer employment and housing options that are accessible.

Table 11. Households With Household Members with Disability, 2022

Description	Pitkin County		Garfield County	
	Estimate	Share	Estimate	Share
Household member has a hearing or vision impairment	810	10.0%	2,410	10.8%
Household member has an ambulatory limitation	220	2.7%	2,230	10.0%
Household member has a cognitive limitation	385	4.7%	1,595	7.1%
Household member has a self-care or independent living limitation	275	3.4%	1,810	8.1%
Household member has at least one of the above limitations	1,265	15.6%	4,530	20.2%
Household member has none of the above limitations	<u>6,850</u>	84.4%	<u>17,860</u>	79.8%
Total Households	8,115		22,390	

Note: Households may be counted in multiple categories (categories are not mutually exclusive)

Source: HUD Comprehensive Housing Affordability Strategy 2018-22 (CHAS), Economic & Planning Systems

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2. Housing Resources

Housing challenges have been a long-term persistent issue in the region, and the counties and municipalities have already made strides in addressing housing affordability. There are a variety of housing affordability programs and resources that are available throughout the region, as shown in **Table 12**.

Table 12. Summary of Existing Housing Resources

Program	Pitkin County	Aspen	Snowmass Village	Basalt	Garfield County	Carbondale	Glenwood Springs	New Castle	Silt	Rifle	Parachute
Deed Restriction Programs Includes buy-downs and deed restriction incentive programs, either at time of sale or for existing owners	X	X	X			X	X				
Inclusionary Housing Policies Includes inclusionary housing ordinances, set-aside requirements, and affordability incentives	X	X	X	X	X	X	X	X			
Down Payment Assistance Includes grants, loans, or deed restriction incentives or contributions to down payment assistance programs	X	X	X		X		X				
Employee Housing Programs Includes deed-restricted units and down payment assistance specifically for town	X	X	X				X	X			
Habitat for Humanity Communities with current or planned Habitat for Humanity developments	X		X	X	X	X	X	X			
Rental Assistance Includes grants and loans for first/last month rent and security deposit		X					X				
ADU Incentives Includes loans, grants, and fee waivers for ADU construction for local housing		X	X	X	X		X			X	
Fee waivers and reductions Includes utility fees, permitting fees, and other development costs		X		X	X	X	X	X			

Source: Respective Towns and Counties, Economic & Planning Systems

Existing Housing Tools and Programs

Deed Restriction Incentives and Buydown Programs

Deed restriction incentives and buydown programs are programs where governments or organizations provide funding to a prospective home buyer or an existing homeowner in exchange for placing a deed restriction on their home. These funds may be used to either “buy-down” a home, i.e. reduce purchase price, or towards maintenance and upkeep of a home that may allow an existing owner to remain in their home. The deed restriction typically restricts ownership in perpetuity to a local employee or resident.

- **The West Mountain Regional Housing Coalition (WMRHC)**, a nonprofit organization working with local governments in the region to address housing affordability, administers the Good Deeds program, which contributes funds at closing of a market home purchase toward the application of a deed restriction on the property. The WMRHC contributes up to 30% of the contracted purchase price in exchange for the recording of a price-capped deed restriction on the property in perpetuity. To qualify for the program, buyers must work an average of 1,400 hours per year anywhere in Pitkin and Garfield counties, with 75% of those hours at a business with a physical location in the counties. As of June 2026, WMRHC had purchased 23 deed restrictions.
- Many governments within the region are members of the WMRHC, including Pitkin County, the Towns of Carbondale, Basalt, and Snowmass Village, and the Cities of Aspen and Glenwood Springs. Some of these communities and other agencies in the region also have local deed restriction programs.
- The **City of Aspen** administers an Affordable Housing Credits Program (AH credits), aiming to both encourage private sector development of affordable housing and to establish an option for housing mitigation that immediately offsets the impact of new development. A Certificate of Affordable Housing Credit is issued to a developer who builds affordable housing voluntarily (rather than to meet a mitigation requirement). This certificate can then be purchased by another entity to satisfy the mitigation requirements of its own new development.

Inclusionary Housing Policies and Mitigation Requirements

Inclusionary Housing Ordinances (IHOs) are policies that require a designated percentage of housing units in new developments to be set aside as affordable or local housing. These policies ensure that new residential growth naturally includes housing options accessible to local households. Some governments also administer workforce housing mitigation measures on new developments that require developers to build, buy, or pay for affordable housing to offset the impact of their development on the local housing market.

