

# AGENDA

## CITY COUNCIL WORK SESSION

May 9, 2022

4:00 PM, City Council Chambers  
427 Rio Grande Place, Aspen



### ZOOM MEETING INSTRUCTIONS

Zoom Meeting Instructions

Please click the link below to join the webinar:

<https://zoom.us/j/97964405043?pwd=cjdvanVrSVhhQU5JNmNtsYTAvUGdudz09>

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### I. WORK SESSION

I.A. Moratorium Project Update - Engagement Summary: Residential Building And Short-Term Rentals

I.B. Short-Term Rental - Tax Questions



## MEMORANDUM

**TO:** Mayor Torre and Aspen City Council

**FROM:** Phillip Supino, Community Development Director

**MEMO DATE:** May 6, 2022

**MEETING DATE:** May 9, 2022

**RE:** Shaping Aspen's Built Environment – Complete Public Outreach Summaries for Residential Building and Short-Term Rentals

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### REQUEST OF COUNCIL:

This memo introduces the comprehensive Public Outreach Summaries (Exhibits A and B) outlining the work done by City of Aspen staff and consultants, in developing and implementing an engagement plan to encourage input about future policies and regulations for residential building and short-term rentals in Aspen.

At the Work Session, Staff will ask Council to discuss the City's public participation efforts and how the results from the engagement process will continue to inform future decision making.

### BACKGROUND:

Ordinance No. 26, Series 2021, and Ordinance No. 6, Series 2022 instituted moratoria on the issuance of certain residential building and vacation (short-term) rental permits in Aspen. This pause granted Aspen City Council, City of Aspen staff, and the community to take the time needed to thoughtfully evaluate the state of our built environment, including how development impacts the health, peace, safety, and general wellbeing of the residents and visitors in this community.

Since December 2021, Staff has been fully committed to the research and development of appropriate policy around shaping Aspen's built environment, with public participation at the forefront. With Council support and direction, Staff worked with experts in the fields of public participation and development, as well as community members, to take bold actions to address these priority areas:

- Vacation rentals (short-term rentals).
- Pace and scale of residential development.
- Opportunities for affordable housing production.
- Development procedures within the Land-Use Code.



- Climate impacts of residential development and redevelopment.

The moratoria were initially instated in December 2021, and the public participation process began immediately thereafter. The project team drafted a public engagement plan outlining goals and objectives, as well as anticipated stakeholders, engagement levels, and how best to communicate with them. From there, two formal rounds of public participation were conducted; the final period of engagement concluded on May 2, 2022.

## **SUMMARY:**

Exhibit A: The Short-Term Rental Outreach Summary, and Exhibit B: The Residential Building Outreach Summary, to this memo document engagement efforts and comprehensive summaries of staff findings throughout the public participation process. The summaries were compiled by City of Aspen staff and our consultant team of Design Workshop and City Explained, Inc. There is a focus on the efforts related to the residential building components of the moratorium, as well as short-term rental engagement findings. While the future of residential building and short-term rental activity in Aspen are intertwined, most of the public participation efforts for these two subject areas were managed separately due to the unique nature, technical expertise, and resources available and associated with each topic area.

The Public Outreach Summaries provide evidence of the depth and breadth of the strategies and tactics that were facilitated throughout the engagement process. These efforts were based on the foundational best practices that have served our community well in the past, and additionally recommended by the International Association of Public Participation (IAP2) Engagement efforts were intentionally designed to be inclusive, transparent, values-based, goal-driven, and decision-oriented.

Each summary tells a story about our community's invested interest in the future wellbeing of our community character, sustainability, and legacy, and includes the key findings and input to support these narratives. Specific components of the reports include:

- The Project Plan and Schedule: A high-level overview of the design work and implementation steps that comprised the engagement framework.
- Engagement Activities: An outline of the participation opportunities available to the public to attend and contribute to the conversation.
- Communication and Participation Channels: Specific metrics highlighting the reach of marketing, communications, and engagement efforts.
- Key Findings and Summarized Participant Feedback: Big-picture snapshot of the themes and considerations brought to light by participants through the engagement process.
- Appendices: Qualitative and quantitative data results compiled from stakeholder meetings, events, and online reporting systems.

Hundreds of participants engaged in at least one of the 50 opportunities available for public participation across both projects. The summaries include specific numbers for

participants by topic and outreach opportunity. In staff's view, the following activities seemed most impactful in collecting meaningful feedback:

- In-Person Open House Events
- Questionnaires
- Technical Stakeholder Group Meetings

## **DISCUSSION:**

The City of Aspen made a promise to the community that its public participation process would be a full-circle approach to inform, as well as listen to, stakeholders with the intention of sharing information, facilitating understanding, and collecting input from all perspectives to make informed decisions that benefit the community as a whole.

The information that staff and our consultant team have received during these engagement efforts has been essential to what will be the eventual Code Amendment outcomes on both the short-term rental and residential building topics. As staff has returned to Council for check-ins on the progress of our efforts, several policy recommendations have been directly shaped by both general and specific, or technical feedback from the community members that we have spoken with and the comments that have submitted.

From the STR conversations, the following are examples of the policy direction and recommended strategies and tactics that have emerged and been shaped by the outreach efforts and input from the community and stakeholders:

- Exempting commercial and lodge zones from permit caps,
- Require a property manager to be the qualified owner's representative for STRs,
- Creation of the in-unit messaging program,
- Staff recommendation for a tax, not an impact fee, on STRs,
- Arbitrage regulations that prevent short-term rentals of long-term leased properties,
- Development of good neighbor guidelines,
- HOA verification required for STR permits.

Additionally, the Technical Advisory Committee and engaged members of the public helped staff and consultants more fully understand how the STR market and industry function in Aspen. Their input and perspectives were essential to staff having as complete and informed an understanding as possible about the topic.

Similarly, on the topic of residential building regulations, staff made several pivots in our thinking and proposed policies in response to questions and concerns, particularly from members of the development community:

- Retaining Floor Area and other dimensional limitations as is.

- Allowing affordable housing in most zone districts but ensuring that it remains in character with neighborhood dimensional limitations.
- Moving demolition allotment review from a board to an administrative process.
- Creating high thresholds for demolition projects – but making the thresholds definitive and objective.
- Exempting non-historic additions to designated historic structures from the demolition calculation
- Improving the GMQS deferral agreement for local residents.

In staff's view, the public engagement process to date, has translated into exactly the outcomes that are hoped for from public engagement. Policy direction has been amended in several areas to respond to broadly framed community perspectives and our technical stakeholders made nuanced suggestions that have been incorporated to improve, streamline, and bring clarity to proposed review processes and standards. Residents and effected parties were informed about the process and how to engage.

On both the short-term rental and residential building topics, draft code language that reflects Council, staff, consultant, and community input is being finalized. Prior to Council's review of specific code language as part of the First and Second Readings of Ordinances, this draft code language will have been reviewed by community members and technical stakeholders for final evaluation and comment. The results of the engagement process and the contents of the engagement summaries can help inform Council's thinking as they consider staff's work and recommendations in the coming weeks.

**FINANCIAL IMPACTS:** N/A

**ENVIRONMENTAL IMPACTS:** N/A

**ALTERNATIVES:** N/A

**RECOMMENDATIONS:**

**CITY MANAGER COMMENTS:**

**EXHIBITS:**

- A – Public Outreach Summary – Short-Term Rentals
- B – Public Outreach Summary – Residential Building





# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

**OUTREACH SUMMARY**

**MAY 9, 2022**

**ASPEN CITY COUNCIL UPDATE**



# Shaping Aspen's Built Environment

## SHORT-TERM RENTALS

### OUTREACH SUMMARY: PROJECT PLANNING AND SCHEDULE

In December 2021, Aspen City Council approved Ordinance No. 26, Series 2021, a temporary moratorium on the issuance of new vacation rental permits (also known as short-term rental permits). During this time, and again in April 2022, an additional moratorium was instated on the issuance of residential building permits (Ordinance 27, 2021, and Ordinance 6, 2022). The moratorium on residential building permits is scheduled until June 8, 2022, and the moratorium on short-term rental (STR) permits extends until September 30, 2022.

While residential building and short-term rentals are intertwined, the City facilitated two unique outreach campaigns, one for each focus area. Shaping Aspen's Built Environment is an overarching outreach campaign that dives deep into STR and residential building activity in Aspen.

#### This report is specific to STRs.

Shaping Aspen's Built Environment was in response to the moratorium and explores solutions that will improve regulations and respond to specific themes that correlate with STR activity, specifically in mountain communities throughout the United States. These themes include:

- Zoning
- Good Neighbor Policies
- Operational Standards & Enforcement
- Life Safety
- Permitting
- Financials

**PROMISE TO THE PUBLIC:** Utilizing values and ethics from the International Association of Public Participation (IAP2) - which defines the development context, promise to the public, and how feedback would be put into action – the project team drafted a public engagement plan outlining goals and objectives, as well as anticipated stakeholders, engagement levels, and how best to communicate with them. The engagement approach focuses on:

- Informing the community-at-large (public) of the project by providing balanced and objective information to assist them in understanding the “problem”, what alternatives may be appropriate, and what opportunities and/or solutions there might be to address change to current City policy.
- Consulting with internal and external stakeholders to obtain feedback on current process successes and barriers, data analysis, policy alternatives, and involve them throughout the process to ensure their concerns and aspirations are consistently understood and considered.
- Involving technical advisors on specific discrete policy questions that can further the data analysis and proposed code changes.

**PUTTING FEEDBACK INTO ACTION:** The project team identified the need to work diligently to summarize engagement initiatives and findings in real-time to provide for a continuous information loop in and out of the policy development process to:

- Set clear expectations with stakeholders and the community on engagement activities and how their feedback will be considered or incorporated in the policy development process.
- Provide status updates through Aspen Community Voice and make engagement summaries readily available to the public.

### PROJECT PHASING AND DATA ANALYSIS FLOW CHART

The chart below illustrates concurrent project planning efforts and data analyses with arrows indicating where data, information, outreach results and community discussions are informing project components.





# Shaping Aspen's Built Environment

## SHORT-TERM RENTALS

### OUTREACH SUMMARY: SCHEDULE AND ACTIVITIES

Public engagement focused on facilitating dialogue about an aspirational vision for the community. A variety of mechanisms and tools were used to share information including one-on-one discussions with community members, focus groups, questionnaires, and public drop-in events. The project team created a webpage on Aspen Community Voice that hosts project information, outreach opportunities, key project dates, events, meeting registrations, and documents for review.

Through a series of online tools on Aspen Community Voice and questions developed for technical stakeholders and community members alike, the project team gathered data points to assist Aspen City Council and staff in furthering project discussions around our STR themes:

- Zoning
- Good Neighbor Policies
- Operational Standards & Enforcement
- Life Safety
- Permitting
- Financials

These discussions, held both in-person and virtually, began with the launch of Aspen Community Voice on February 8, 2022, and continued with focus group sessions and publicly available questionnaires between February and April, and an Open House on April 6, 2022. Each tactic offered a different style of discussion with the project team:

- **Questionnaires** (Consult) – Gauge public interest and concerns, as well as obtain public feedback on the direction of policy development.
- **1x1 Discussions** (Consult) – Intentional meetings with passionate, invested, and/or expert parties to better understand existing conditions, opinions, and trends, as well as concerns and aspirations, and provide feedback on the process.
- **Focus Groups** (Collaborate) - Data- and values-driven conversations with technical advisors based upon initial data findings and policy questions pertaining to discussion points outlined above.
- **Open House** (Consult) - Information sharing and values-based conversations based upon community members experiences living and working in Aspen.

### ENGAGEMENT ACTIVITIES COMPLETED TO DATE

The activities listed below illustrate distinct engagement activities that included technical stakeholder meetings, one-on-one interviews, two questionnaires,, an open house and presentations between January 25 and April 30, 2022. In total, there were approximately 760 participants across Aspen Community Voice (656), one-on-one interviews (11), technical stakeholder advisory group members (12), Aspen Chamber Resort Association (ACRA) and the Aspen Board of Realtors (ABOR) technical stakeholder meeting (~15), and the April 6, 2022 Open House (70).

1

#### TUESDAY, JANUARY 25, 2022

Community Development Director presented to ACRA on the status of the moratorium and collected feedback from ACRA board members.

2

#### TUESDAY, FEBRUARY 8, 2022

Launch of Aspen Community Voice Shaping Aspen's Built Environment: STRs and online engagement activities.

3

#### MONDAY, FEBRUARY 17, 2022

The Technical Advisory Group is comprised of 12 community members that represent their technical area of expertise in the community. Members gathered to discuss STR activity in Aspen as it pertains to the lodging and real estate industry.

4

#### MONDAY, FEBRUARY 28, 2022

Launch of Aspen Community Voice Shaping Aspen's Built Environment: STRs Questionnaire #1.

5

#### MONDAY, MARCH 3, 2022

Members from ACRA and the ABOR gathered to discuss STR activity in Aspen as it pertains to the lodging and real estate industry.

6

#### TUESDAY, MARCH 17, 2022

Members from ACRA and the ABOR gathered to discuss STR activity in Aspen as it pertains to the lodging and real estate industry.

7

#### TUESDAY, MARCH 28, 2022

Members from ACRA and the ABOR gathered to discuss short-term rental activity in Aspen as it pertains to the lodging and real estate industry.

8-18

#### FEBRUARY-APRIL, 2022

Stakeholder interviews (11) to learn more about the current state of STRs, as well as concerns and recommendations for potential solutions.

19

#### WEDNESDAY, APRIL 6, 2022

Public Open House event at City Hall from 4-6pm to collect feedback about the future of STRs in Aspen.

20

#### THURSDAY, APRIL 7, 2022

Members from ACRA and the ABOR gathered to discuss STR activity in Aspen as it pertains to the lodging and real estate industry.

21

#### APRIL 19-29, 2022

Launch of Aspen Community Voice Shaping Aspen's Built Environment: STRs Questionnaire #2.

22

#### TUESDAY, APRIL 26, 2022

Community Development Director presented on the status of the moratorium and collected feedback from ACRA and ABOR members.



# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## OUTREACH SUMMARY: COMMUNICATIONS AND PARTICIPATION

In order to meet the goals outlined by the project team, it was important to employ a variety of tactics to inform the public about how they could get involved in the engagement process, share their voice, and shape the future of STR activity in Aspen. Communication channels included: Aspen Community Voice (AspenCommunityVoice.com), Aspen Daily News advertisements, Aspen Times advertisements, Twitter (@cityofaspen), Facebook posts, events, and advertisements, Instagram, newsletters (ACRA, Colorado Conversations, and Community Development Updates), targeted email invitations (200+), Aspen 82 interviews, CGTV advertisements and media releases.

Engagement activities and events included two (2) presentations to ACRA, one (1) Technical Stakeholder Meeting (ACRA and ABOR), eleven (11) one-on-one interviews, five (5) Technical Advisory Group meetings, one (1) Open House, two (2) online questionnaires on Aspen Community Voice, and receipt and response to 35 emails and inquiries.

This coordinated communications and outreach initiative was intended to maximize information shared with the community and clearly identify opportunities for community members to engage with the project team both in-person and virtually. In total, there were:



# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## OUTREACH SUMMARY: KEY FINDINGS AND PARTICIPANT FEEDBACK

Below is a summary of high-level findings from discussions (Aspen Community Voice, Interviews, Focus Groups and an Open House) on STR activity in Aspen.

General engagement opportunities were presented in various mediums, such as virtually and in person, to aid in access for participants to engage in the process. Of note was the availability of technical experts to have rich and intentional conversations with participants in order to attain high-quality qualitative and quantitative data to support ongoing analyses and case study work.

Key findings do not represent consensus but rather indicate either a majority response or important discovery through conversations with technical stakeholders and community members.

THEME	NO.	KEY FINDINGS	PARTICIPANT FEEDBACK
ZONING	1	RESIDENTIAL ZONE DISTRICTS SHOULD BE TREATED DIFFERENTLY THAN COMMERCIAL AND LODGING DISTRICTS WHEN PERMITTING LOCATION OF STRS.	<div>SHORT-TERM RENTAL ZONE DISTRICT PREFERENCES</div> <div>Questionnaire #1: Rank your preference for where you believe short-term rentals should be permitted based on zone district:</div> <div><div><div>DOWNTOWN CORE</div><div>LODGE DISTRICTS</div><div>MIXED-USE DISTRICTS</div><div>WEST END RESIDENTIAL</div><div>EAST END RESIDENTIAL</div><div>CEMETERY LANE RESIDENTIAL</div><div>OUTSIDE THE ROUNDABOUT</div></div><div><div>7</div><div>6</div><div>5</div><div>4</div><div>3</div><div>2</div><div>1</div></div><div>(THEY SHOULD BE ALLOWED)</div><div>(THEY SHOULD NOT BE ALLOWED AT ALL)</div></div>
	2	ALLOW MARKET DEMAND TO DETERMINE HOW MANY STRS ARE PERMITTED PER ZONE DISTRICT.	
	3	ALLOW MARKET DEMAND TO DETERMINE WHERE STRS ARE LOCATED THROUGHOUT ASPEN.	



