

From: [John glover](#)
To: [DP Hearings](#)
Subject: Information requested : Aspen City
Date: Wednesday, 6 March 2024 11:04:42 PM
Attachments: [image.png](#)

Good evening Lynley, please see below. Regards, John

As requested, referenced below is information relating to the funding and arrangements for provision of affordable housing in Aspen, Colorado.

Aspen City has been addressing the topic since 1977 and as such has a mature and sophisticated regime in place. The City has set growth limits for differing classes of developments.

Affordable housing is funded by fees related to employee generation arising from a development activity, along with local sales taxes and local taxes on real estate transactions.

The following extracts are from the city ordinance updated in a 2022 Council meeting. See p33-36 of the full council report <https://1drv.ms/b/s!AtF1cunv8dowgrE1D722lbfeH6zCwA>

26.470.050. Calculations.

A. General. Whenever employee housing or fee-in-lieu is required to mitigate for employees generated by a development, there shall be an employee generation analysis of the proposed development. Unless otherwise specified by this Chapter, the employee mitigation requirement shall be based upon the total employee generation of the proposed development. Except as specifically identified for Commercial Redevelopment, there are no credits granted during redevelopment

Additionally, credits are not given for changes between the land use categories outlined in Table 1. For instance, a change in use from commercial net leasable area to free-market residential units does not generate a credit.



E. Employee housing fee-in-lieu payment. Whenever a project provides employee housing via a fee in lieu payment, in part or in total, the amount of the payment shall be based upon the following (fee in-lieu is only allowed for Categories 1-4, Category 5 is included for any necessary conversions

between affordable housing unit types or for the purpose of conversions in the value of Certificates of

Affordable Housing Credits):

Fee-in-Lieu (per FTE):

Category 1: \$408,054

Category 2: \$376,475

Category 3: \$345,691

Category 4: \$302,879

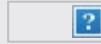
Category 5: \$250,375


Further relevant information is available is also available at these online sites.

<https://aspen.gov/DocumentCenter/View/8923/COA-Housing-StrategicPlan-May2022->

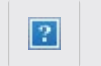
[Spread-LowRes](#)

Staff housing success: how it's done in
Aspen » Lakes Weekly Bulletin
lwb.co.nz



 COA-Housing-StrategicPlan-
May2022-Spread-LowRes
PDF Document · 5.4 MB

APCHA, CO | Official Website
apcha.org



John Glover
0275867233

I'm here to provide and empower change; to be honest, informed and wise and to lead positive change.