- **The Pitkin County Employee Housing Impact Fee (EHIF)** requires developers and property owners to mitigate the local workforce housing shortage caused by new development, demolitions, or replacement construction. The fee is calculated to offset the number of employees generated by construction and permanent maintenance of a property. Funds collected from the EHIF are used by the County to subsidize, acquire, and build dwelling units managed by APCHA or the County. A developer may be allowed to avoid full payment of the impact fee through the construction of deed restricted employee housing, the acquisition and deed restriction of existing residential housing units, or the dedication of real property to Pitkin County that will be used for the construction of employee housing.
- **The City of Aspen's IHO** requires 30% of a residential development's total floor area to be set aside for affordable housing. When a project triggers employee housing mitigation or fee-in-lieu requirements, the City conducts an employee generation analysis. The current residential mitigation rate is 0.107 Full-Time Equivalent (FTE) employees per 1,000 square feet of free-market single-family, duplex, and multi-family development. This rate reflects 100% of construction-related employee generation and 25% of operations and maintenance employee generation. To help developers satisfy their combined IHO and employee mitigation obligations, the City's Affordable Housing Mitigation Program offers a menu of compliance options, including the Certificate of Affordable Housing Credits program.
- **The Town of Snowmass Village** requires developers to mitigate 100% of the employee housing demand created by new projects. Developers must typically construct on-site or off-site affordable housing, pay fees-in-lieu, or donate land for housing projects.
- In **Basalt**, all new residential developments with more than two units are required to provide 20% of residential units (at least 25% of residential square footage) as deed-restricted housing affordable to those making an average 100% AMI for rentals and 120% AMI for for-sale units. Additionally, 30% of employees generated by new commercial development are required to be mitigated for with housing affordable to those making an average of 100% AMI.

- **Garfield County's Land Use Development Code (LUDC)** requires that all residential Land Use Change permits and subdivisions proposing 15 or more units or lots in unincorporated Garfield County provide 10% of the lots or units as Mitigation Units. Developers can meet this obligation through the construction of income-limited for-sale or rental housing on site, a partnership and monetary donation to a nonprofit that constructs affordable housing, or off-site construction subject to BOCC approval. Mitigation units must be affordable to low- and moderate-income households, dispersed across three categories: 20% of required units must be affordable at Category I (70% AMI and sold up to 80% AMI households), 30% must be Category II (90% AMI and sold up to 100% AMI households), and 50% of units must be in Category III (110% AMI and sold up to 180% AMI households).
- In **Carbondale**, the Community Housing Inclusionary Requirements established a two-track compliance policy for developments of four or more units, each for rental and ownership projects. Under the rental track, four-unit projects must set aside 25% of units for local AMI categories, projects with five to six units require 20% AMI units (15% of bedrooms), while projects with seven or more units require 25% AMI units (20% of bedrooms). The for-sale track combines AMI and Resident Occupied (RO) restrictions. Four-unit developments must provide 25% RO units. Projects with five to six units require 20% AMI units (15% of bedrooms) plus 20% of remaining units as RO. Projects with seven to nine units require 25% AMI units (20% of bedrooms) plus 20% of remaining units as RO. Large projects of ten or more units require 25% AMI units (20% of bedrooms) plus 25% of remaining units as RO. Both tracks apply an AMI sequencing cycle to distribute affordability across income bands. The first required unit targets 100% AMI, the second targets 80% AMI, and the third targets 120% AMI. The fourth unit requires 150% AMI for for-sale projects or 80% AMI for rental projects, after which the allocation cycle repeats. The Community Housing Guidelines provides additional direction for mitigation compliance and directs the types of units being built, minimum unit size, and sale price.
- Per the **Glenwood Springs Community Housing Standards and Guidelines**, all developments with 10 or more units must provide 10% (for-sale) or 20% (rental) of units as affordable to 100% AMI. Furthermore, 20% of units, rental or for-sale, must be occupied by local workforce

Downpayment Assistance

Downpayment Assistance is a financial program that provides grants or loans to help homebuyers cover the upfront costs of purchasing a home.