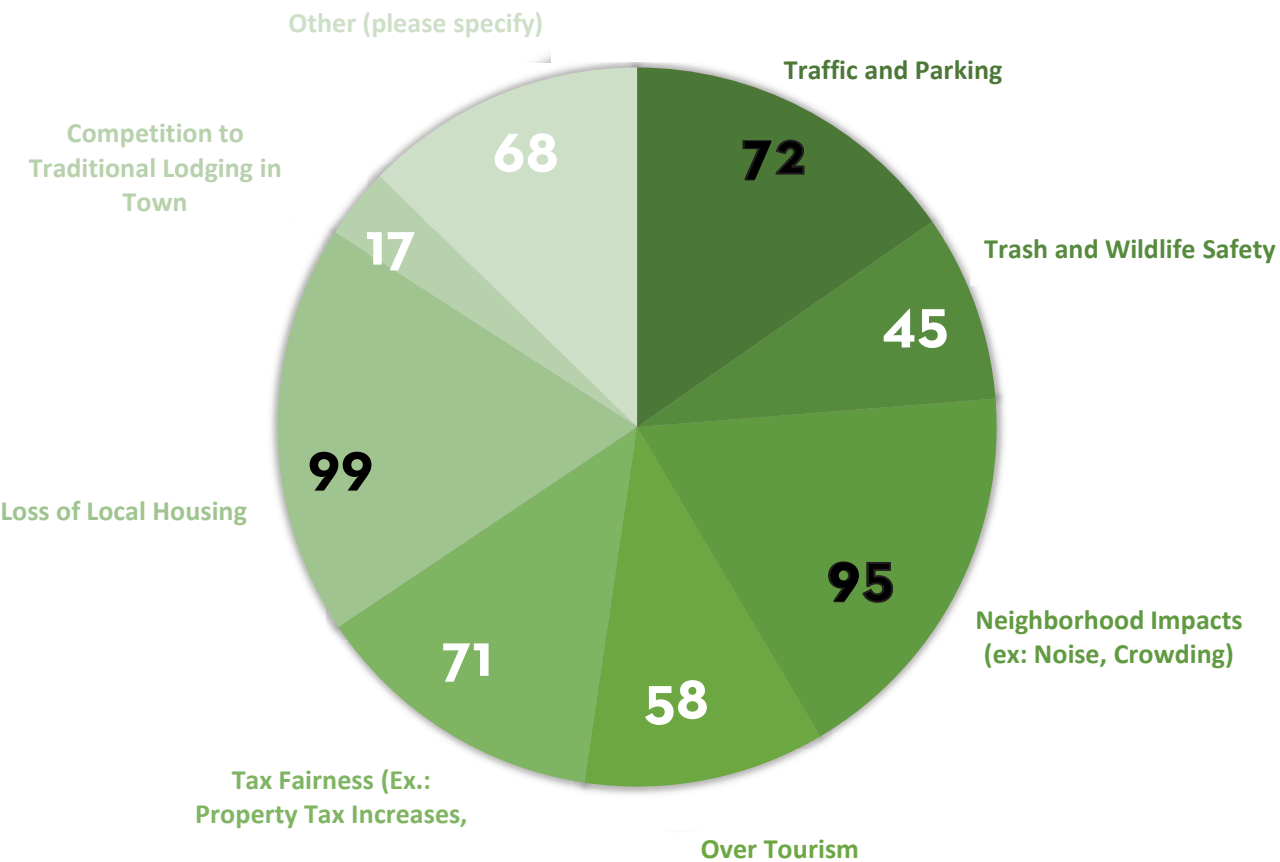
# Shaping Aspen's Built Environment

## SHORT-TERM RENTALS

### OUTREACH SUMMARY: KEY FINDINGS AND PARTICIPANT FEEDBACK

THEME	NO.	KEY FINDINGS	PARTICIPANT FEEDBACK
GOOD NEIGHBOR POLICIES	4	STRS OWNERS AND MANAGEMENT COMPANIES SHOULD USE IN-UNIT MESSAGING ABOUT HOW GUESTS CAN BE GOOD NEIGHBORS AND SUPPORT COMMUNITY VALUES.	<p>In the first STR questionnaire hosted on Aspen Community Voice, more than 200 participants ranked their areas of greatest concern regarding STRs in Aspen. Loss of local housing was ranked #1, neighborhood impacts such as noise and crowding was ranked #2, and traffic and parking followed in closely at #3.</p> <p>The landscape of Aspen is changing, and it is a priority for our community to invest in maintaining our mountain views, small-town community character, and historical heritage. When visitors come to our area, the community appreciates when visitors invest in our community and embrace all that Aspen has to offer, our mountain town values, culture, and lifestyle.</p> <p>A group of technical advisors knowledgeable about best practices in lodging and STR industry, particularly in mountain towns, has met regularly with City of Aspen staff to discuss the future of STRs in Aspen. The group emphasized the need for good neighbor policies that all STR owners and renters abide by to solve for some of the nuisance complaints submitted by community members in regard to STRs. Those policies would also help visitors be a part of the community.</p> <p>For example, visitors often don't know how important it is to lock their trash. In 2021, Aspen Police received more than 300 reports of bear activity, mostly because bears were getting into trash or other food sources that weren't properly stowed. This is a 20% increase from the year prior. The Aspen Police Department also responded to nearly 200 calls for disorderly conduct and harassment.</p> <p>In Salida, Colorado, STRs are only granted to 'bona fide residents' or their designated agents who are certified Chaffee County residents. A 'bona fide resident' means the applicant must show two of the following: a valid driver's license or Colorado identification card, current voter registration, valid motor vehicle registration, or a document designating a primary residence for income tax purposes. The hope is that the concerns posed by STRs will be mitigated and neighborhoods and quality of life will be preserved since those operating businesses in Salida are those who live and invest in their local community.</p>
	5	HAVE ONE STANDARD SET OF GOOD NEIGHBORHOOD POLICIES THAT ALL STRS ABIDE BY. POLICIES WOULD INCLUDE RULES ABOUT NOISE, TRASH, WILDLIFE, PARKING, TRANSIT, ENVIRONMENTAL STEWARDSHIP, AND RESPECT FOR THE COMMUNITY.	
	6	WHEN VISITING ASPEN, RESPECTING AND EMBRACING OUR COMMUNITY CHARACTER, ETIQUETTE, AND UNIQUE MOUNTAIN STYLE IS WELCOMED, APPRECIATED, AND NON-NEGOTIABLE.	

#### GREATEST AREAS OF CONCERN













Questionnaire #1: Please check your three areas of greatest concern regarding short-term rentals in Aspen? (Other please specify):

# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## OUTREACH SUMMARY: KEY FINDINGS AND PARTICIPANT FEEDBACK

THEME	NO.	KEY FINDINGS	PARTICIPANT FEEDBACK
OPERATIONAL STANDARDS & ENFORCEMENT	7	ACTIVE ENFORCEMENT OF STR REGULATIONS IS NEEDED.	<div>ADHERENCE TO REGULATIONS</div> <div><p>The 245 participants who responded to the first STR questionnaire hosted on Aspen Community Voice provided more than 400 comments related to STR activity in Aspen. Nearly 10% of these comments and questions were related to enforcement, with some participants remarking that regulations without enforcement will be broken and the City's current resources, specifically the Aspen Police, should focus on local needs rather than responding to nuisances from STR visitors. Further, those who do not adhere to established regulations should have their STR permit revoked.</p><div></div><div></div><div></div><div></div><p>Noncompliance to STR regulations can lead to issues with responsiveness in emergency situations and a lack of clarity on the owner of the unit if nuisances occur during a visitors stay and a compliant is made. In Aspen, lodges generally have 24-hour, seven days per week, on-site management. STRs, however, are typically managed or rented by off-site entities including property management firms or real estate agents. The reduced availability of services and longer response times create burdens for service providers and increase the likelihood of safety and regulatory compliance issues from STRs.</p><p>Prior to the adoption of Santa Fe, New Mexico's current STR policy, 40% of STR owners were noncompliant with the previous policy. In the new policy, Santa Fe responded to these issues by adopting policy that requires STRs to have a local operator who can arrive at the rental within an hour to response to issues and daily fines against violations.</p><p>The Town of Crested Butte, Colorado, has a full-time staff member dedicated to overseeing Crested Butte's STR permitting process, financial compliance, and enforcement. Part of their enforcement includes revoking permits for STRs that are noncompliant and issuing liens on the properties until compliance is met.</p></div>
	8	RESIDENTS AND STR OPERATORS SUPPORT PENALTIES FOR FREQUENT VIOLATIONS OF REGULATIONS.	
	9	STRS MUST HAVE QUALIFIED, LOCAL ACCOUNTABILITY FOR THE MANAGEMENT OF UNIT.	

# Shaping Aspen's Built Environment

## SHORT-TERM RENTALS

### OUTREACH SUMMARY: KEY FINDINGS AND PARTICIPANT FEEDBACK

THEME	NO.	KEY FINDINGS	PARTICIPANT FEEDBACK
LIFE SAFETY	10	INCLUDE A PERMIT NUMBER AND LOCAL CONTACT OR OWNER REPRESENTATIVE IN STR LISTINGS, AS WELL AS POST THEM ON THE PROPERTY.	<div>THREE GREATEST BENEFITS OF SHORT-TERM RENTALS</div> <div>Questionnaire #1: What do you view the three greatest benefits of short-term rentals to be in Aspen?</div> <div><div><div>EXPANDED AND DIVERSIFIED LODGING BED BASE</div><div>REVENUE FOR PROPERTY OWNERS</div><div>INCREASED TAX REVENUE</div><div>INCREASED ECONOMIC ACTIVITY</div><div>MORE VISITORS</div><div>OTHER (PLEASE SPECIFY)</div></div><div><div>0</div><div>20</div><div>40</div><div>60</div><div>80</div><div>100</div><div>120</div><div>140</div></div></div>
	11	STR OPERATORS AND OWNERS WANT TO COMPLY WITH LODGING APPROPRIATE LIFE-SAFETY STANDARDS.	<p>When asked in the first STR questionnaire hosted on Aspen Community Voice if the City should make a distinction between lodge (condo-hotel) properties and residential properties or units, participants stated that residential properties should primarily serve our local community and exist in residential districts for the wellbeing of our community and character. Since lodges operate under certain regulations and operational standards to monitor noise, wildlife, safety, service concerns, STRs should do the same.</p> <p>More people are coming to Aspen to visit. In a report provided by the Aspen Chamber Resort Association (ACRA), paid occupancy rose in the summer months (May-October) from 44.2% in 2020 to 65.6% in 2021. When asked in the first STR questionnaire hosted on Aspen Community Voice what respondents viewed as the greatest benefits to having short-term rentals in Aspen, more visitors in town was the least beneficial outcome.</p> <p>With more people comes more responsibility to keep our residents and visitors safe. Instituting occupancy restrictions can help manage the number of visitors coming to our community, as well as ensure proper safety measures are met for those who are visiting. Occupancy restrictions also reduce neighborhood nuisances and impacts from STRs.</p>
	12	LIMIT UNIT OCCUPANCY.	<p>In Breckenridge, Colorado, occupancy restrictions are a key tool for managing STR impacts. There is a two person per bedroom occupancy limit and STRs cannot advertise for more than what the occupancy maximum is. Through the financial regulatory tool, LODGINGRevs, the City can enforce these restrictions.</p> <p>Under current regulations in Aspen, the requirements for lodges to ensure the safety of their guests, provide for a quality visitor experience, and contribute to Aspen's efforts to facilitate a sustainable economy and maintain sustainable community infrastructure, are significantly more rigorous than those required of vacation rentals. For example, traditional lodges are required to mitigate for job generation and affordable housing, support transit systems, offer parking for all visitors, and meet higher building code life safety standards.</p>

# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## OUTREACH SUMMARY: KEY FINDINGS AND PARTICIPANT FEEDBACK

THEME	NO.	KEY FINDINGS	PARTICIPANT FEEDBACK					
PERMITTING	13	CREATE DIFFERENT PERMITS TO DISTINGUISH BETWEEN DIFFERENT PROPERTY TYPES.	<div>TYPES OF PERMITS AND ONGOING TRACKING</div> <p>When asked in the first STR questionnaire hosted on Aspen Community Voice if the City should make a distinction between owner-occupied and non-owner-occupied STRs and have different regulations for owner-occupied than for nonowner-occupied, 42% of 243 participants responded “yes”, while 58% of participants responded “no”.</p> <p>Per the City of Aspen’s Land Use Code, the use of STRs is allowable in all lodging, commercial, and residential zones. This is to say, there are few restrictions or regulations on where STRs can be located and no restrictions on the number allowed in the lodging, commercial, and residential zones.</p> <p>The number one way that mountain communities around the country are regulating STR operations is through a permitting system.</p> <p>Those in favor of instituting different regulations commented that non-owner-occupied STR permit holders tend not to be residents and are less invested in the wellbeing of the Aspen community. In addition, those who operate their homes as a business should be subject to the same regulations as a commercial lodge.</p> <p>Those against differentiating permits between non-owner-occupied and owner-occupied STRs expressed that property owners should be able to manage their properties without government oversight and subsize the cost of the property by renting it out for additional income. Further, regardless of regulations, respondents felt neither owner-occupied homes nor non-owner-occupied homes are likely to be affordable housing options for locals but do offer additional opportunities for tourism. Also, the distinction could affect the resale value of a property and be difficult to enforce.</p> <p>In the second STR questionnaire hosted on Aspen Community Voice, the City asked participants if they think it best to grandfather existing permits and use attrition to arrive at the capped limit of issued permits OR use a lottery to arrive at the capped limit. 61.2% of respondents chose attrition.</p>					
	14	COLLECT RELEVANT UNIT AND OWNER DATA ON PERMIT APPLICATIONS TO PROVIDE IMPORTANT DATA TO MARKET PARTICIPANTS, SUPPORT GREATER MARKET UNDERSTANDING, AND REGULATORY ENFORCEMENT.						
	15	EXISTING PERMITS SHOULD BE GRANDFATHERED TO CURRENT PERMITTEES AND ATTRITION SHOULD BE USED TO REDUCE THE NUMBER OF PERMITS.	<div>Questionnaire #2: Q1 - Do you think it best to grandfather existing permits and use attrition to arrive at the capped limit over time OR use a lottery to arrive at the capped limit?</div> <table><tr><th>Option</th><th>Count (Approximate)</th></tr><tr><td>ATTRITION</td><td>220</td></tr><tr><td>LOTTERY</td><td>120</td></tr></table>	Option	Count (Approximate)	ATTRITION	220	LOTTERY
Option	Count (Approximate)							
ATTRITION	220							
LOTTERY	120							

# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## OUTREACH SUMMARY: KEY FINDINGS AND PARTICIPANT FEEDBACK

THEME	NO.	KEY FINDINGS	PARTICIPANT FEEDBACK																				
FINANCIALS	16	ASSESS A PERMIT FEE THAT ALIGNS WITH STR PROGRAM ADMINISTRATION COSTS AND COMMUNITY IMPACTS.	<div>SHORT-TERM RENTAL IMPACT MITIGATION</div> <p>When asked in the second STR questionnaire hosted on Aspen Community Voice whether respondents thought that Aspen City Council should approve a new short-term rental specific tax to mitigate for community and environmental impacts, 60% of participants said “yes”.</p> <p>Prior to Santa Fe, New Mexico adjusting its STR regulations and tax structure, only 60% of its 1,444 active whole-unit STRs were registered with the City, which cost the City \$1.6 million each year in missed revenue. On average, research demonstrated that the owners of STRs were making over \$80,000 per host per year.</p> <p>Santa Fe has since instituted regulations and enforcement for STRs that are noncompliant, making them subject to a fine of \$100 per day for a first violation, increasing up to \$500 per day for further offenses.</p> <p>In Aspen, there are currently 1,246 registered STRs. Prior to the moratorium, STR permit holders were not required to pay a fee with their annual application. However, all lodges, including STRs, are subject to a 2% lodging tax that is used to support destination marketing (75%) and local transit services (25%).</p> <p>When asked in the second STR questionnaire hosted on Aspen Community Voice what community benefits could be supported by an STR tax, affordable housing rose to the top, followed by infrastructure and then the Climate Action Fund.</p> <div><p>Questionnaire #2: Q5 - Should Aspen City Council ask Aspen voters to approve a new short-term rental specific tax to mitigate for community and environmental impacts?</p><table><tr><th>Response</th><th>Percentage</th></tr><tr><td>Yes</td><td>60%</td></tr><tr><td>No</td><td>40%</td></tr></table></div> <div><p>Questionnaire #2: Q6 - If yes, what community benefits should the new tax revenue fund?</p><table><tr><th>Community Benefit</th><th>Count</th></tr><tr><td>AFFORDABLE HOUSING</td><td>240</td></tr><tr><td>INFRASTRUCTURE</td><td>160</td></tr><tr><td>CLIMATE ACTION FUND</td><td>120</td></tr><tr><td>EARLY CHILDHOOD</td><td>80</td></tr><tr><td>COMMUNITY POLICING</td><td>40</td></tr><tr><td>OTHER</td><td>0</td></tr></table></div>	Response	Percentage	Yes	60%	No	40%	Community Benefit	Count	AFFORDABLE HOUSING	240	INFRASTRUCTURE	160	CLIMATE ACTION FUND	120	EARLY CHILDHOOD	80	COMMUNITY POLICING	40	OTHER	0
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17	PREFERENCE FOR A TAX (WHICH IS SCALABLE PER UNIT) OVER AN IMPACT FEE (WHICH IS A SET COST).																						



# Shaping Aspen's Built Environment

## RESIDENTIAL BUILDING

### APPENDICES LISTING

<b>APP A</b> STAKEHOLDER INTERVIEWS SUMMARY	<b>1</b>
<b>APP B</b> TECHNICAL ADVISORY GROUP SUMMARY	<b>2</b>
<b>APP C</b> ABOR AND ACRA MEETING NOTES	<b>11</b>
<b>APP D</b> APRIL 6, 2022 OPEN HOUSE POSTERS AND RESULTS	<b>13</b>
<b>APP E</b> ACV QUESTIONNAIRES #1 AND #2	<b>22</b>
<b>APP F</b> STR DATA POINTS OVERVIEW	<b>74</b>



# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX A: STAKEHOLDER INTERVIEWS SUMMARY

The team interviewed residents, resident property owners, resident affordable housing occupants, property managers, real estate brokers, STR owners, former elected officials, lodge operators in Aspen and summarized key findings below:

### I. KEY FINDINGS

#### A. Positive Impacts

- STRs diversify and expand the lodging bed base by offering more unit sizes and different product types than traditional lodging. STRs are offered at different price points, which makes Aspen available to more and different visitors.
- STRs provide income for property owners, supporting the economy.
- STRs help locals stay in their house with supplemental income.

#### B. Negative Impacts

- STRs undermine community character and the sense of a lived-in community.
- STRs have contributed to the movement of workers from the “public” service economy to the “private” service economy.
- STRs have unmitigated impacts on community infrastructure and character, such as over-dependence on private vehicles taxing roads and parking capacity.
- STRs do not sufficiently mitigate their job generation and affordable housing demand.
- STRs have reduced the availability of free market rental housing.

#### C. Preferred Regulatory Options

- Limit the over-all number in the community.
- Treat STRs more like lodging than residential uses.
- Assess and permit fee on STRs that is commensurate with their value and cost.
- Help STR occupants be better visitors and reinforcing community culture and character.
- Implement stronger life-safety and compliance regulations.
- Take the speculation out of the real estate market by limiting the ability to short-term properties.

# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX B: TECHNICAL ADVISORY GROUP

The City of Aspen short-term rental staff team organized 12 community professional and citizen members who are subject experts or who personally have experience in short-term rentals. This working group of 12 met every other week for a total of five meetings on data sharing, information gathering, and policy recommendations for the City's short-term rental ordinance. Their time, feedback, community engagement with constituents, and input towards the policy drafting process has been essential to staff throughout the moratorium.

### I. TECHNICAL ADVISORY GROUP MEMBERS AND MEETING DATES

Meeting #1	Meeting #2	Meeting #3	Meeting #4	Meeting #5
2/17/22	3.3.22	3.17.22	3.28.22	4.28.22
Donnie Lee, Gant Aspen				
Tricia McIntyre, ALVR				
Wayne Stryker, Stryker Brown				
Joy Stryker, Stryker Brown				
Valerie Forbes, Sotheby's				
John Corcoran, Aspen Alps				
Michael Miracle, SkiCo				
Wendalin Whitman, Whitman Properties				
Joshua Landis				
Chuck Frias, Frias Properties				
Tracy Sutton, Aspen Signature Properties				
Ginna Gordon, APD				

### II. MEETING EXECUTIVE SUMMARIES

#### A. Meeting #1 Summary

- The first meeting gave staff the opportunity to hear from the group what their personal interactions were with STRs to better understand the different ways individuals or businesses work with STRs. Staff gained valuable knowledge on the economics of STRs and how some types of STRs may profit or be financially different from others. Market functions and finances were a great topic of discussion, and it gave staff data around how homes with STRs market differently than those without and what those implications for the owner may be. The group decided to think about 'what needs to be managed' to help guide the conversation around the second meeting.

#### B. Meeting #2 Summary

- The second meeting focused on how zoning and permitting contribute towards STRs and how the regulation of both can help set better operating standards for the City. The group agreed that the 'right number in the right zones makes sense' and that having STRs in the core and in traditionally

short-term rental buildings should be top priority when thinking about limitations to zoning. The priority for zoning was having the core and lodging/commercial zones have the majority of STRs and as one moves out from the core, have decreasing density and increased limitations of STRs. The group also focused heavily on 'whose accountable' and emphasizing the recommendation that a local owner or local managing group should be solely responsible for STRs in the community due to the unique community character that is Aspen. The group was asked to give their detailed opinions on how zoning and permitting can regulate the STR market for their homework.

#### C. Meeting #3

- Pete Strecker led the third meeting on accounting and finances. The group was asked their opinion on having fees and taxes. There was consensus that a tax, possibly in addition to a fee, made sense as there is scalability for a tax based on the size, number of beds, and number of nights a guest will stay in a STR. This has greater mitigation than a one-time-fee 'for all'. The group thought that housing was a logical nexus to the tax question but also decided that turning STRs into long-term local housing will be viable. This discussion also brought up the need for a good neighbor policy that all STR owners and renters abide by that might help solve for some of the nuisance complaints by neighbors. Staff asked as homework 'what are we solving for'

#### D. Meeting #4

- The fourth meeting focused on the question 'if there are caps then what'. The group looked at the number of STRs broken out by zone, location and density and answered questions on how to fairly and equitably decrease density and intensity of STRs. The group agreed that if there is a cap on STRs, grandfathering all existing permits and decreasing that number over time via attrition was the preferred method. The group also explored the idea of different permit types based on the use of the STR. There was consensus on the '3-strikes and your out' policy for STRs who violate code or who have three complaints on the property within a permit year. There was also discussion on data points the City should be collecting when re-doing the permitting process that can help clarify some questions around current STR use in Aspen.

#### E. Meeting #5

- The fifth meeting of the TAC focused on draft ordinance and guidelines. Staff looked to TAC for specific recommendations on how the caps by zones should be established, what should define a qualified owner's representative, and their preference on how STRs are capped in residential zone districts. There was strong consensus on grandfathering in all permits and letting 'natural attrition' take over to help regulate the market, and then followed by non-transferable licenses. There was productive conversation and clarity on 'who' should be the property manager and who may qualify to be a representative of the property when applying for a STR permit. Specific questions and comments that came out of the work session that staff will apply to developing guidelines and the ordinance include: a recommendation for September 30 as renewal date rather than December, determining what's the timeline for the '3 strikes and you're out', a HOA compliance document from the HOA president to ensure that STRs are allowed, having an occupancy of 2, confirming that inspections will help with compliance, having a permit fee be assessed based on the number of bedrooms, determining if permit gets revoked does the owner get it back after a certain number of years or do they lose it indefinitely.



# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX B: TECHNICAL ADVISORY GROUP

### I. STR TECHNICAL STAKEHOLDERS MEETING #1

#### A. AGENDA

- Introductions
- Background, Purpose, Objectives, Process
- Industry Discussion
  - How do you interact with the STR market?
  - Describe the industry
  - Describe the economic ecosystem
  - What do regulators need to know that we don't know?
- STRs in Aspen
  - How does the local/regional STR market function?
  - Are there differences between in and out of town?
  - What share of real estate market activity is attributed to STRs?
- Regulating STRs
  - Do STRs in Aspen require additional regulation and oversight?
  - If no, why? If yes, in what ways?
  - What level of regulation is appropriate?
  - What would happen in the community if?
- Wrap and Next Steps

### B. Meeting #1 Notes

STR Topics for Discussion and Research				
Name:	Description:	Tie-ins to Other Topics:	Data Needs/Questions/Thoughts:	Requester/Contact:
What do regulators need to know that they don't know?	There seems to be some linkage between traffic, STRs and affordable/employee housing. One thing that might assist is to understand the	Traffic, Affordable Housing, Labor	Would like to know employee generation for the level of service needed for STRs for a 4b home in the Westend. Where do these employees live? How do they get	John Corcoran, john@aspenalps.com
What do regulators need to know that they don't know?	We were running out of time, so I didn't add anything else to your question of regulation, but my sense is different "tiers" as I think they were called likely need different	STR	Zoning for 'tiers' for STRs	John Corcoran, john@aspenalps.com
What do regulators need to know that they don't know?	Last, there seem to be different versions of what is happening in the community. I hear yesterday that the West End is dark, but that is not what some of the data shows, nor what we hear in the community. Getting to the	Census, community	Residency data for the Westend (census)	John Corcoran, john@aspenalps.com
General data point	Distinctions between owner occupied rental – non owner occupied: need deeper understanding of data behind STRs and changes in what was always existing and have now become Airbnb.	STR, housing	Number of owner occupied rentals and non-owner occupied rentals	Michael, Meeting #1
General data point	Wendalin believes 1mo people want cars, luxury home market, once you get past the gant and alps, you want something more spacious, more upgraded. Summer v. Winter market – the month mapping around STR, what is the definition of condo hotel by size, what are the	STR, housing	Number of people renting for 1mo+ versus 3-4 days	Wendalin, Meeting #1
General data point	complaints that Ginna are getting? How did council get to this space? Are we talking about condo hotels/core.	Policing, STR	STR heat map, percentage differences between STRs in condos v. hotels and core. Complaint examples from APD	Valerie, Meeting #1
Describe the economic ecosystem	Main disrupter in STR realm, separated out online platforms from rest of STR. Loophole where STR under 30 days don't need licenses. They can operate in grey area where they are able to generate more revenue since realtor has taxes/fees etc. Consumer to	STR, housing	How many unlicensed realtor Airbnb companies are holding STR license for owners?	Josh, Meeting #1
Describe the economic ecosystem	Has STR, have option through Airbnb (has been doing since 16), state sales tax will pay to owner and then owner pays to city, or pay directly to city. Whats the mechanism to make everyone pay the sales tax. How do we check a real estate company to check or with individuals – how is it being	Finance	Whats the mechanism to make everyone pay the sales tax. How do we check a real estate company to check or with individuals – how is it being monitored?	Joy, Meeting #1

# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX B: TECHNICAL ADVISORY GROUP

Describe the economic ecosystem	Question to further inform: Airbnb will work with community/city; Glenwood Springs – required registration with street address, 2019 – dialed back, created two zone districts and put cap on	Airbnb	Would COA be willing to reach out to Airbnb to work with them?	Michael, Meeting #1
What would happen in the community if...?	for condos in downtown – 10 – 20% value different in if you can or cannot have STR. What has changed is management. HOAs are starting to restrict Airbnb (pekin rose – 3mo).	STR value	Condos in core are selling 10-20% more if they have a STR	Josh, Meeting #1
What would happen in the community if...?	26%, previous year 21% - growing and substantial (where are you staying: for STR). Skiers are decoupled from traditional transit. Resort/lift ticket v. season passes – this is changing too – seeing more season pass skiers	Skico	Skico Q: Where are you staying? Answer for STR: 26%, previous year 21% - growing and substantial	Michael, Meeting #1
What would happen in the community if...?	How do you put one top down policy without managing the ‘tentacles’ that are impacted and come down from that. What needs to be managed? Increase in how second homes are being used. Every service industry sector is being stretched. Owner nights are	Policy Decisions	What needs to be managed?	Donnie, Meeting #1

### I. STR TECHNICAL STAKEHOLDERS MEETING #2

#### A. AGENDA

- Introductions
- Summary of Purpose
  - Council direction
  - Goals for meeting #2
  - Previous meeting summar
- Council Work Session Overview
  - Summary of staff presentation and Council direction
- STRs in Aspen
  - How does the local/regional STR market function?
  - Are there differences between in and out of town?
  - What share of real estate market activity is attributed to STRs?
- STRs in Aspen - Permitting
  - Summary of Council direction
  - Group discussion of permitting options
  - Group preferences for permitting

From:	What:	Links:
Valerie Forbes	Here’s a long list of mountain resort communities STR policies. Many are in process as we speak. This should be helpful for us and for the consultants.	<a href="https://www.cityofslt.us/453/Vacation-Home-Rentals-VHRs">https://www.cityofslt.us/453/Vacation-Home-Rentals-VHRs</a>
		North Lake Tahoe <a href="https://www.placer.ca.gov/6109/Short-Term-Rental-Program">https://www.placer.ca.gov/6109/Short-Term-Rental-Program</a>
		Santa Fe <a href="https://www.santafenm.gov/short_term_rentals/">https://www.santafenm.gov/short_term_rentals/</a>
		Jackson Hole <a href="https://www.jacksonwy.gov/335/Short-Term-Rentals">https://www.jacksonwy.gov/335/Short-Term-Rentals</a>
Valerie Forbes		Idaho (Ketchum/Sun Valley) <a href="https://www.ketchumidaho.org/administration/page/short-term-rentals">https://www.ketchumidaho.org/administration/page/short-term-rentals</a>
		Big Sky / Whitefish Montana <a href="https://www.bozeman.net/government/planning/short-term-rentals">https://www.bozeman.net/government/planning/short-term-rentals</a>
		Park City <a href="https://www.parkcity.org/departments/finance-accounting/apply-for-a-business-licenses/nightly-rental-license">https://www.parkcity.org/departments/finance-accounting/apply-for-a-business-licenses/nightly-rental-license</a>
		Winter Park <a href="https://wpgov.com/good-neighbor/#owners">https://wpgov.com/good-neighbor/#owners</a>
Valerie Forbes		Telluride <a href="https://www.telluride-co.gov/DocumentCenter/View/260/short-term-rental-regs">https://www.telluride-co.gov/DocumentCenter/View/260/short-term-rental-regs</a>
		Breckenridge
		<a href="https://aspenchamber.org/membership/your-chamber-info/mission-vision-guidelines/admp/actions">https://aspenchamber.org/membership/your-chamber-info/mission-vision-guidelines/admp/actions</a>
Valerie Forbes	Identifies issues reported from community survey.	<a href="https://aspenchamber.org/membership/your-chamber-info/mission-vision-guidelines/admp">https://aspenchamber.org/membership/your-chamber-info/mission-vision-guidelines/admp</a>



# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX B: TECHNICAL ADVISORY GROUP