- The **Garfield County Housing Authority (GCHA)** provides up to 3% of the purchase price of a home, up to a maximum of \$15,000, to qualified households who work a minimum of 30 hours per week and earn below 150% AMI. The loan must be repaid within 30 years or upon specific conditions such as resale, refinance, default and foreclosure, whichever is earlier.
- The **City of Glenwood Springs** administers a downpayment assistance program where first-time homebuyers and first-generation homebuyers with gross household incomes of up to \$126,721 can receive downpayment assistance of up to 20% of the purchase price within city limits. Repayment on the loan would only be due upon resale, refinance, or when it is no longer the primary residence.

Employee Housing Programs

Employee housing programs provide assistance to City, Town, or County employees to rent or purchase a residence.

- The **City of Aspen** provides a range of resources for full-time employees subject to City Manager approval. This includes subsidized rental, ownership, and transitional rentals through the 78 housing units in their inventory, a homeowner assistance program in the form of a loan, and rental assistance for all employees.
- **Pitkin County** has made available a “Touchdown Unit” for County employees living outside the transit service area, to facilitate access to an overnight studio up to two nights at no charge. The County also administers an Employee Housing Opportunity Program through shared equity and downpayment assistance. The shared equity model contributes funds towards buying a free-market unit in exchange for placing a Pitkin County deed restriction on the unit, whereas downpayment assistance provides access to a low-interest loan up to \$50,000 or 15% of the purchase price, via the Impact Development Fund for closing related costs. Ownership achieved through the shared equity model is contingent upon employment with Pitkin County, while ownership achieved through downpayment assistance is not.
- The **Town of Snowmass Village** provides rental housing units within their inventory at subsidized rates to its employees.
- The **City of Aspen and Town of Snowmass Village** can also provide one and up to two employees respectively, priority status to purchase a condominium at Habitat for Humanity’s The Carter building (formerly known as L3) in Glenwood

Springs, that offers deed-restricted, affordable homeownership units with prices ranging from \$320,000 to \$388,000.

- In the **Town of New Castle**, the developments of Longview at Lakota and North Wildhorse provide its partner agencies with the first right of refusal for up to 26 rental units (Longview at Lakota) and 3 rental units (North Wildhorse), at a 25% discounted rate. These units are then available to other beneficiaries, including Town staff.
- Many local employers also have housing and/or assistance programs for their employees. For example, the Roaring Fork School District has approximately 117 rental units in their inventory that are available to employees at below-market rent through a housing lottery process.

Rental Assistance

Rental Assistance is a financial program in which a government or organization provides grants, loans, or other funds to help subsidize rental costs for eligible households.

- The **City of Glenwood Springs** initiated an employer-based rental assistance pilot program in 2025. Businesses in the city can apply for rental assistance on behalf of their employees who spend over 30% of their income on rent, and assistance is covered equally by the City of Glenwood Springs 2C fund and the employer.

ADU Incentives

Accessory Dwelling Units (ADUs) can add a considerable amount of housing to an area and provide other benefits such as generating a passive income and providing independent housing for aging residents or their caretakers. Local governments can incentivize the development of ADUs through financial or regulatory benefits.

- In **Pitkin County**, Caretaker Dwelling Units (CDUs) serve as a housing resource by allowing property owners to build smaller accessory spaces for local workers or multi-generational families. These units are deed-restricted to protect against short-term rentals, requiring a minimum six-month lease if rented, and occupancy is limited to immediate family or two qualified community employees. The County's code allows attached units by right in several residential and agricultural zones, while offering a special review pathway for detached layouts or commercial zones. CDUs are limited to 700 or 1,000 square feet depending on lot size, require two parking spaces, and remain tied to the primary parcel rather than being sold separately or used as commercial development mitigation.
- The **City of Aspen** has ADU/Carriage Houses as part of the menu of options for affordable housing mitigation. There are floor area bonuses granted and this can generate AH credits when the unit is deed restricted and sold under APCHA.
- The **Town of Snowmass Village** incentivizes the development of ADUs by streamlining approvals and modifying codes to increase workforce housing. Revisions include allowing ADUs by right up to 750 square feet or 15% of allowable floor area to encourage creation while protecting neighborhood scale.
- The **Town of Basalt** has recently established an ADU incentive program to facilitate the construction of ADUs through a Revolving Loan program. To qualify for funds, the tenants of the ADU must work within the Basalt area.
- **Garfield County's LUDC** allows for additional ADUs for employee housing by right in commercial zones and with administrative review in other zones.
- The **City of Glenwood Springs** permits ADUs in all zones where Single-Family Residences (SFRs) are permitted and apply a reduction in system improvement fees for the ADU.
- As part of the awarded CEO Local Impact accelerator grant, the **City of Rifle** is developing several pre-approved ADU plans that can be utilized by Rifle property owners within city limits. Additionally, the City is offering five \$10,000 impact fee waivers to use towards City required impact fees on ADU's.