### MEETING #2 NOTES

Name:	Zoning:	Permits:	Other:		
Donnie Lee	<p>a. Need to define property types, and preference to core area for short term rentals</p> <p>b. Possible restrictions to outlying residential areas (although I think permits are a better place to start and useful tool to control behaviors at risk of losing permit) can consider zoning down the road. For example both Crested Butte and Durango had very specific objectives to achieve in introducing restrictions that Aspen does not have currently.</p>	<p>a. By property type designation</p> <p>b. Allow owner occupied rent by owner</p> <p>c. Consider requiring local (professional management only, if not owner occupied) so there is vested interest in preserving community values and destination reputation for service and quality. Many of council objectives (good neighbor practices, operational standards, life safety, enforcement responses etc. are accomplished with professional managers.</p>	<p>We need to provide for council impacts from STR (just a quick start needs vetting by the group)</p> <p>a. Existing, have been in place for many years (just needs to be defined – not regulated)</p> <p>i. Condo tels</p> <p>ii. Property managed condo properties</p> <p>iii. Vacation rental management (including homes) through rental managers &amp; Real Estate</p> <p>b. New, impacts (needs to be clearly defined, and possible regulations)</p> <p>i. Rent by owners (owner occupied supplementing income)</p> <p>ii. Growth of rentals in residential (non HOA) areas and introduction of</p>		
Ben Wolff	<p>If the majority of the homeowners in traditionally residential neighborhoods do not want STRs, then it makes sense to restrict them, but I think we need to first better understand the real issues that the STRs are causing. Perhaps the City or Council is hearing from homeowners with lots of issues, but I didn't hear anyone voice their concern on the impact of STRs during the public comment at the emergency council meeting in December.</p>	<p>It was made clear to me during the meeting that the vast majority of STRs are already in the downtown core and I don't think there is any reason to limit the number of STRs in the core. It makes sense to dive deeper into the traditionally residential neighborhoods such as the West End to see if there is support from those homeowners to limit STRs.</p>	<p>The one question that Donnie Lee mentioned during the meeting and I agree needs further clarification is "What is the ultimate goal of the City through regulation of STRs?" We know they want to reduce traffic, help counteract the labor shortage, etc., but it would be good to see a very clearly written goal with supporting data that shows STRs are contributing towards the issues they wish to address. Forgive me if this has already been shared, but I don't recall seeing it. With a clear goal and data that shows STRs are the cause of some specific issues, I think the stakeholders can work towards a program that will help counteract those issues.</p>		
Joy Stryker	<p>Leading up to a zoning vote &amp; to educate the voters we need more factual information rather than viewed impacts regarding:</p> <ul style="list-style-type: none"><li>Employee generation, infrastructure &amp; service demands, environment impact, STRs taking away employee housing to name a few. What are these numbers, what is the data?</li><li>Clearly, the STRs impact varies on the type of property i.e: condo/hotel or a private resident. Owner occupied and managed properties or one that is managed by outside agencies, management companies, and or RE offices have impacts specific to each type. How are these impacts defined?</li><li>Locations of STR properties: Is there more of an impact in the Aspen core that currently has noise, parking, trash removal requirements in place but where parking is difficult. How many toilets are flushed daily in the core compared to outside the core (sorry, I just couldn't resist!)?</li><li>Would zoning distinguish between residential neighborhoods where HOAs are already addressing many of these concerns.</li><li>How far-reaching would zoning go? Would it limit the number of nights, the type of property, and the location for a n STR? Community input would be warranted.</li></ul> <p>Rezoning should be studied and clearly defined so that the community has a full understanding of the implications. This will take some time and careful consideration.</p>	<p>time a more in depth permit system for STRs that perhaps would be specific to the type of STR and location i.e: condo/hotel or private resident, owner-occupied/managed or management co, etc.</p> <p>Specifically, my experience is with an owner-occupied &amp; owner-managed STR in a residential neighborhood. I suggest the permit for this type of STR could include:</p> <ul style="list-style-type: none"><li>Off street parking, on street parking with a permit, and or a parking garage pass. Or perhaps expanding public transportation to neighborhoods that are not on the RFTA/Downowner routes.</li><li>Noise and nuisance provisions.</li><li>Proof of code compliance, fire safety measures, carbon monoxide safety, trash removal with proper cans to name a few.</li><li>Require STRs be managed by an on-site owner, local property management companies, or RE agencies.</li><li>Limit the number of additional employees outside of standard service employees i.e: my lawn mowing service or snow plow service is in place whether I have a rental or not. However, I'm not sure how to regulate or enforce these i.e: housekeeping services.</li><li>Perhaps the number of guests should be in relation to the number of bedrooms or to the number of beds. Something similar to the total # of people allowed to occupy a home. In prior years this has been a struggle and frustration in long term rental properties within the city limits. I think there is a cap on this but I'm not sure.</li><li>The owner of an STR should state who is responsible as a local contact person for any problems that may arise. Accountability.</li><li>Perhaps in neighborhoods with an HOA there should be a sign off by the</li></ul>			
John Corcoran	<p>From where I sit, the zones matter a great deal. If I was purchasing a home in the residential district, I would not expect houses on either side of me to be operating de facto hotel operations, especially unsupervised ones. Nor would I think I would be allowed to start one up, but it seems that is the expectation of some in the community. And I think one per block is an awful lot of rentals. It was interesting to see the different reactions within our room to the amount of existing STRs in the West End. I thought it was a large amount, most of the real estate agents saw it as proof that there is not even a problem or issue. In the zone the Alps is in, I would expect no limit to the amount of STRs except as might be created through the land use process, i.e. how big a hotel will Comm Dev allow in an area. But for existing properties like the Aspen Alps, the community should not be concerned if someone wants to rent their apartment, as this is where the community, or its representatives, have determined STR is best.</p>	<p>As you move farther out geographically, I would suggest a limited number of licenses. I think that community in put might be helpful, and a material number of STRs in residential districts likely might be in conflict with what residents themselves (not locals who own the property, but live elsewhere) think about their community.</p> <p>Creating a carve out for owners who wish to rent out a room or apartment within their home seems logical, but as you have stated, these rules must be legally defensible. If you can accomplish that, I think the community as a whole is behind that carve out, as there is likely substantially less community impact all the way around. Accomplishing that also gives the Council an excellent talking point, in that they are addressing a key concern of people who live in town and need the income – it is a really good look.</p>	<p>I was really interested and surprised to see that there currently is no legal connection between STRs and zoning districts. That helped explain some of the surprise/anger that I think some folks are expressing. It seems to me that our elected officials in the past have tried to legislate in a manner consistent with the Aspen Area Community Plan, so their interpretation of its goals might be critical here. There seems to be no doubt that vacation rentals create more work and more workers, and perhaps that is having a negative effect on the employee/housing/traffic balance. Knowing that impact as best as possible might be helpful.</p> <p>Last, if affordable housing within city limits is a preferred result, could any housing funds be directed toward owners who can prove they rent long term to locally serving employers (something the employers might have to be qualified as)? Perhaps the production of a lease, an affidavit from the renter and property owner, and employee W2 could provide some sort of housing revenue and/or tax incentive that might make it more palatable to rent long term to a local employee. I get this sounds a bit difficult to enforce/administer, but I am trying to be creative here!</p>		
Alain Sunier	<p>STRs are a land use distinct from residential and lodge uses. Yet land use regulations do not make that distinction. This results in a variety of inequities and community impacts which our current system fails to address.</p> <p>It is clear that STRs are not a residential use since tenants who occupy STRs are not in fact residents, whether full or part-time. STR occupants are tourists. STR land use is akin to traditional lodging. Many booking platforms list hotels, bed and breakfasts, STRs all as alternative forms of tourist lodging. Traditionally, STR regulation has been light and STRs have been free to form in traditional residential land use areas. This practice was tenable when the intensity of STR development was also light. In recent years, however, STRs have rapidly proliferated. STRs are a form of "spot zoning" that is created without regard to existing land use regulations and community development input. It is entirely proper that the city address STRs as a separate form of land use with many attributes in common with traditional lodging.</p> <p>The current statistics on STRs are striking. The total count of STRs is inexact as not all are registered and many go in and out of the potential rental pool all the time. I will use the numbers presented in the graphic "Short Term Rentals by Zone District", distributed as part of last Thursday's packet. The graphic shows 1238 STRs in total. 606 of these are in residential zones of one form or another. Only 538 STRs are in lodging (LCL) or mixed use zones (MU). Unrestrained development of STRs has not resulted in a concentration of STRs in lodging zone districts. Instead, the plurality of STRs are found in residential zones. Weighted by square footage of living space or parcel size the share is likely even larger. According to data released to City Council on November 23, 2021 there were 6,197 housing units in the City of Aspen as of the year 2020, of which 3,894 were free-market units. Over 30% of the free market housing stock is available for short</p>	<p>Aspen has not sought to mitigate the impacts of STRs on employee generation and other infrastructure and service demands.</p> <p>It is not debatable that STRs generate employment needs. One need only hear the many voices expressing concerns that their livelihoods would be affected by increased STR regulation. STRs are advantaged relative to traditional lodging in how much they need to mitigate for employee generation. A newly constructed hotel is required to mitigate for employee generation at a much higher rate than a newly constructed home or apartment that is purpose built for short term rentals. At the margin this disparity favors future lodging development in the form of STRs rather than in the form of traditional hotel lodging. I ask, in the past 10 years how many new beds have been created in the form of traditional lodging? How many have been created in the form of STRs? I suspect the balance is tremendously in favor of STRs. Lower employee mitigation costs are only one advantage given to STRs. A new traditional lodge would undergo extensive public debate and review. Oftentimes new public amenities are a condition of approval. STRs undergo no review and yet they can lead to intense new demands on public services and infrastructure.</p> <p>I have given some thought to how enhanced employee mitigation costs could be addressed in the case of STRs and I outlined a proposal to the City Council last December. The punchline to the letter was that a supplemental lodging tax of around 15% should apply to STRs as a means of mitigating for employee generation. Revenues from this tax would be directed to support affordable housing. I repeat the relevant text here:</p> <p>The city of Aspen has long had a framework for assessing housing needs</p>	<p>Problem Statement #3</p> <p>The community has not established review criteria to ensure basic health and safety standards for individual STRs, or to provide common expectations related to property management and guest behavior standards.</p> <p>I do think that STRs should be held to basic health and safety standards, much as we would expect from other forms of lodging. While the demands should not be as high as for a full service hotel, there should be some basic requirements that property managers must meet. It would be a good idea to require property managers to be licensed by the city and to have each individual STR registered with a licensed manager. Managers that repeatedly violate city standards could be fined or have their license suspended in extreme cases. Some sort of formal complaint and review process would be set up to adjudicate these situations. Additionally, where an STR is part of an HOA, the HOA can be given some leverage over problematic owners and operators since seasonal licenses would require an HOA letter of approval.</p>	<p>Problem Statement #4</p> <p>The scale and rapid expansion of STRs are changing the nature of important aspects of neighborhood and community character in ways that we are just beginning to understand. It is clear that some STRs are operating as commercial uses in dedicated residential zone districts.</p> <p>I completely agree with this statement. I think this is the primary reason why STRs have become such an area of concern in Aspen and in many other communities throughout the country. Aspen is not just a resort or a place where people work. It is a place where people choose to live, to raise a family, to form friendships and build commitments to a vibrant community. In the space of mountain resort towns, Aspen is unique in how the community has a feeling of rootedness and connection that is not found in a pure resort setting. That feeling is slipping away, however, as full time residents find it increasingly difficult to find housing. While STRs are only one element driving this trend they are an important piece of the puzzle. I think the suggestions I have made above will help to restore a proper balance by (1) limiting STR licenses in residential areas, and (2) instituting a supplemental STR lodging tax that levels the playing field with traditional lodging and helps to fund affordable housing. In some quarters there is concern that we will go too far and harm the tourist economy and livelihoods tied to STRs. I am sympathetic but I think we need to look to the future and protect and nurture the community character that makes Aspen unique and is a reason why this town commands a premium over other mountain resort communities. Without action Aspen will gradually come to lose that character and come to be just another tourist destination, increasingly transient and soulless.</p>	<p>Problem Statement #5</p> <p>STRs, particularly in multi-family developments, have accelerated a transition of many housing units that previously were owned or rented by working locals into de facto lodge units. The displacement of locals from these units over time is not a new trend, but STRs have brought a new scale and pace to this challenge.</p> <p>We should be careful to foster an environment that is supportive of housing for full time residents. Since land values are so high in Aspen, practically speaking this housing need is increasingly reliant on free market multi-family housing and the affordable housing program. There is a real danger that the existing stock of multi-family housing is redeveloped with an eye to capitalize on the STR trend. What characteristics do you find in a tourist lodging oriented "residence"? In the case of multi-family buildings, and taking a cue from the Aspen Hills proposal: limited parking, limited storage space, multiple private rooftop patios and, yes, underground bedrooms. While these features may be tolerable for a short term visitor; they are not what is normally desired by a year round working resident. These redevelopment trends are worrying for what they portend about the future built housing space and its impact on the character of the community. Putting a brake on STR development in our residential zones is a necessary step in maintaining housing for locals and buttressing Aspen's character as a year round, lived in community.</p>



# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX B: TECHNICAL ADVISORY GROUP

### I. STR TECHNICAL STAKEHOLDERS MEETING #3

#### A. AGENDA

- Introductions
- Summary of Purpose
  - Outreach Updates - Open House Invite for April 6th 2022
- Homework Review
  - Summary of comments received from members
- Financial Discussion – Pete Strecker
  - Council's thoughts on STR financials
  - What Council has expressed interest in
  - Staff's actions
  - Questions to contemplate:
  - What do you think about taxes in the context of property zoning?
  - What do you think about both fees and taxes in the context of community impacts (affordable housing, transit, etc.)?
  - What do you think about a fee for the vacation rental permit? It is currently \$0.
  - Some communities have done fee schedules based on bedroom counts – any thoughts around that?
  - STRs remitted in 2021 data
- Wrap and Next Steps

#### B. Meeting #3 Homework Responses

- STRs are a land use distinct from residential and lodge uses. Yet land use regulations do not make that distinction. This results in a variety of inequities and community impacts which our current system fails to address. I think it makes sense to create an additional tax on short term each rental that goes directly into a fund to work towards addressing the inequities and community impacts, whether it be employee housing or otherwise.
- Aspen has not sought to mitigate the impacts of STRs on employee generation and other infrastructure and service demands. Same as above.
- The community has not established review criteria to ensure basic health and safety standards for individual STRs, or to provide common expectations related to property management and guest behavior standards. We would of course support a more stringent review process by the City when applying for a permit to verify that each STR has a licensed and insured property manager available to assist the guests for emergencies or otherwise. We also support a standard flyer that could be prepared by ACRA, the City, or both, that all STRs must provide to their guest and have in each rental unit. Perhaps education is the first step prior to regulation when it comes to guest behavior.
- The scale and rapid expansion of STRs are changing the nature of important aspects of neighborhood and community character in ways that we are just beginning to understand. It is clear that some
- STRs are operating as commercial uses in dedicated residential zone districts. This seems to fall into the conversation we have been having about certain restrictions for residential neighborhoods, such as the West End, but I do not think this pertains to the condo buildings that have always had STRs. I still think it would be interesting to learn about owner comments or concerns as it relates to STRs in

residential neighborhoods and do a majority of these owners want restrictions?

- STRs, particularly in multi-family developments, have accelerated a transition of many housing units that previously were owned or rented by working locals into de facto lodge units. The displacement of locals from these units over time is not a new trend, but STRs have brought a new scale and pace to this challenge. I think this is true, but I also don't see this new ownership base renting to locals at affordable or even semi-affordable rates if they aren't allowed to rent short term. When an owner sees how much money they can make renting short term or even seasonally long term, it no longer makes financial sense to rent the unit to a local for 6 months or a year as that makes the unit unavailable for their own use. An owner may rent long term for July and August and then use the unit in June and September, which they could not do if it was rented to a local for 6-12 months. I honestly don't know what to do about the displacement of locals from units that they rented in the past. I remember renting a very average unit at the Scandia on West Hopkins in 2012 for \$2k/month and while I believe it is listed for sale now, the most recent advertised rental rate was \$5,500/month because the market supports that even though the unit was not updated at all in the last 30 years.
- From one broker comment - I think this needs to be explored more not really thrilled with any of these options below.
- A) Owner to Owner
- Yes
- B)With the property until the expiration date
- (2 out of 4 responses said YES)
- C) Tied forever with the property
  - Yes
- In regards to the price of the annual permit, the consultants will give us a range that will help cover the cost of the STR program administration by the city.
- What would be an appropriate price of annual permit?
- A)\$150
- (2 out of 4 responses said YES)
- B)\$150 + \$50 per bedroom
  - Yes
- C)\$500
  - Yes
- D)\$1,000
- E) A % based on the tax amount received in 2021 from the rental property
- F) Another Amount \_\_\_\_\_
- General comments from one broker on STRs are here:
  - Aspen and Snowmass are resort communities that exist but for the grace of tourism. Limiting short term rentals limit the more affordable sector of our lodging pool, which personally I think is a shame. In terms of our rental business specifically, most of our rental listings prefer to rent for 30+ days, so limiting short term rentals there simply cuts the tax revenue that would have come in from the 7-10 day rentals that happen usually over the holidays, President's Week or spring break. Originally, the STR permit was so the city could track how many beds were available in the community and to ensure compliance with lodging taxes. I have no problem with that. I also have no problem with cancelling permits for non-compliance or your community, but care must be taken to remove the emotion and consider the consequences of any government action.

# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX B: TECHNICAL ADVISORY GROUP

- o nuisance” rental properties. However, creating an artificial limit on permits will constrain supply and drive up prices, which seems incongruent with the city’s goals. It “feels good” to feel like you have control over your community, but care must be taken to remove the emotion and consider the consequences of any government action.
- o I think the problem statements outlined in the council memo adequately summarizes the LEO specific concerns. Additionally, I wanted to fill you in on a recent encounter that the APD responded to. It is mainly just informational, but I wanted to highlight this for your awareness as you continue to aggregate an approach to STR units in the City.
- o A local Air BnB owner seems to bait and switch incoming visitors. They come expecting to stay in one unit, but for whatever reason that unit is not available when they arrive, so he offers them another less appealing unit, renters are left to fend for themselves to find another place to stay during busy seasons or accept his lesser unit. He does adjust the fee, but this practice is still shady for many reasons.
- o Additionally in this instance, Officers are more routinely called upon to be the enforcement arm for this property owner. Here is where it gets challenging. The owner has requested police escort a short term tenant off of his property. The tenant (or short-term renter) has some, although possibly limited rights, and any dispute about the lease or rental agreement is a civil issue. There are some distinctions, if the allegation is that the guest’s activity is breaking the law – we can investigate it the same way as any other crime – however, the end result will be either arrest or a ticket, the Police do not have authority to kick someone out of a short term rental.
- o All of this is a roundabout way of explaining that violation of a contract in these cases is a civil issue. The DA explained that short term rentals provide certain rights (evictions and such) that hotels don’t and to simplify it, we are the Aspen Police not the AirBnB Police.
- o Without any context, I have to say the heat maps suggesting limiting STR’s to a hundred per zone is very concerning. Our market is like other resort communities, but also totally different. To go from 1000+ STRs to just a few hundred is way more extreme that we’ve seem to be talking about the first 3 meetings.
- o It does appear the “non-transferrable” is a theme, and maybe that’s the case to get the city to a number their more comfortable with for STRs.
- o I fully support our discussions of rolling this out in phases. Phase I – educate, get the permitting system and fee in place, and cleaning up the actual STR numbers. Those that apply do so for rentals less than 30 days. Just from our rentals our firm brokers, I know many are shooting for 30+ days, and we have a lot of long term rentals too, that currently have a permit. So cleaning up the program and language would be very helpful.
- o Just this week, I had an owner in Pitkin County, and they were approved an COA STR. This has since been corrected, but surprised that this far in the process, that they were approved in the first place.
- o Thanks for all your hard work on this and I look forward to coming to an amendable solution for the first phase. It would set an awful precedent to have all the time and feedback and then city council just go ahead and put the hammer down anyway.
- o You asked us to give our thoughts on what the problem is that the city trying to solve with the new STR regulations. Why does City Council think there is a problem in Aspen? Why has the pressure we all feel bubbled over and become palpable in the last couple years to the point that the newspapers are filled with opinion columns and letters to the editor about it almost daily?
- o I started a letter the night after our meeting two weeks ago but honestly I didn’t know where to start or stop and my heart got heavy and I put it aside. I spent the last two weeks asking my friends, family and acquaintances what they thought.
- I feel like three main themes emerged.
  - o Cultural Shift (also commonly described as “Aspen losing its soul” and more recently boiled down to “Aspen Sucks”)
  - o There has been a major culture shift and the people who live and work here no longer feel included in the joy and spirit of Aspen. The homeowners, visitors and full-time residents have changed. The homes being built and remodeled are not like homes twenty years ago. There are “smart” systems, air conditioning, heated year-round pools, hot tubs, snow melt, and every other luxury imaginable. The people who live in these homes have no tolerance for any level of discomfort or things not working. The end result is a lot of property management and service calls up and down the valley that did not used to exist. A few weeks ago I saw a listing in the Aspen Times classifieds for a private home looking for a butler.
  - o The gradual change was accelerated in the last two years with the large amount of people who moved here full time and part time. Rising commercial rent and an influx in out of town restaurants opening Aspen locations and longtime restaurant owners taking the opportunity to retire, which resulted in what felt like a whirlwind of changes to local businesses, though this is not a new phenomenon:
  - o [https://www.aspendailynews.com/the-past-is-showing-our-future/article\\_6e758160-c728-59c9-bba7-0be21afdeaa0.html](https://www.aspendailynews.com/the-past-is-showing-our-future/article_6e758160-c728-59c9-bba7-0be21afdeaa0.html)
  - o Inexplicably one of the community’s largest stakeholders dumped gasoline on the smoldering class war being perpetuated by some, by choosing the worst time possible (if ever there was a good one) to explicitly divide us into insulting categories based on our net worth.
  - o <https://www.aspentimes.com/news/aspen-skiing-co-launches-a-new-luxury-division/>
  - o Unsurprisingly causing no shortage of backlash and general thoughts and introspection about the cultural shift (I won’t even get into the Gorsuch situation):
  - o <https://www.aspentimes.com/opinion/roger-marolt-aspen-sucks/>
  - o [https://www.aspendailynews.com/opinion/parrott-if-you-can-t-duct-it/article\\_15766ed0-a655-11ec-9909-4f25bfbb828a.html](https://www.aspendailynews.com/opinion/parrott-if-you-can-t-duct-it/article_15766ed0-a655-11ec-9909-4f25bfbb828a.html)
  - o [https://www.aspendailynews.com/opinion/brandon-duct-tape-darlings/article\\_06a5d0c4-a599-11ec-ae49-6f18d5197337.html](https://www.aspendailynews.com/opinion/brandon-duct-tape-darlings/article_06a5d0c4-a599-11ec-ae49-6f18d5197337.html)
  - o [https://www.aspendailynews.com/opinion/whiting-vail-doesn-t-suck-anymore/article\\_68ac1eba-ab0a-11ec-8feb-47019c172dee.html](https://www.aspendailynews.com/opinion/whiting-vail-doesn-t-suck-anymore/article_68ac1eba-ab0a-11ec-8feb-47019c172dee.html)
  - o <https://www.aspentimes.com/opinion/roger-marolt-learn-to-say-no-or-kiss-this-place-goodbye/>
  - o The true spirit and joy of Aspen was that everyone, locals, both seasonal workers, ski bums, the local middle class and everyone in between, partied together, skied, ate, drank and played together with second homeowners and visitors. Cloud Nine used to be a fun place to have a fondue lunch. On-mountain picnic spots and parties that used to be free or impromptu now require reservations and cost hundreds or thousands of dollars to be a part of. Locals and visitors used to mingle at Little Annie’s and The Red Onion. Visitors and second homeowners used to want to hang out where the locals hung out. Restaurants knew that “hooking up” locals at the bar with some discounted food and drinks was good for business because the fun energy drew in visitors. The people who lived and worked here enjoyed interacting with our visitors and second homeowners. These days most locals just feel disgusted, excluded or simply uninterested in joining in the contrived excess and hope that the few remaining local gathering spots don’t disappear.
- I’ll add an important sub-category here: More People
  - o There is a higher demand live in the valley there does not seem to be any limit to what people will pay to buy or rent homes. This is true from Aspen to Carbondale (and throughout Colorado and resort communities everywhere).
  - o This pretty much sums it up: <https://www.aspentimes.com/news>



- basalt-mayor-says-urban-exodus-is-game-changer-for-towns-in-roaring-fork-valley/
  - o The truth is that many of the new full or part-time homeowners and guests are not here for the traditional Aspen spirit that used to attract people and draw them into the community. This culture shift is taking its toll on everyone.
  - o <https://www.aspentimes.com/news/new-marketing-plan-for-aspen-will-back-off-on-shoulder-seasons/>
  - o <https://www.aspentimes.com/news/acra-midway-through-journey-to-destination-marketing-plan/>
  - o The sacrifices we make to live here always seemed more than worth the gain of living in a beautiful and joyful place where most people got along most of the time. But many locals simply don't feel like they can thrive and enjoy their town and the community anymore.
- Lack of Affordable Housing. Not new, getting worse, no one can seem to agree on the solution.
  - o It has also become a more heated issue at the heart of the above mentioned "class war" narrative.
  - o <https://www.aspentimes.com/opinion/elizabeth-milias-aspen-vs-the-worker/>
  - o <https://www.aspentimes.com/opinion/letter-to-the-editor/high-brow-and-tone-deaf/>
  - o As a side note, and just based on people I know and anecdotal evidence, I think the real estate boom in Snowmass and Basalt probably has had more impact in terms of people losing housing than what's happened in Aspen, that ship had, with a few exceptions, pretty much already sailed.
- Questions about the Efficacy of City Regulations
  - o Infill, penthouses, not enough pillows, more density, more affordable housing, Lift One Lodge, view planes, the art museum, vacancy tax, no more penthouses, too many rentals, too many people, not the right kind of people, Gorsuch Haus.
  - o <https://www.aspentimes.com/opinion/letter-to-the-editor/aspen-council-not-all-there-with-vacancy-tax/>
  - o <https://www.aspentimes.com/news/aspen-city-council-advances-affordable-housing-efforts/>
  - o [https://www.aspendailynews.com/council-passes-lodging-incentive-ordinance/article\\_c56f5939-72d1-53c9-89fb-bdae5527291d.html](https://www.aspendailynews.com/council-passes-lodging-incentive-ordinance/article_c56f5939-72d1-53c9-89fb-bdae5527291d.html)
  - o <https://www.aspentimes.com/news/city-softens-infill-plan/>
  - o <https://www.aspentimes.com/news/views-on-infill-all-about-views/>
  - o <https://aspenjournalism.org/frame-by-frame-how-the-aspen-art-museum-was-approved-by-the-city/>
  - o <https://www.aspentimes.com/news/aspen-councils-concerns-leave-lift-one-lodge-in-limbo/>
  - o <https://www.aspentimes.com/news/hotel-boom-hasnt-offset-pillow-drain/>
  - o It has been a long 20 years with a lot of changes. It is easy to look back and criticize when things backfired, had unintended consequences or just flat out didn't work. My very off the top-of-my-head list is not a fair or exhaustive summary nor in historical order and it does not acknowledge positive things that happened along the way, but when you talk to someone who has been around for long enough it just feels like we bounce from shore to shore like a rudderless ship, reacting to the issue of the day, losing a piece of our collective soul every step of the way. I hope that this process and all of the work and community involvement will go beyond the individual matters at hand and help the city and community find our North Star.
  - o I appreciate your time and energy on this issue and the bigger issue of doing what is best for our city and our community. Public service is not for the faint hearted, I know your job is not easy and you and your team will be criticized no matter what you do. You have my thanks any my support and hope that we can all move forward together.

I. STR TECHNICAL STAKEHOLDERS MEETING #4

A. AGENDA

- Introductions
- Updates
  - o Open house April 6th 4-6 @ Pearl Pass
  - o Work Session April 11th 4pm @ Council Chambers
  - o Pre-review Council work product
- Discussion from last meeting
  - o "Problem we are solving for"
- Permitting
  - o Discussion of how to manage the permit system with limited supply
  - o Eligibility, Lotteries, Transferability, Caps, Noticing
  - o Process for different permit types: condo, owner-occupied, non-owner occupied
- Wrap and Next Steps

I. STR TECHNICAL STAKEHOLDERS MEETING #5

A. AGENDA

- Introductions
- Caps By Zone District
  - Review of Data and Maps
  - Thoughts on Cap Percentages by Zone District
- Ordinance and Program Guidelines - Topics of consideration:
  - Qualified owner’s representative
  - Grandfather v. Lottery
  - Details of permit application content
- Wrap Up and Next Steps

B. Meeting #5 Ideas on Ordinance and Guidelines

- Is it possible that we could incorporate the zone in the permit number? Ex R6-100 Might help or hurt the cap per zone idea. I mean in the actual permit license number Example Bob Jones – 100 Aspen Way – His license number would be R6-089703 (identify the zone in the permit license number).
- Thank you for the detailed report. I have reviewed it and have the following concerns and comments. I promise I am not trying to be sassy. I am completely blown away as the suggestions of who are the representatives. Also, I will be handing you the keys to my business if this goes through as written. Corporate Monsters like ██████████ are swallowing ███ whole as we speak. In fact, it is mere website for leads and reservationist.
- A Rental Agency is the following: A property management company that has the following. 1.) Strict contracts with the owner to manage their calendar, give expert advice as to the rates, use a modern reservation system to store data and give data and pay taxes, on call 24-7 Maintenance person who knows how to fix anything, pre-arrival guest services, a front desk to ask questions, concierge services to assist in the pre-arrival planned of rental cars, taxis, grocery shopping etc., and is responsible for all aspects of the property as a full-service business. A lack of a better word, Hotel. There are professional policies, staff, and procedures in place to protect the guest, the property, and the community around them. This costs money, education and is a real commitment to the business of STR’s. Real Estate Companies have none of this nor are they willing or will ever put a penny into it because they don’t want to be known as a Rental Agency they want to be know as a Real Estate Company. They have had (10) years to do so and have done nothing. 2.) You do not need a License to be a property manager. Also, you do not need a license of any kind to do short term rentals. This will change over time but right now this is what we are working with. Continued...I read in the paper today that the following would be a qualified representative: A license real estate broker – why not say Plumber or Attorney here? As Plumbers – Realtors have absolutely no business doing STR’s especially in a Resort environment. Please explain to me why they are even on this list? True Rental agencies do not do RE SALES, so they are not a threat to Realtors. Realtors can still book properties (Frias-I trip – SAS ) with the PM and get their commission. The Russian Oligarchs and the bookkeeper somewhere else are working with Real Estate Brokers! There are no rules here. AIRBNB is more accountable than Realtors as the owners must be. To be on the platform there are rules, requirements, and protocols in place. They have a system of vetting the guest, vetting the owner and have a review section to voice any complaints. AIRBNBs are being managed by boots on the ground they must be, and they must be trained or the whole thing falls apart. Real Estate companies have none of the above. After a sale,

the company gives the rentals to a broker who is new to the business or one broker - a one man show and they 100% cater to the owners. The contracts are written as I mentioned before which states the broker could set the house on fire and would not be liable anything, so whatever accountability we think they have – they don’t. They have contracts with the owner that not worth the paper they are written on. Real Estate companies don’t have a reservation system (MLS is not a reservation system and they all know it) or have a handle on rates. They pull pie in the sky rates ( they have no technology behind anything) and availability and then (here it comes) check with the owner to see if those dates are available and the rates are ok AFTER they have already presented it to the guest. This is unethical. But they won’t get in trouble because they are not overseen by ABOR or the CDOR. Then they add a service fee to the reservation of 3% to 7% - for what? Absolutely nothing. Pocket change for their welcome baskets that they order from AMEN WARDY. They add no value to the STR business , in fact they are the cause of the BLACK HOLE. They will do whatever the Russian Oligarch wants, where a professional will force them to honor their rates and their availability or there will be financial (big financial consequences). Brokers do not put these kinds of restriction on because they don’t want to lose the relationship with the owners – ever. This is a tragedy. Wait until every STR is Listed and marketed (NOT MANAGED) because that is NOT what they do – they LIST and Market only with realtors, because that is what is happening right now. You have 400 or more properties managed by 100 or more different brokers who have their ideas of what an STR is. Well, it is a mess. There are lawsuits. You won’t see them in the paper because they are settled out of court because the Russian Oligarch’s don’t want their name in the paper. Giving this power to Licensed Real Estate brokers is the biggest mistake – they have no reservation system – so no data (everything is on an EXCEL Spreadsheet), no protocols, no training, no requirements for the owner to deliver the product in a truthful manner, educate the guests on anything.. I could go on and on. Real Estate Brokers are the “bad actors” in all of this. I am shocked. I would prefer you put down elementary school teachers here as they would do a better job and have more compassion for the guests. Frias, Alpine Properties, Sky Run, Itrips, McCartney properties, North of Nell, The Gant or the condo-tels are professional Rental agencies. They put the time and money into it. They have all the tools in place to be a legit business that caters to the guest and make the owners income. They are all local. Believe it or not “out of town companies” don’t really exist here because the brokers will not work with them because they don’t want to lose control of the real estate asset. True Rental Agencies make the owners honor the availability, honor the rates, honor the guest with the correct insurance, maintenance and cleaning that is required to be even close to being fair on what we are charging these poor people. How did the realtors get to you? If you took them out of the equation, there would be a more organized STR business’ and all the issues you are trying to combat would be solved. I can 100% guarantee it. I would ask Joshua Landis how he feels as a realtor and realtors doing STR’s- he will be honest.

- I’d like to commend you on your work so far. Although I have missed the past couple of meetings, I’ve been paying attention and watching council meetings, etc. This is a complicated task and many of my own positions and opinions have evolved throughout this process, interactions with group members, etc. I plan to join you at 2:00 today but wanted to send over of few of my thoughts and opinions ahead of time. 1. I like the idea of grandfathering with attrition and I’m happy to learn that you don’t plan to make STR permits transferable if you are going to put a limit on the number issued. It sounds like those who purchase a condo or TH in the downtown core that currently allows STR by Declaration will generally be allowed to get a permit without a waitlist - I think that’s great too. 2. I’m happy that you are addressing who is managing the STR’s for property owners. I’d like to learn more about what constitutes a “qualified” owner ’s rep. and how they will be allowed to market a property. A licensed Realtor typically markets through the MLS and the Broker to Broker network while a “professional AirBnb host” / property manager utilizes the online, consumer to consumer platforms. If a Realtor causes problems for owners, neighbors, etc.. they can be held accountable through their brokerages, DORA, ethics boards, etc... The same is not true for professional hosts / property managers. How will they be regulated? I think it’s great that you are requiring the property owner to hold the permit in their own name and pay their own taxes rather than allow these management companies to control the permits for absentee/ investor owners. This will hold the owners more accountable for the actions of their managers and tenants. The online platforms are powerful tools that are designed to be used in a consumer to consumer way. The



game changer in Aspen seems to be the use of the Consumer to Consumer platforms in a Business to Consumer way. Some of these professional hosts do a great job at maximizing revenue because they have learned how to optimize these online platforms. This has led to national corporations and/ or new residents with little connection to the Aspen community maximizing profits for absentee investors. There is no doubt that these professional host have created a better business model and they often do a much better job than the realtors because they have the benefit of the online platforms. 3. I would suggest only allowing renters in the number of 2 per bedroom plus 1 (at least in a small condo). Some of the problem that I have encountered as the head of my association have been caused by owners packing 4 adult guests in to a small 1 BR unit (440 ft.2) with only one bathroom and sensitive plumbing. This creates much higher occupancy than intended in a small complex and many of the utility bills are shared. 2 per BR seems to be a common standard in multi family. Perhaps you could allow more in larger condos where it may be appropriate. And perhaps allow an exception for immediate family (2 adults with up to two children). <https://www.wmfha.org/news/occupancy-standard-of-2-persons-per-bedroom-challenged>4. As part of the permit process and management selection for a condo, I think it would be a good idea to require a “sign off” from the home owners association just as someone would for a building permit. I’ve seen some of these outside managers refuse to provide the building rules to tenants as required and refuse to work in harmony with the association. While this can and should be handled at the association level, it would go a long way toward alleviating management problems if all rental managers were required read the governing documents and emergency protocols of the association and agree that all tenants will be provided with a copy of the rules and regulations of the building. If there are any emergency situations in a condo, common elements and neighbors will likely be affected, and it is critical that that rental manager have a relationship with the association manager and the HOA board and that they know who to contact to represent the association in the case of an emergency.

- I’m sure you will want to confirm all of this but I spoke with the fire marshal today to see if there was a limitation on the number residents that could occupy a small rental unit. As I mentioned, I’ve seen an airbnb host marketing a 440 square foot 1BR for up to 4 occupants. Common sense makes this type of density seem inappropriate, and the neighbors have been complaining about the level of impact caused as a result of having this many residents in a tiny 1/1 condo, which barely seems to accommodate 2 residents comfortably. In this case, the 2 per bedroom +2 formula seems like it would not work. The fire code and IBC code seem to say the same.
- Please reference the table in section 1004.1.2 that shows that for “business residential use” the limitation would be 200 gross square foot per resident. That would make 440 ft2 appropriate only for 2ppl.Perhaps 2 plus one child could work, but it seems that an owner could only market this property to a party of 2, not a party of 4. This may or may not hold true for a residence, but since a STR is licensed as a business, the fire marshall believes that this code limit would apply.
- Great. More people may be appropriate if a unit is larger. I think it would be important to clarify that a 1br or studio under 600 ft. could only be MARKETED to parties of 2, but a third (overnight guest or additional family member) may not be a violation. Same for a 2br under 1,000 ft as 5ppl under 1000 may be a fire code violation. They probably should not be marketed to 3 and 5 - only to 2 and 4.IMHO I think we should specifically state that we do have sidewalks in Aspen - so no one should walk in the middle of a traffic lane while talking on their phone.
- If I understand the reduction of STR permits for consideration by council correctly then I prefer council to consider permit reduction through attrition with a goal for a cap rather than a permit reduction by percentages. I do realize that is not the direction council has voiced. If they choose reduction by percentages I suggest they will start with 75% as a pilot program to see how it goes. In time they can always reduce by more but it would be difficult to go the other direction. ACRA’S ‘GOOD NEIGHBOR GUIDE’: At a glance it seems good. Perhaps in referring to “black bears” a

comment should be made that refers to the type of bear in this area not their color as we know they can be black, brown, beige etc. Minor detail.I learned to ski wearing jeans and duck tape on the toes of my Lange ski boots. Not to sound like a □□□□□ but I would prefer the last sentence suggested not to wear a microwave one piece. Thank you and your fellow staff members for all the research, time, efforts, drafts, teeth mashing etc that takes place to achieve a workable solution. I hope you can get to Moab when this is all over.