Fee Waivers and Reductions

There are several ways local governments can structure fee waivers and reductions to facilitate development, including affordable housing.

- Under **Aspen's municipal code**, the City Council can waive or reduce impact fees for developments classified as affordable housing or essential public facilities if they choose to subsidize the project. The City has recognized the high costs of permit fees for doing business within the City of Aspen. These high costs reflect the unique economic market and stringent regulatory requirements of development and redevelopment within the City of Aspen. In response to and understanding of the high fees for services provided by the City, the City has also spent time building policies around waivers and deferrals for certain types of development.

The concept of waivers and/or deferrals has been articulated through guiding policies within the Aspen Area Community Plan (AACP). Specifically, Section VII.3, states that abatements in mitigation for certain types of development should be encouraged that provide significant community benefits and are in the public interest. This includes certain building and permit related fee waivers and/or deferrals for: Fee waiver for new 100% deed restricted Affordable Housing Projects; Affordable Housing mitigation deferral agreements for property owners who are qualified as a full-time local working resident to pass the fees accrued through redevelopment along to a future homeowner of that property who is not qualified as a full-time working local; Full and partial waivers for development projects carried out by internal City of Aspen departments – notably Asset Management.

- For any projects proposing to create Mitigation Units as part of their development, **Garfield County** waives traffic impact and building permit fees.
- In **Carbondale**, the Board of Trustees may approve fee waivers of Land Use applications, professional fees, special studies, building permit and plan check fees, and park development fees. The fees only apply to deed restricted units and can be prorated to apply to the deed restricted units.
- All residential development in **Glenwood Springs** is eligible for a system improvement fee waiver if they voluntarily deed restrict units to 100% AMI and to occupancy by local workforce, per the Voluntary Deed Restriction program. The City Council may also grant fee waivers to other types of development.

Land Use and Regulatory Policies

Land Use and regulatory policies facilitate development, including affordable housing, by removing restrictive barriers and creating financial incentives for builders. These policies could include updating zoning codes to allow higher density and streamlining permitting processes, among others.

- In **Pitkin County**, the Growth Management exemption policy removes growth-control barriers for four distinct types of deed-restricted housing: category-specific affordable sale units, Resident Occupied (RO) sale units, Caretaker Dwelling Units (CDUs), and job-related on-site affordable rental units. The code allows "70/30" mixed-income projects within the AH/PUD zone to be exempt from growth management if they provide a minimum of 70% affordable or RO units, align with APCA goals, and sit within a half mile of transit. Outside of these specific Affordable Housing zones, exemptions are granted for standard category sale units, and additional density on substandard lots may also be allowed through a special review process. Furthermore, the policy extends to individual CDUs on substandard lots, publicly owned rental projects, and job-related on-site worker housing.
- The **City of Aspen** utilizes its Land Use Code (LUC) to incentivize Affordable Housing through increased density and intensity. In core mixed-use and multifamily residential zones, 100% Affordable multifamily developments are permitted at a higher intensity by right. The city also allows rural adaptation, by permitting higher density near key service areas. Additionally, the City's LUC allows affordable housing as a use by right to remove unnecessary obstacles in the development of 100% Affordable Housing across most of Aspen's zone districts, in an effort to streamline review and provide more predictability to both private and public sector affordable housing projects.

Following the City of Aspen's 2021–2022 Building Moratorium, newly adopted language updated the Affordable Housing density bonus program. As a result, developers can now build 100% affordable triplexes or fourplexes in residential zones previously restricted to single-family homes and duplexes. Further, the city provides dimensional flexibility such as reduced minimum lot sizes to existing, non-conforming multi-family properties if they convert to deed-restricted Affordable Housing. Lastly, the City adopted language in 2022, creating an administrative review pathway for 100% deed-restricted affordable housing projects that fully comply with the LUC. Previously, these projects required Planning and Zoning Commission review, even when they met all underlying zone district dimensions, parking minimums, and development standards. This update streamlined the review process, providing greater timeline predictability for development.