I. AGENDA

- Presentation of Issues
- Discussions with Council to Date
- Overview of Research - Comparable Communities
- Response to Questions for Council on 4/11
- Addition of Questions and Discussions

II. PRESENTATION AND REVIEW OF MATERIALS

- Looked at 12 different mountain west communities
- What are common themes/practices that work well

III. 6 MAIN TOPICS - BEST PRACTICES

- Life Safety
  - Need building inspection
  - Public notice of new permits
  - Display of permit #s
  - Good Neighbor guidelines, standardized
- Permitting
  - Distinguish the difference b/w nonexempt & exempt STRs
  - Differentiating lodges vs. residential etc.
  - Owner occupied
  - Non-owner occupied
  - Condo-hotel
  - Creating a primary resident STR permit
  - One year cooling period
  - Any new purchase has to wait one year before applying for STR
  - Cap vs Attrition
  - Non-transferable licenses
  - Unlimited Licenses vs Primary Residence License
- Operational Standards
  - Occupancy restrictions
  - STR Holders must have representative who is able to be reached 24/7, and within 2 hour reach
  - Set diff. max. caps for different permit types
  - Live & public document of all STRs & waitlist
  - Live waitlist, queue check

- Enforcement
  - A dedicated full time employee for enforcement
  - Issuing Liens on non-compliant properties
  - "3-strike" complaint rule
  - 3 strikes in one year, loose license for 5 years
  - Having conversations up front
  - City being more transparent
- Financials
  - Occupational Lodging tax
  - Applies to STR & hotels
  - Prove STR owners are remitting lodging tax
  - Standard for renewal of permit
  - Tax spreads better across price ranges
  - Tax has to be brought to public vote
  - Charging an annual fee on each STR bedroom
  - Benefits local housing programs
  - Per room per night fee is not recommended
- Zoning
  - Creating Buffers
  - Worked better than a cap, GWS used 250ft buffer
  - Residential Restrictions
  - Some towns restrict STRs in residential
  - Consider limiting STRs w/in multi-family units
  - R/MF is not being used as designed
  - Municipalities use % Ratio
  - Zone specific % ratios for limiting STRs

IV. MEETING NOTES

- Permit types is supported, helps to identify STR types
- Helps support all types of STR rentals
- Big goal should be information collection
- Good neighbor laws could control the "loosing neighborhood" feel
- Guest vs. paid guests isn't a big difference
- West end etc isn't truly occupied full time anyway
- STR is different use than long term use
- Reality is that owner occupancy is up
- Feedback is happening because neighborhoods are not empty anymore

# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX C: ABOR AND ACRA MEETING NOTES

- Owner occupancy of second homes is upping the stretching of city resources
- Community has gotten bigger, can't shrink it
- How do we define property rights, regulation makes sense, not prohibit people's property use
- Local representation, local enforcement, solves a lot of problems
- Good neighbor policy is a great addition, should solve a lot issues
- Think about layers of regulation, more than 1 person to call for emergencies
- Whatever is set up will be trial and error, make practical decisions
- Do not want to see # or % restrictions
- STR should be transferrable by property
- Already used to rules, activity usage. Only if not renewed is STR lost.
- Lottery makes it hard to plan year over year
- Will not address neighborhood concerns
- Attrition is better limiting factor
- Should have clear objective of long term goal
- What problem are we trying to solve?
- Aspen is a little bit behind the times when it comes to STRs
- Add regulation, management, oversight to STR
- Occupancy regulations
- Council does not seem to be listening, not seeing council representation at open houses etc.
- Data driven regulation vs. limitation. Pro regulation now, limitation later based on data
- The decisions made here affect the whole valley. Non-constituents livelihoods based on what happens in Aspen. Community different then voters
- HOAs already do STR limitation.
- HOAs must give approval for STR permit
- City has good count of what is being rented out
- Not a good tally of occupation/pillows etc.
- Real Estate community contribute to metrics for monthly reporting - Destimetrics
- Willing to do it if it will help greater community
- What do we do with data?
- Great data to have for all versions of rentals
- Long-term vs short-term rentals
- Better report metrics for week by week capacity totals
- Fees/taxes not very limiting as a regulation tool
- Layered approach to regulation
- Permitting is not an issue: capping days, permit amount etc will be an issue.
- Need to be able to rent houses, not just lodges/hotels
- With increase in STR, is stretching capacity beyond community ability to handle. Peak is increasing, council is aware of this.
- Demand will not decrease
- Need to decide what the point/goal is.
- Additional Questions and Discussion
- Enforcing display of permit #s and ability to remove fraudulent listings
- Enforcement trip is city code
- Point of contact for each residence, local, in valley.
- One year cooling could present tax issues with people who buy and sell property
- Tax fee is preferred over per night per bed fee
- Financial incentive for long term rentals could potentially work for smaller condos/homes
- Enough of an incentive to change it from STR to long term
- Might be more viable the building new employee housing
- Could increase tax to fund a program to manage an incentive program
- Could help contribute to solving housing issues
- Multi-family limits could cause lots of issues
- Not all locations got a lodge overlay
- Multi-family is more dense near the core, better for visitors not as great for long term residents
- Very complicated zone to regulate
- Current STR are 16% roughly
- Stuff the core, smaller percentage in the outer zone districts
- 16% is not high, why is there a problem?
- Most of the neighborhoods are only around 8%
- Could be slightly higher if no moratorium
- Market changes could affect %
- STRs are not transferrable from one owner to the next, reduction via attrition
- Other options include lottery system



# Shaping Aspen's Built Environment

## SHORT-TERM RENTALS

### APPENDIX D: APRIL 6, 2022 OPEN HOUSE POSTERS AND RESULTS

Community Development staff hosted an Open House from 4-6pm on April 6, 2022, to offer the opportunity to the community to engage with technical experts around the topic of STR activity in Aspen now and into the future. The goal was to facilitate an understanding of the engagement process and the direction of the project, as well as collect input to present to Council to help in the decision-making process.

More than 70 participants attended the Open House, engaged in conversation, and responded to questions highlighted on display boards throughout the room. Each display board question was introduced with background data and summaries to give content to the questions.

While the data collected on the display boards during the event is not considered to be an accurate representation due to some attendees taking the liberty to “double-dot”, the feedback is essential to consider for the success of the development of regulations for short-term rentals. Comments made by attendees were also collected and transcribed into this report for further reference.



## How Do Short-Term Rentals Affect Aspen's Character & Economy?

Short-term rentals (STRs) are a significant factor in residential housing stock and the lodging economy in Aspen. In the last ten years, our community's STR activity has changed dramatically.

There are approximately **1,319 STRs in Aspen** and **8,100 residential units** within Aspen city limits. **16% of the housing stock** in our community is used as STRs. In 2021, short-term rentals accounted for **\$3.4 million in tax revenue**, compared to \$6.6 million for traditional lodging. Condo-hotels such as The Gant and Aspen Alps pay for traditional lodging tax whereas most single-family residential units, or units in condos or duplexes, do not due to the property type. **57 properties**, most of which are Condo-hotels, hold multiple STR permits in Aspen, meaning **1,262 properties operate as a single STR**.

The City of Aspen is currently conducting research and framing recommendations for Aspen City Council to consider so that our community can best adapt to this changing landscape.

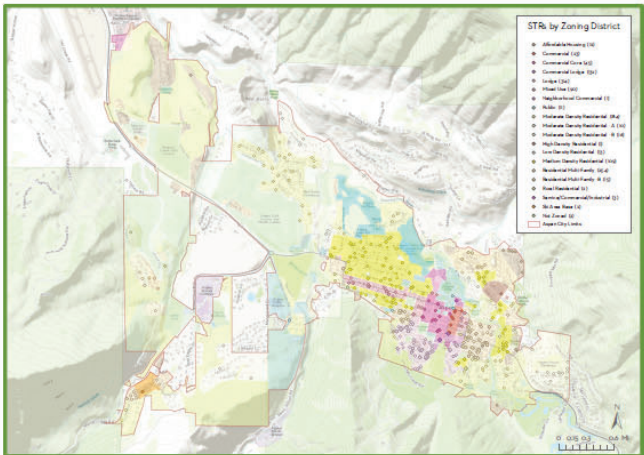
Taking action on STR regulations is not a new concept. Destination communities in neighboring mountain west towns and cities have been considering how STRs affect their community character and economy and are enacting policy to best reflect their local values and long-term goals. Aspen's tourist economy is central to community sustainability, and STRs provide unique and alternative lodging options for guests in support of our tourist economy. However, the rate at which STRs are penetrating the market is having unintended and unmitigated impacts. The City's current regulations do not adequately manage the industry for community sustainability, nor mitigate for the STRs market impacts.

**It is the community's responsibility to measure and regulate lodging trends so that they positively impact the sustainability of our mountain town.**

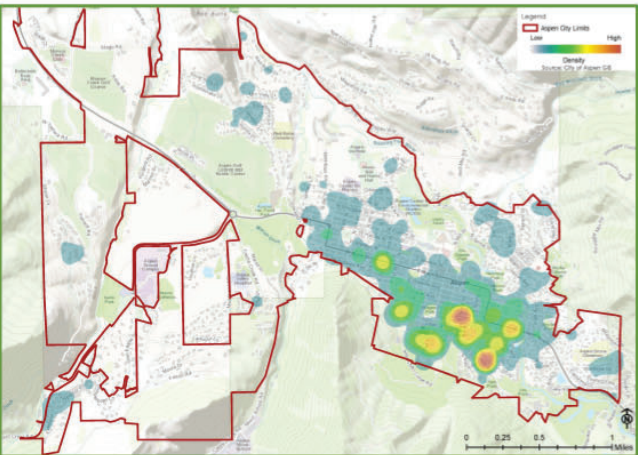
**Your feedback is essential to the success of the development of regulations for short-term rentals.**

### GET INVOLVED. SHARE YOUR VOICE. SHAPE THE FUTURE.

Please tour our informational display boards and share your thoughts about the future of short-term rentals in Aspen. Our staff is here to share information and learn from you about how short-term rentals are impacting our community.



Short-Term Rentals by Zoning District  
This map shows the location of permitted short-term rental units in Aspen, c. 2022



Short-Term Rentals by Zoning District  
This map shows the density of permitted short-term rental units in Aspen, c. 2022



**TAKE OUR SURVEY! STAY INFORMED!**  
Visit [AspenCommunityVoice.com](https://AspenCommunityVoice.com) to share your voice and get involved.





# Shaping Aspen's Built Environment

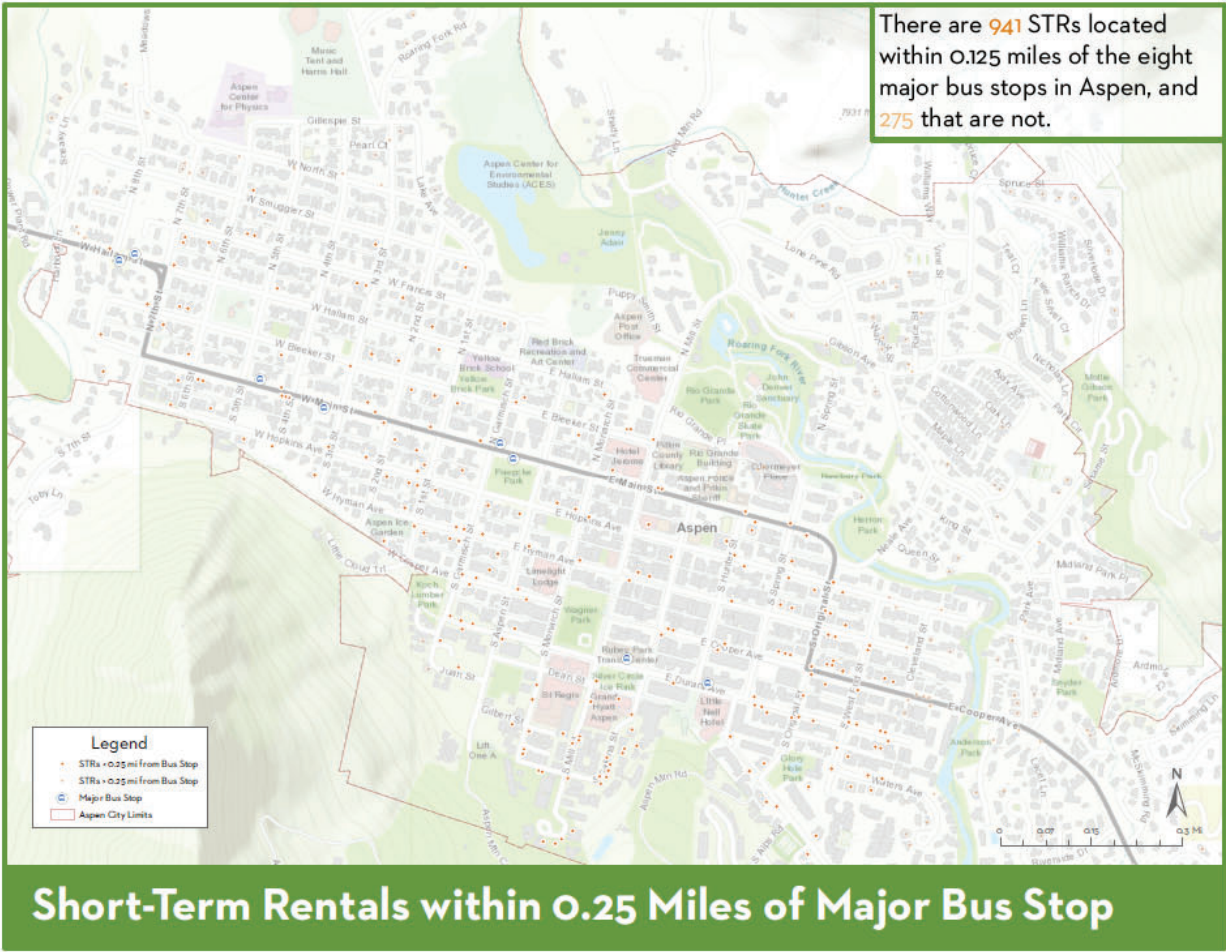
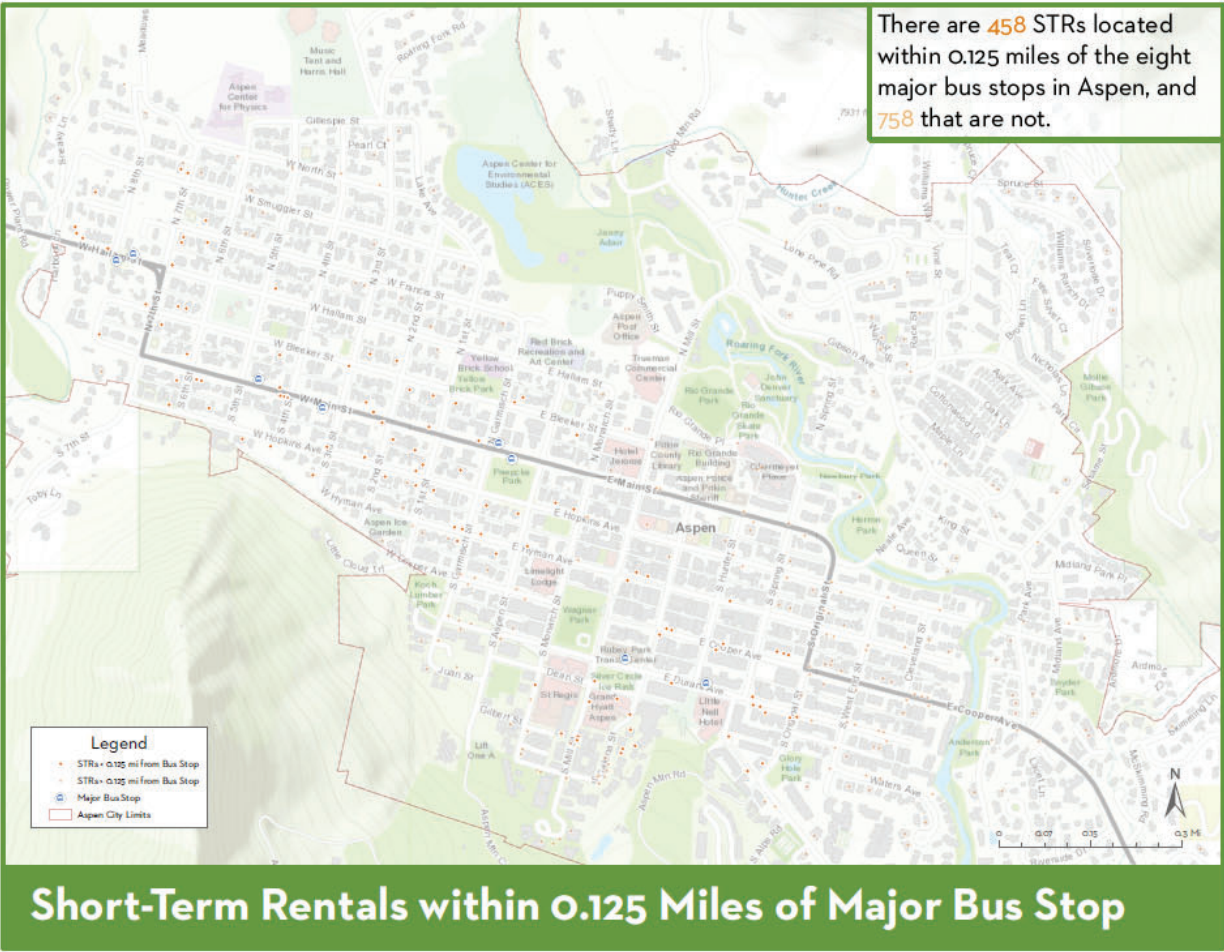
## SHORT-TERM RENTALS

APPENDIX D: APRIL 6, 2022 OPEN HOUSE POSTERS AND RESULTS

### Short-Term Rentals within Walking Distance to Top Eight Bus Stops

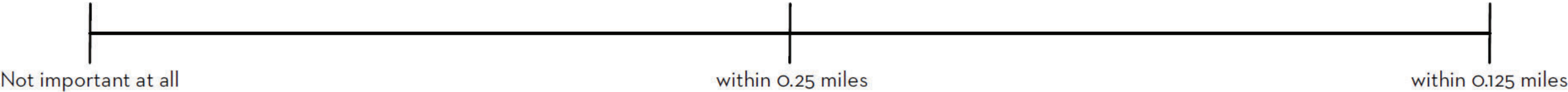


We know that when visitors come to town, there are additional impacts to transportation, parking, and traffic. For decades, the City of Aspen has promoted public transit as an essential alternative to cars to reduce traffic, parking problems, and community emissions, as well as improve air quality. STRs distributed away from the Core create lodging beds away from public transit infrastructure. Those visitors are likely to use cars, not public transit or pedestrian trails, to travel throughout the community. The top eight bus stops are based on analysis from the City of Aspen Transportation Department.



## Share Your Voice.

Place your sticker on the scale below to rate the proximity of a STR to a bus stop that is most important to you.





# Shaping Aspen's Built Environment

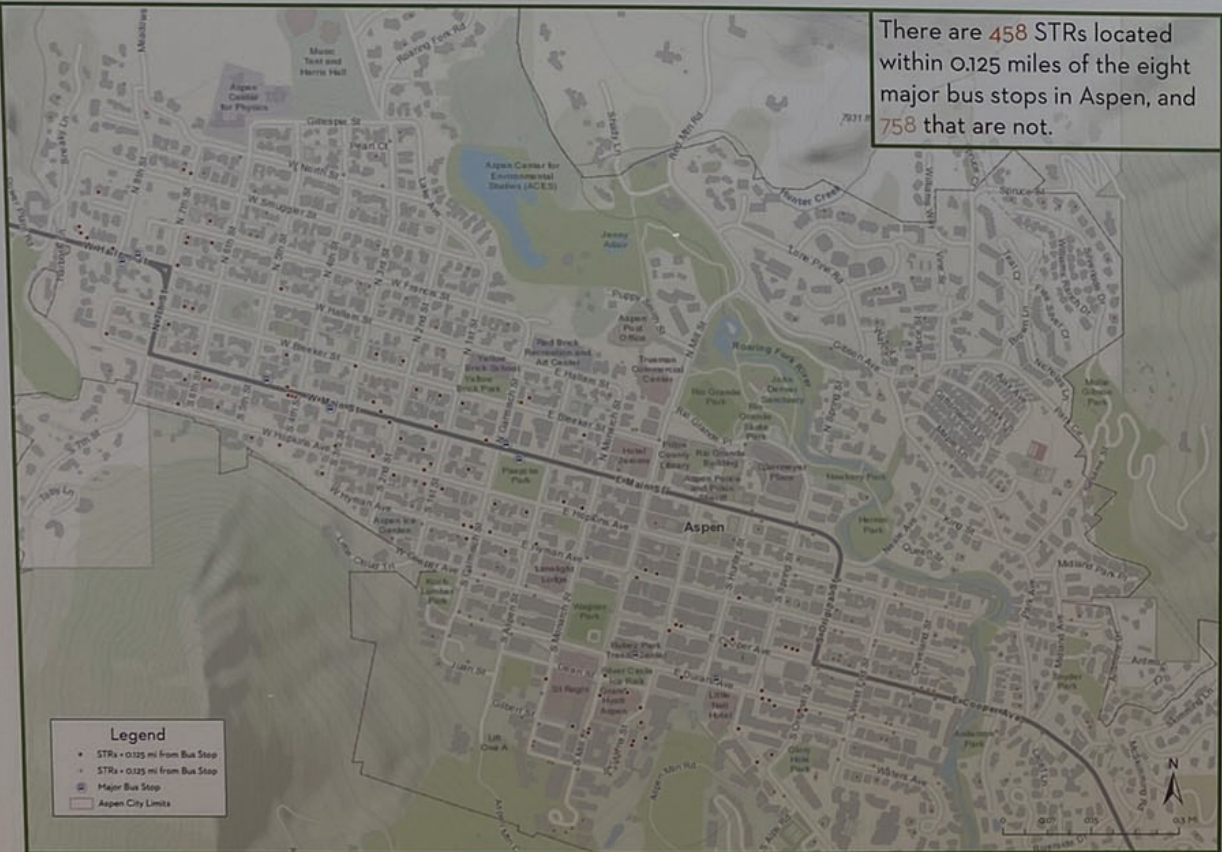
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APPENDIX D: APRIL 6, 2022 OPEN HOUSE POSTERS AND RESULTS

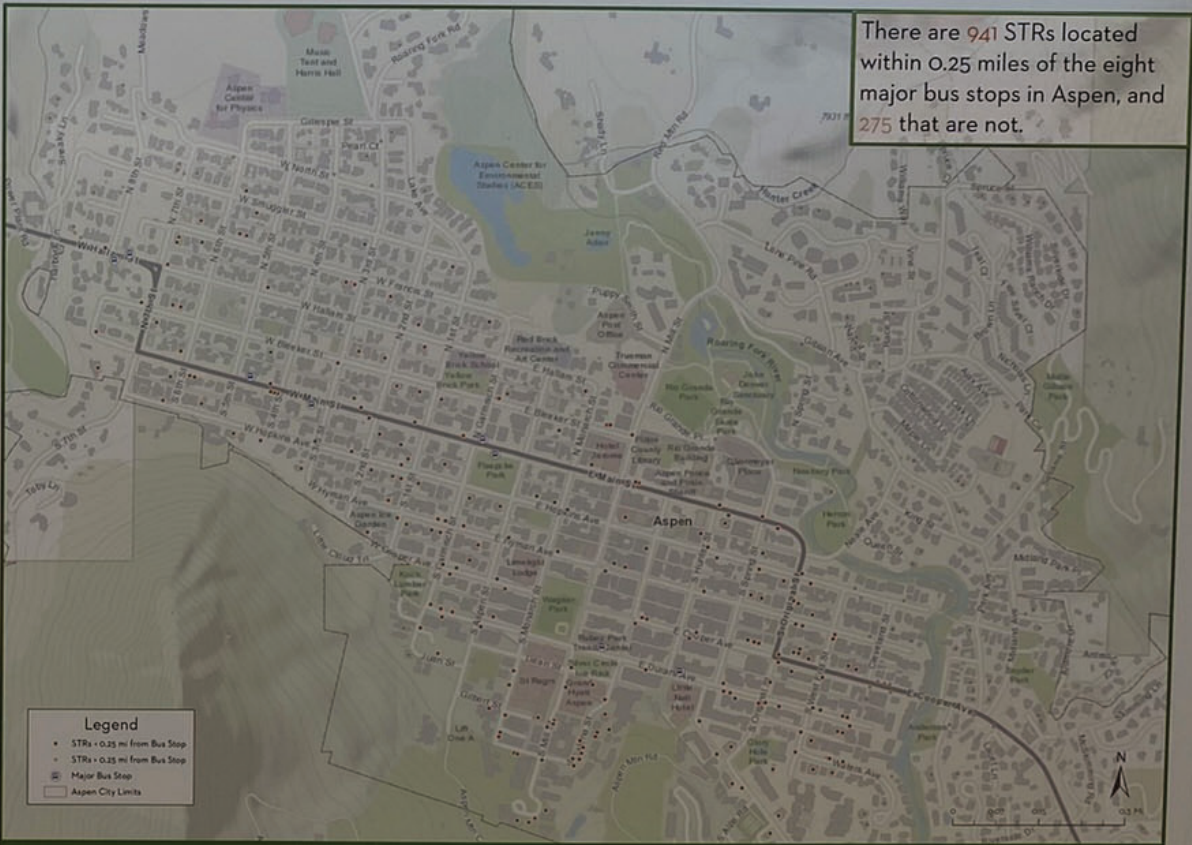
### Short-Term Rentals within Walking Distance to Top Eight Bus Stops



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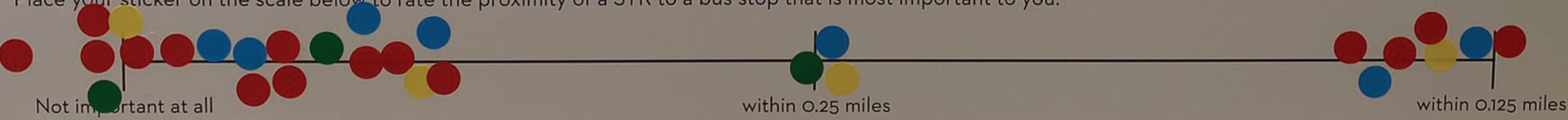
Short-Term Rentals within 0.125 Miles of Major Bus Stop



Short-Term Rentals within 0.25 Miles of Major Bus Stop

### Share Your Voice.

Place your sticker on the scale below to rate the proximity of a STR to a bus stop that is most important to you.

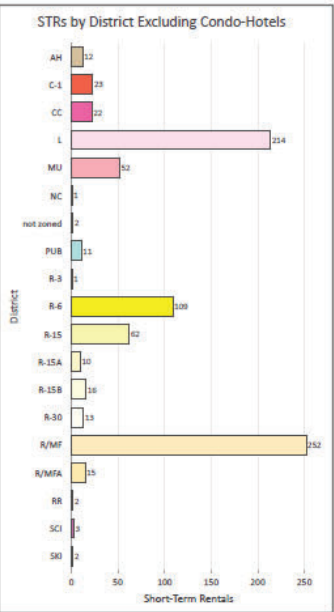
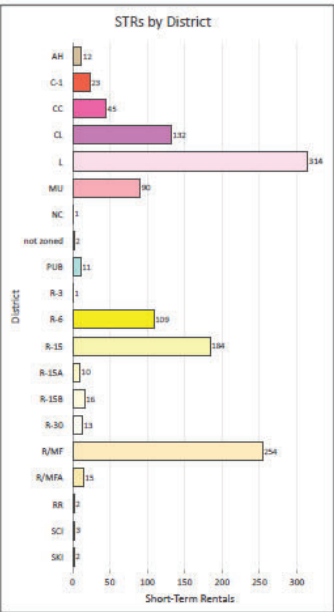
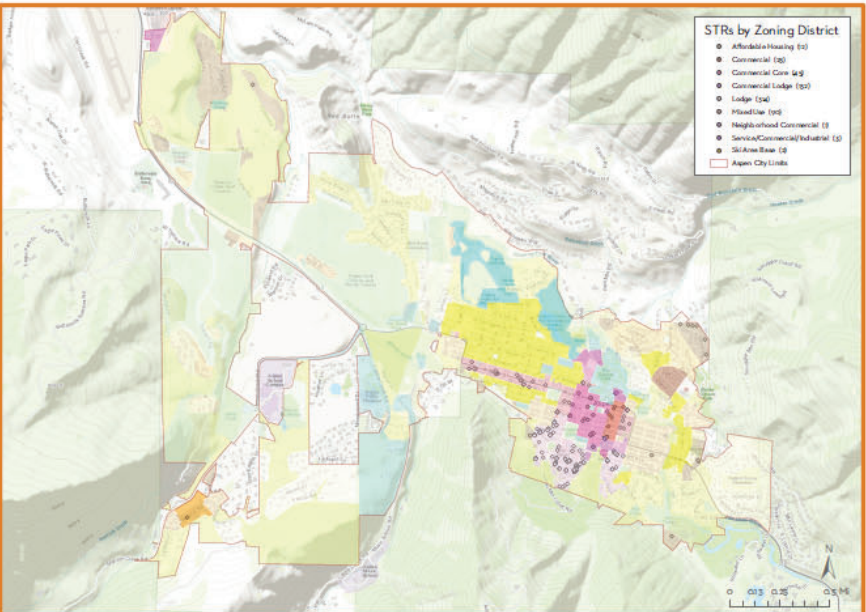
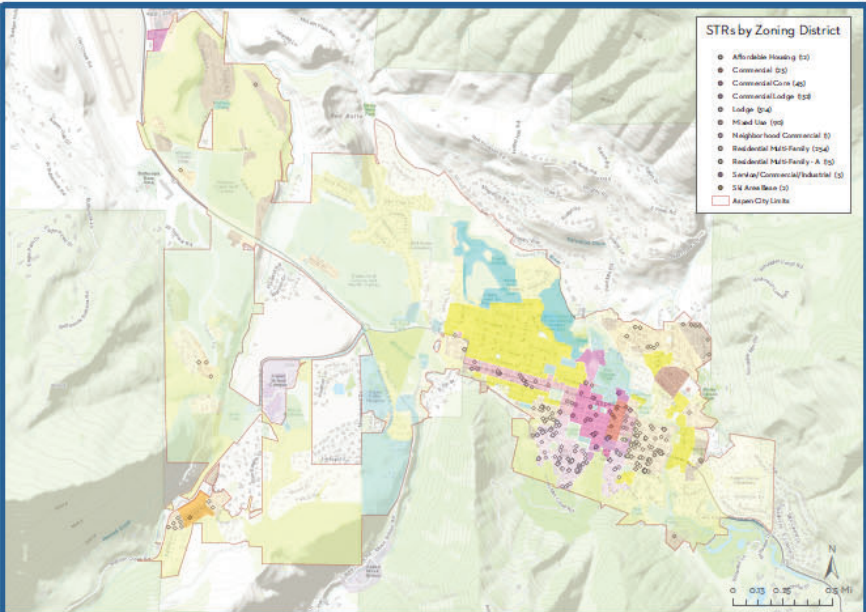




## Non-Residential Short-Term Rentals



The Commercial Core and surrounding Lodging zones have traditionally been the primary location for tourist accommodations. These areas are located close to goods and services and recreation infrastructure. Over decades, the transit system and pedestrian infrastructure have been built up around these zones to support these visitor accommodations. Disbursed STRs in neighborhoods put more tourist accommodations further away from this infrastructure and services. This change has impacts across the community and economy.



Condo-hotel properties have served as the traditional base for lodging in Aspen's Core. Such examples include The Gant, Aspen Alps, and Mountain Lodge. Condo-hotels are unique in that they have amenities for their customer base such as 24/7 front desk concierge service, 24/7 on-site security, and on-call management companies. Condo-hotels make up 424 STR permits, meaning 822 STR permit holders are non-traditional lodging accommodations. Condo-hotels both remit lodging taxes and are run as a business operation.

## Share Your Voice.

Where should short-term rentals be prioritized?

Commercial Core and Lodging Zone Districts	Residential Zone Districts	No regulations on STRs (current status)
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Should traditional lodging locations such as condo-hotels have a separate set of regulations and permitting parameters than residentially held STR permits?

Residential STRs should have a separate permit and set of regulations	Condo-hotels and residentially held STRs should have the same permit and set of regulations	No regulations on STRs (current status)
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# Shaping Aspen's Built Environment

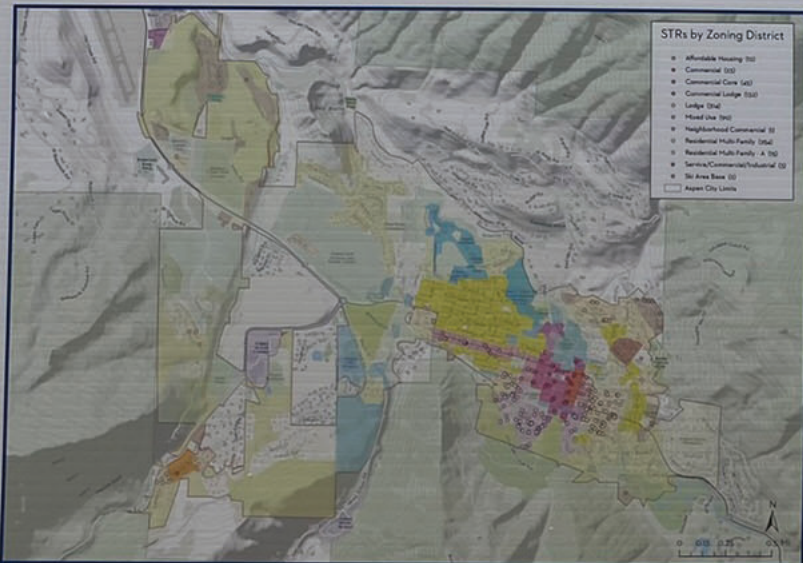
## SHORT-TERM RENTALS

APPENDIX D: APRIL 6, 2022 OPEN HOUSE POSTERS AND RESULTS

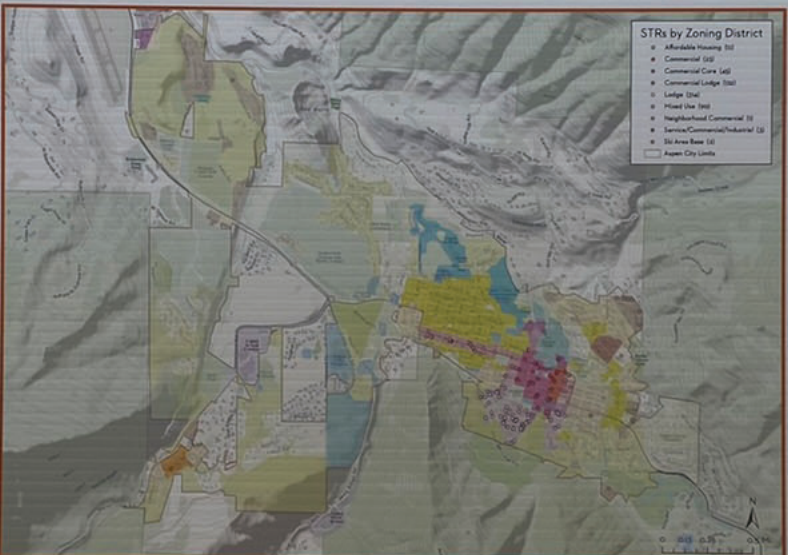
### Non-Residential Short-Term Rentals



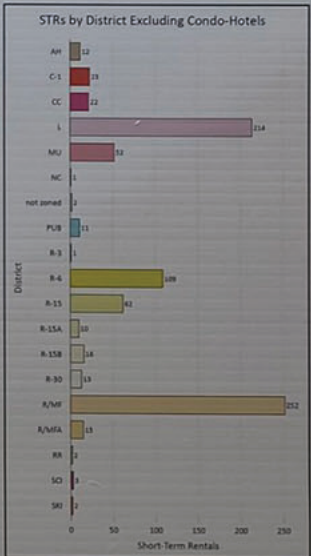
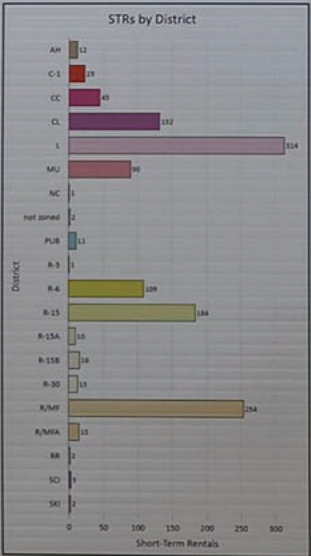
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Short-Term Rentals Excluding Residential Districts



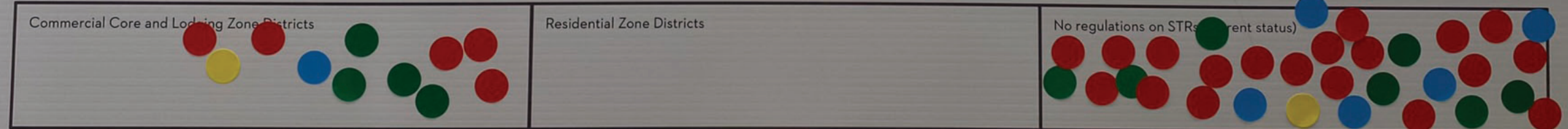
STRs Excluding Residential & Residential Multi-Family



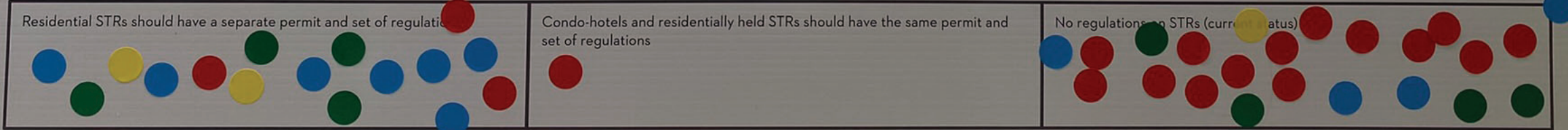
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### Share Your Voice.