- **Garfield County** may grant a density bonus for any development in the Residential Suburban (RS) and Residential Urban (RU) zones that are also within Urban Growth Areas, if the project creates one or more Mitigation Units as part of the development. Additionally, the County is also exploring an expedited review process for Affordable Housing, planned for implementation in 2026.
- **Glenwood Springs** has established residential design standards with a housing variety requirement that obligates larger multifamily residential developments (25+ units) to provide a variety of housing types. The City offers multiple ways for developers to satisfy this requirement with higher levels of affordability. Projects may also make a payment to the City in lieu of providing all or a portion of the required housing variety types, subject to City Council approval. Additionally, to facilitate housing construction, the City permits development on original Townsite lots created between 1883 and 1913. Even if these non-conforming lots do not meet current minimum lot size requirements, they are considered buildable for all uses allowed within the zone district, subject to standard parking and design regulations.
- **New Castle's Comprehensive Plan** has established Affordable Housing goals and policies to pursue Affordable Housing development and preservation. Goal HO-1A states that New Castle will investigate, pursue and establish mutually supportive and beneficial partnerships with other agencies to preserve and create Affordable Housing. Other policies state that new development will be required to provide a variety of housing densities, types and sizes to ensure a diversity of unit availability and unit pricing that serve a broad spectrum of the community, that the Town will favor developments with higher building densities and smaller home sizes that serve middle and lower income buyers, and that on-site employee housing may be required in connection with non-residential development. Lastly, policy HA-4A states that Town will pursue affordable housing for workforce in jobs deemed essential to community quality, including, but not limited to, public safety, teaching, public health and government.

Development Specific Programs

Development Specific Programs are programs in which incentives or benefits are tied directly to a certain development, typically negotiated by the local government.

- Certain developments in the **Town of New Castle** include specific provisions targeting local residents and workforce members. At Longview at Lakota, partner agencies hold a right of first refusal for up to 26 rental units at a 25% discount. This program specifically benefits staff from the Town, the RE-2 school district, Colorado River Fire Rescue (CRFR), Habitat for Humanity, Valley View, and other local employees. Similarly, at North Wildhorse, partner agencies have a right of first refusal for up to three units at a 25% discount, set aside for town staff and local workers. For senior living, Lakota Ridge and New Castle Senior Housing provide 50 and 24 income-based, discounted rental units, respectively, for residents aged 55 and older. Finally, the Coal Seam development dedicates four housing units specifically for employees of its on-site retail establishments.

Other Programs

- The Citizen Housing policy in **Pitkin County** establishes a framework to protect and expand the supply of affordable, desirable housing for local workers, seniors, and individuals with disabilities. It directs new affordable development and diverse housing types into established Urban Growth Boundaries while discouraging sprawling urban densities in rural areas. Outside these boundaries, the policy permits low-impact options such as caretaker units, job-related on-site housing, and the replacement or conversion of existing local housing. Furthermore, it promotes the rehabilitation, purchase, and financial buy-down of existing units, while giving structural preference to developers who use innovative, energy-conserving building techniques to lower long-term living costs.
- The **City of Aspen** is developing the Aspen Area Community Trust, which is intended to be a Community Land Trust (CLT) model for the development of affordable housing and commercial space.
- The **Town of Snowmass Village** streamlines affordable housing approvals in its land use code with a more flexible "special review" process, as opposed to the traditional PUD process. This shift is designed to reduce the number of formal review meetings, allowing for faster, more collaborative development of workforce housing.
- The **City of Rifle** has adopted Fast Track requirements for Proposition 123.

Dedicated Funding Sources

Many of the housing programs listed above require funding from the government and organizations that administer them. Some dedicated funding sources for housing are in place, as listed below.

- **Pitkin County's** Affordable and Workforce Housing Mill Levy is an annual mill levy of 1.5 mills for no more than 25 years starting in 2025 to be used for affordable and attainable housing purposes. Approximately \$8.3M is generated annually in funds, which can be used for partnering on housing programs, buying deed restrictions on free market housing, creating a capital reserve maintenance fund, reducing homelessness impacts on public agencies, prioritizing housing in areas consistent with existing employment, and attracting and retaining essential workers, services, and facilities to protect rural character.
- As described earlier, the EHIF in Pitkin County is a fee assessed on applicable development to defray the cost of employee housing by mitigating the impacts of development. The fee is calculated based on size and type of development and paid at the time of building permit issuance. Amounts generated fluctuate year to year based on approved development. The employee housing impact fee supports the policy of Pitkin County to provide affordable employee housing for individuals working in Pitkin County
- In **Aspen**, the Real Estate Transfer Tax (RETT) is a 1.0% real estate transfer tax for the purpose of addressing community housing and became effective July 1, 1989. The first \$100,000 is excluded from taxation, and all existing affordable deed restricted housing units are exempt. This tax has a sunset provision, and absent an extension by voter approval, it will expire after December 31, 2060. The funds collected are deposited into the City's Housing Development Fund, to be utilized for workforce housing.
- Aspen applies a 5.00 to 10.00% Short-Term Rental Tax. At least 70% of all receipts are directed towards affordable housing efforts and the remainder (up to 30%) towards environmental initiatives and capital repair and maintenance needs. The City of Aspen also manages a 505 Employee Housing Fund, funded by individual departments which contribute \$10,000 per FTE. These funds are directed towards building, maintaining, and acquiring units for City of Aspen employees. Lastly, a 0.45% sales tax, also set to sunset in 2060, is partly dedicated toward workforce housing.
- In **Basalt**, a Short-Term Rental (STR) Regulatory Fee at the rate of \$2,532 per bedroom on non-exempt STRs, is collected and applied toward affordable housing creation. The fee is expected to generate approximately \$100,000 per year. The Town also negotiates Real Estate Transfer Assessments (RETA) for individual development projects, and collected funds are either entirely or partly dedicated toward affordable housing creation.

- **Snowmass Village** voters approved a measure (2C in 2022) to repurpose existing tax revenue for workforce housing, rather than raising taxes. This allows the town to use portions of the 2.4% lodging tax and 2.5% sales tax for the acquisition, construction, and maintenance of local workforce housing. The Town's Floor-Area Excise Tax applies to additions to existing homes that exceed the town's established square footage limits by 10% or 550 square feet. The final tax is determined per square foot of the excess floor area and the funds collected are applied toward workforce housing. Other sources of funds are the Town's STR permit fee of \$400 per unit and operating income of the housing portfolio.
- **Garfield County's** BOCC has discretionary grants and funding that have been used to support specific projects.
- Like Basalt, the **Town of Carbondale** negotiates voluntary RETAs on properties throughout the town. Funds generated through RETAs vary significantly year-to-year and are contributed to the General Housing Fund, and disbursed subject to trustee discretion.
- In **Glenwood Springs**, half of the 2.50% accommodation tax applied is dedicated toward the development, preservation, and partnerships for workforce housing.

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3. Housing Development Challenges and Opportunities

The Greater Roaring Fork region's housing needs are exacerbated by development challenges. With increasingly unreachable market housing prices and rent, subsidized deed-restricted housing has remained one of the only ways the local workforce and residents can afford to remain in the community. However, increasing construction costs, geographic constraints, limited land and labor availability, a short building season, infrastructure challenges, and limited resources constrain further development and add to housing challenges.

Development Challenges and Market Limitations

Key challenges to development include:

- **Land Scarcity:** Pitkin County's Community Housing Appendix of the Pitkin County Vision 2050 comprehensive plan recognizes limited development opportunity within the Urban Growth Boundaries (UGB). Across the Aspen and Basalt UGBs, there is only an estimated 109 acres of privately owned vacant land left to potentially develop.
- **Development Costs:** The cost of new housing development has been increasing across Colorado and is felt acutely in mountain resort communities such as the Greater Roaring Fork region. As an example, in the upper-valley, land costs range between \$3 - \$5 million per acre, and cost to build is at or above \$1,000 per square foot, making a two-bedroom apartment or condominium cost over \$1 million to produce. The increasing costs of material and labor exacerbate the housing challenges in the region and make development of housing affordable to residents prohibitively expensive without financial assistance.
- **Non-Local Demand for New Product:** As one of the nation's most coveted mountain resort and destination communities, there is high demand for new housing product from non-residents. This additional demand creates competition for limited new housing, often pricing out residents because of the higher buying power of non-local buyers. While this pressure is more exaggerated in the upper-valley areas, as development opportunities are discovered in the middle- and lower-valley areas, the non-local demand may also migrate.
- **Water Access:** The potential to develop land is further restricted by limited water resources and by the need to develop infrastructure to support development. Additionally, water availability in individual jurisdictions impacts the methods in which they may be able to meet their housing needs. While the

housing needs identified in this report are estimates based on the data analyzed, if a jurisdiction does not have available water to meet that need through new development, it will need to explore alternative housing strategies like preservation and/or work with partner jurisdictions to collectively meet the regional need.

Pitkin County's Water Conditions Report associated with the Pitkin County Vision 2050 comprehensive plan, considers modest population growth and new development and suggests redevelopment and remodeling of its existing building stock will have a larger impact on future water demand. Based on Pitkin County's 2050 build-out estimates, the report estimates that new residential development could add an additional 500 to 2,100 acre-feet of demand. It highlights that existing public water systems are not equipped for unplanned growth or redevelopment, meaning any new connections will require significant financial support and infrastructure upgrades to remain reliable. At the same time, ongoing proliferation of large homes served by private, exempt wells could challenge future reliability.

Garfield County's Comprehensive Plan 2030 explicitly links future growth to water availability, noting that availability of legal and physical water is a primary constraint to future development in Garfield County. Due to limited water resources, municipal water providers and special districts often require developers to dedicate physical water rights or demonstrate adequate legal supply before approving new developments, adding to barriers of housing development.

4. Policy Programs and Recommendations

Based on the housing needs and goals outlined previously, the following policy programs and recommendations have been developed. This includes regional, countywide, and local actions, with the intent of local jurisdictions taking actions that meet their individualized needs while collectively working to address regional challenges. This framework provides a starting point for future Housing Action Plan work, creating guidance for the direction for future policy decisions and actions.

Regional Strategies

There are opportunities for collaboration across the region to efficiently use resources available for housing while addressing components of housing challenges that cross jurisdictional boundaries. This is particularly relevant given the cross-jurisdiction commuting patterns in this area, where within one household, members may work in multiple jurisdictions, blurring the boundaries of where housing issues begin and end.

Across the Roaring Fork Valley and Colorado River Valley, key opportunities for regional collaboration include:

Partnership building: Work to formalize relationships and commitments (e.g. through IGAs) to enable ongoing regional collaboration (such as cross-jurisdiction funding for projects).

Collaboration: Continue existing collaborative efforts (including the West Mountain Regional Housing Coalition), and consider establishing a housing roundtable group to ensure regular communication and collaboration among entities across the region. Consider collaboration on programs being undertaken across jurisdictions in the region (for example, mobile home park preservation).

Education: Coordinate to establish a central educational resource for regional residents and employees on available housing resources and programs. This may include supporting the establishment of a “Housing Navigator” position within a regional entity (a process which is currently underway with the West Mountain Regional Housing Coalition).

Countywide and Local Strategies

Countywide and local strategies are outlined for both Pitkin County and Garfield County. Strategies are noted in six categories: partnerships, planning, funding, regulation, development, and programs & preservation.

Pitkin County

In Pitkin County, strategies are focused on building upon existing housing efforts. The main focus is to address catch up need and preserve existing inventory, while still finding opportunities to increase the availability of affordable housing through development and preservation.

Programs and Preservation: Establish new programs for buyers, renters, and owners using funding sources, incentives, and partnerships to create new units and convert existing units into affordable/local housing

- Focus resources on preserving existing inventory, including deed-restricted housing and non-deed restricted locally occupied housing that may be converted to non-local ownership through sale
- Identify and replace old and expiring deed restrictions with permanent (non-expiring) restrictions
- Expand and establish new programs to preserve mobile home communities throughout the county
- Ensure sufficient financial resources for maintaining existing inventory
- Explore options for “right sizing” units between long term owners in large units and potential new residents looking for larger units (i.e., ensure existing residents can downsize while maintaining affordability and equity in their investment)

Partnerships: Identify and prioritize opportunities for partnerships among local governments, employers, and other agencies and organizations

- Continue to approach housing with a regional mindset, seeking out opportunities for countywide collaboration where possible
- Establish opportunities for pooled resources and multiple stakeholders to come to the table in establishing programs and developing projects with the resources they have available (funding, land, infrastructure, etc.)

Planning: Encourage ongoing planning activities related to affordable housing including planning grant applications, Proposition 123 initiatives, redevelopment areas, comprehensive plans, and community housing plans.

- Continue to move forward with existing programs and fine tune and refine existing housing policies. As areas in the region enter later phases of housing program implementation, where policies have been on the books for years (in some cases decades), these will need to be maintained/refined moving forward
- Look for ways to implement innovative housing strategies, given that standard solutions have mostly been implemented in these areas. In addition to existing programs, consider additional approaches to land use code, zoning, and development processes to reflect broad changes within the last 5 to 15 years
- Work to implement the findings of related housing studies, including the Pitkin County Homelessness Strategic Support study and housing partnership and financing toolkit.
- Support housing near existing or planned transit.
- Seek to coordinate and promote housing types and price points to provide greater variety of housing options and increase mobility for owners and renters throughout the housing continuum.

Funding: Explore new or increased revenue sources at both the jurisdictional and regional level to support housing strategies.

- Identify ways to combine local and regional resources, where practical, to support housing programs and development.
- Identify potential opportunities for new local and/or regional funding sources.

Regulation: Consider new components or amendments to municipal and land use code and rezoning actions to enable broader development of affordable housing.

- Explore broader adoption of existing successful policies (e.g. affordable/local housing overlay).
- Where possible, reduce administrative barriers to affordable housing development, working within the local context to recognize environmental and physical factors that need to be considered as part of the development process.

Development: Encourage the creation of new affordable housing units through incentives and public and private partnerships.

- Work to incentivize collaborative solutions, such as land banking, where multiple jurisdictions can participate within a regional entity, bringing together different groups that bring different resources to the table.
- Continue working towards establishing a Community Land Trust, which can expand in scope across the region as it gets developed.

Garfield County

In Garfield County, strategies are focused on building guardrails around existing affordable product while planning for additional housing needs as population and employment continue to grow in the county. Strategies may differ for communities in the Roaring Fork and Colorado River valley, with an overall focus on preserving, maintaining, and growing the affordability that is bringing people to the region, in the face of rising prices.

Programs and Preservation: Establish new programs for buyers, renters, and owners using funding sources, incentives, and partnerships to create new units and convert existing units into affordable/local housing

- Prioritize addressing preservation of mobile home communities
- In addition to regional education efforts, grow and develop local housing resources for residents and employees
- Implement mechanisms to preserve existing affordability within the region, including broadening the use of deed restrictions (both income-based and resident-occupied, as relevant), as well as ensuring that new inventory is permanently affordable to local residents.
- Update existing deed restrictions to ensure consistency locally and regionally, and align with best practices on components such as capital improvements
- Consider a “template” deed restriction or consistent document for the region for ease of administration and resident understanding
- Consider additional mechanisms and models for preserving affordability, such as land trusts and shared equity
- Prioritize efforts in areas with highest displacement pressure
- Consider alternative homeownership affordability programs, particularly in areas with cross-agency collaboration

Partnerships: Identify and prioritize opportunities for partnerships among local governments, employers, and other agencies and organizations

- Encourage regional collaboration using IGAs and other partnership mechanisms with local governments, housing authorities, employers, and other organizations
- Pursue partnership opportunities with developers and landowners with large housing opportunities in the region. For example, negotiate an agreement for some affordable units, or “buy down” units within a development (fund the development gap) to be permanently affordable.

Planning: Encourage ongoing planning activities related to affordable housing including planning grant applications, Proposition 123 initiatives, redevelopment areas, comprehensive plans, and community housing plans.

- Support housing near existing or planned transit.
- Seek to coordinate and promote housing types and price points to provide greater variety of housing options and increase mobility for owners and renters throughout the housing continuum.
- Utilize a range of planning tools to support housing development, including comprehensive plans, community housing plans, and existing zoning and development tools

Funding: Explore new revenue sources at the regional level to support housing strategies.

- Recognize that most housing strategies need funding to support implementation, which means a need to expand funding availability
- Explore a variety of options, including a countywide/regional option where a portion can be shared back to communities for local efforts

Regulation: Consider new components or amendments to municipal and land use code and rezoning actions to enable broader development of affordable housing.

- This may include incentives for infill development (focusing housing options near transit, other services), fee reductions, or other regulatory changes to target areas for increased housing inventory

Development: Encourage the creation of new affordable housing units through incentives and public and private partnerships.

- Prioritize new development in areas with existing infrastructure, including water, sewer, transit, and transportation
- Particularly consider infrastructure opportunities and constraints in planning for multifamily and larger developments
- Identify opportunities to support development of a diversity of home types, including modular construction, as well as both rental and homeownership opportunities