Where should short-term rentals be prioritized?



Should traditional lodging locations such as condo-hotels have a separate set of regulations and permitting parameters than residentially held STR permits?





# Shaping Aspen's Built Environment

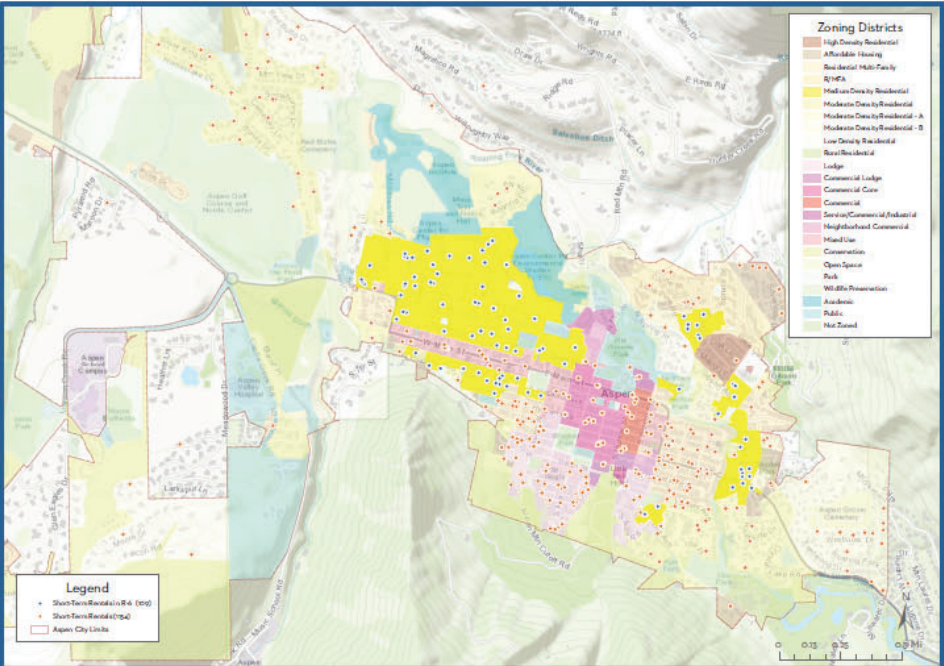
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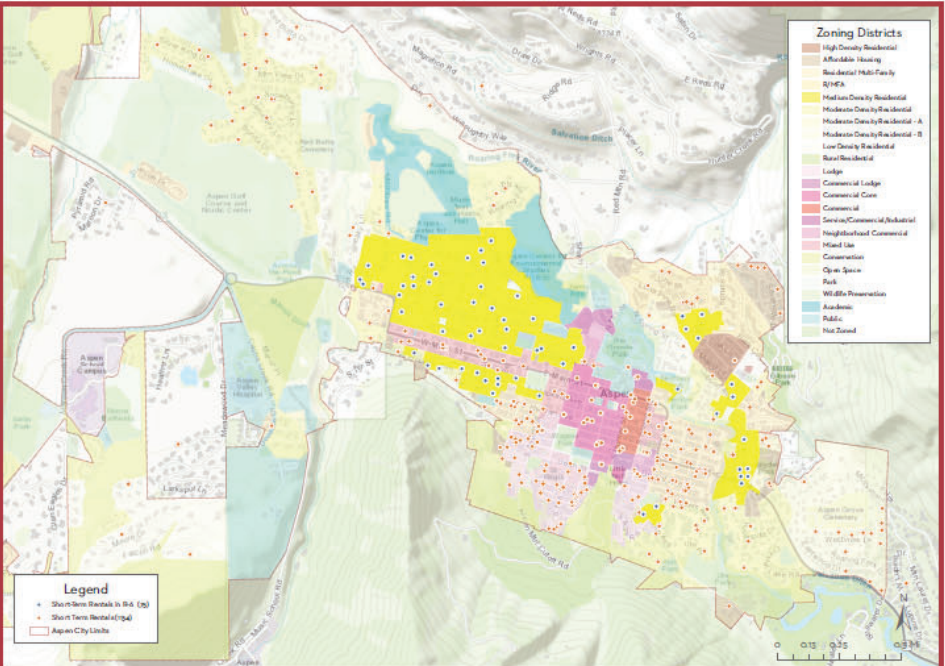
### R-6 Short-Term Rental Density



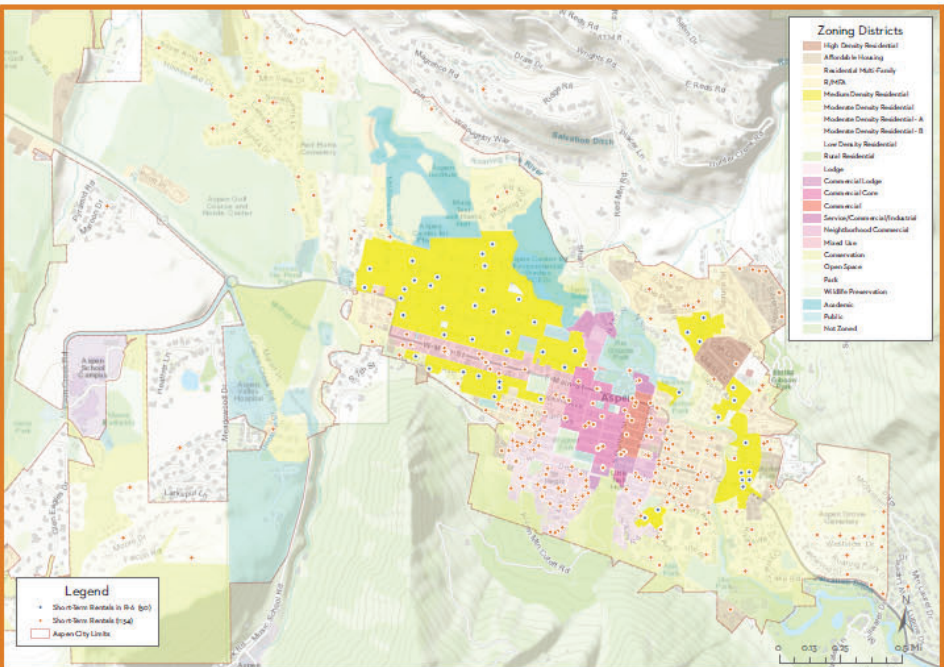
Aspen is divided into different zone districts. Zoning regulations are rules that define how a property can be used in different zone districts. Currently, there are no regulations in Aspen that define where short-term rentals (STRs) can operate. The scale and rapid expansion of STRs are changing important aspects of neighborhood and community character in ways that we are just beginning to understand. The R-6 Zone District, shown in yellow, is Aspen's lowest density residential district. R-6 typically consists of single-family and duplex properties, and contains the majority of Aspen's vacant homes and designated historic Victorian residential buildings. Some communities cap the number of STRs by zone district. The following maps show what it would look like if the number of STRs was capped in R-6 at 25, 50, or 75 units. The current number of STR units in R-6 is 109.



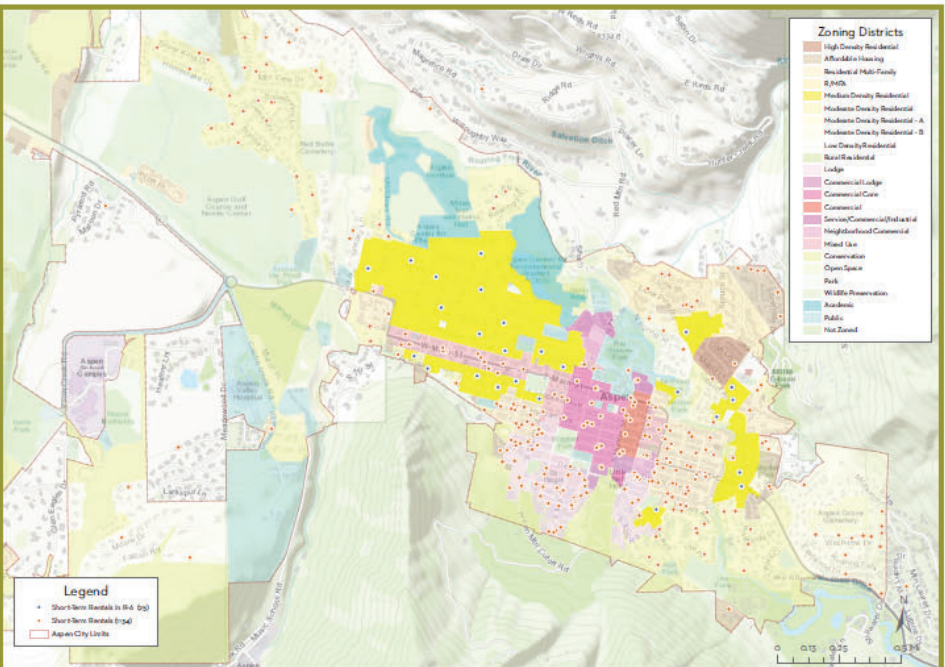
Existing Short-Term Rentals in R-6



Short-Term Rentals with R-6 Restricted to 75 STRs



Short-Term Rentals with R-6 Restricted to 50 STRs



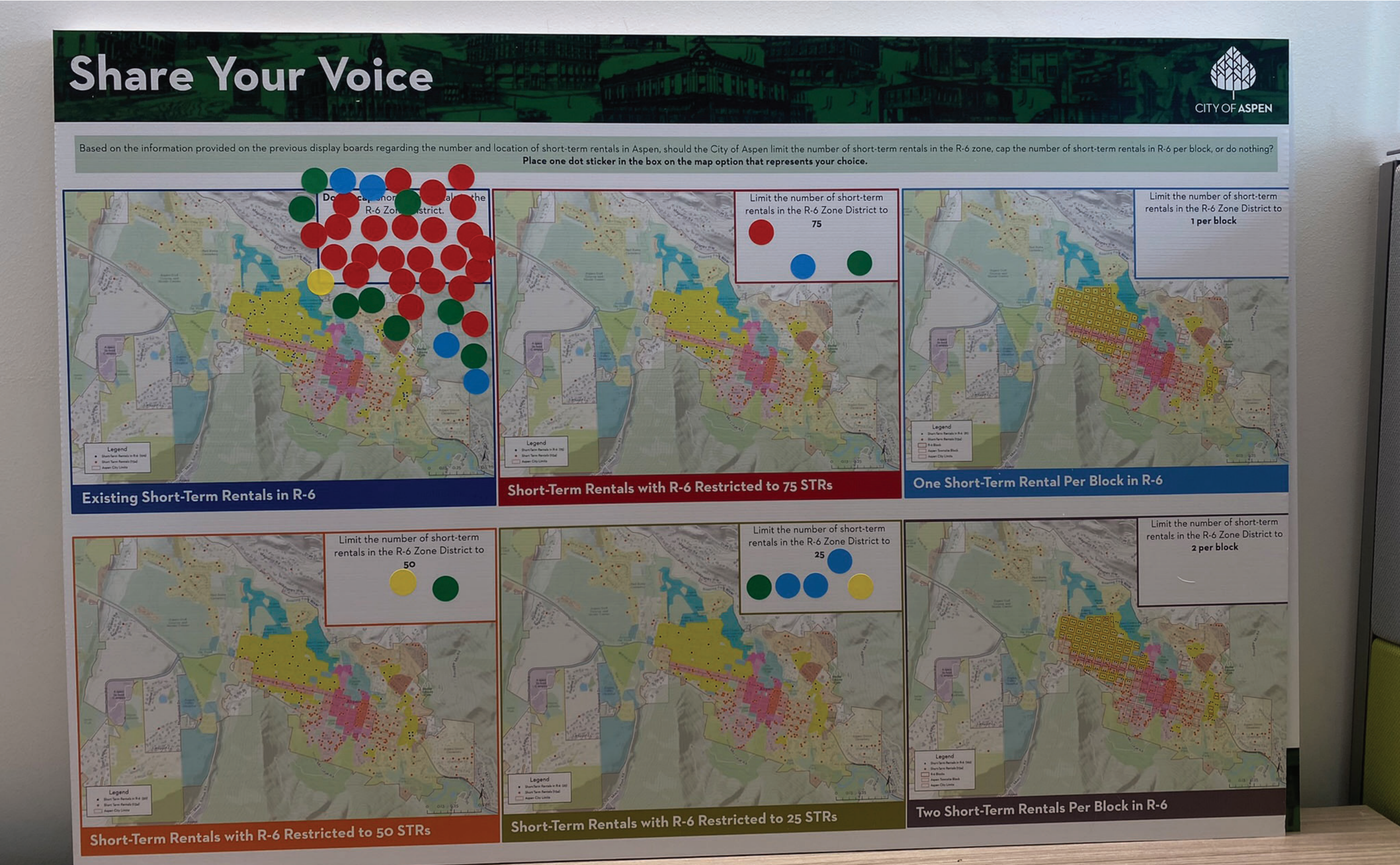
Short-Term Rentals with R-6 Restricted to 25 STRs



# Shaping Aspen's Built Environment

## SHORT-TERM RENTALS

APPENDIX D: APRIL 6, 2022 OPEN HOUSE POSTERS AND RESULTS





# Shaping Aspen's Built Environment

## SHORT-TERM RENTALS

APPENDIX D: APRIL 6, 2022 OPEN HOUSE POSTERS AND RESULTS

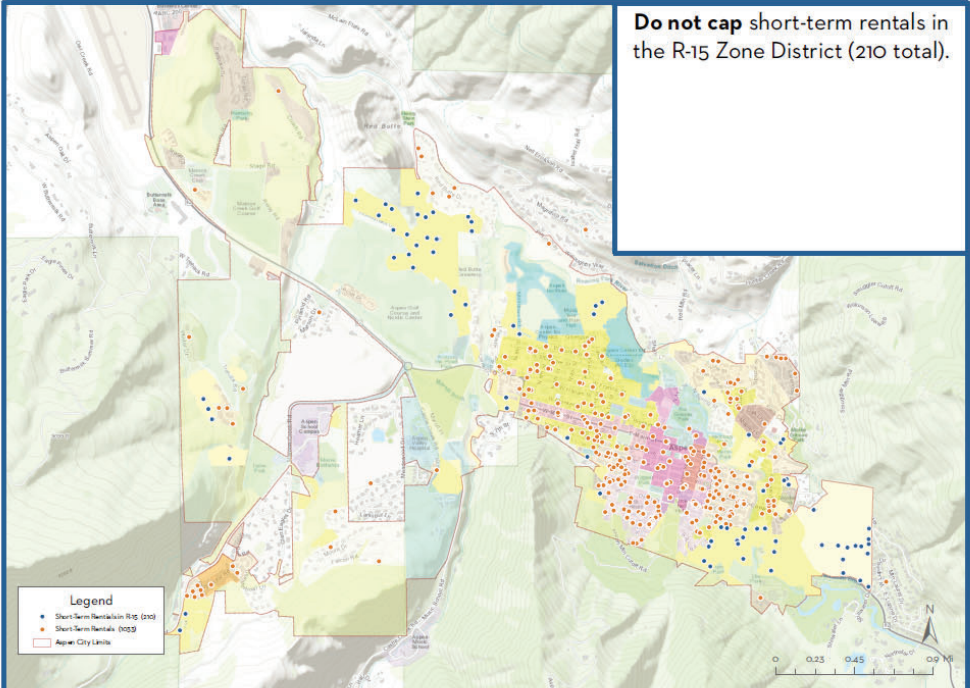
### R-15 Short-Term Rental Density



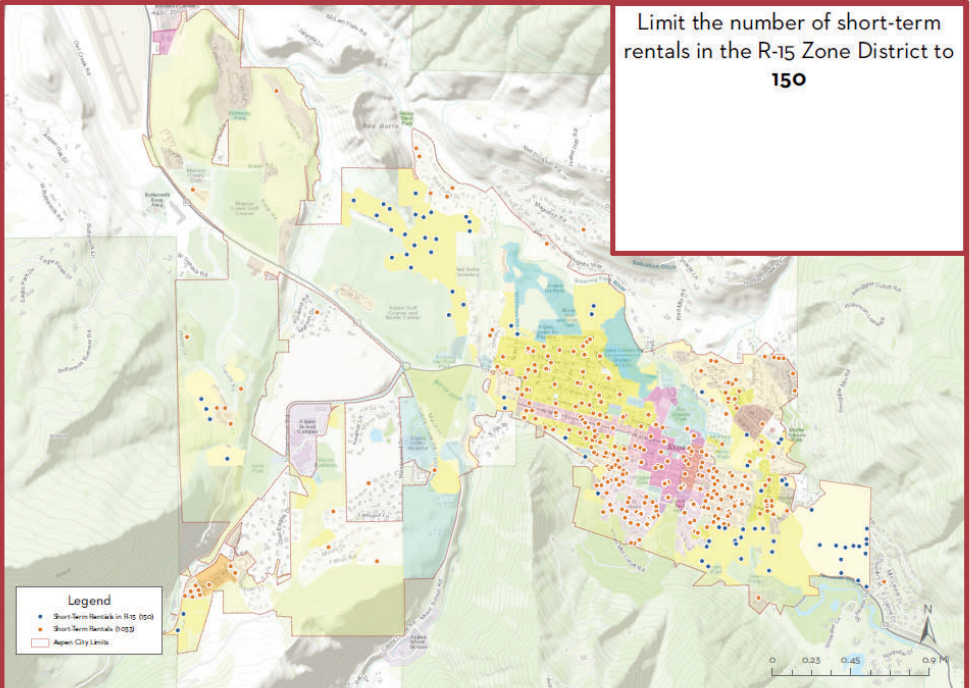
The R-15 Zone is a higher density zone district with a greater number of single-family residence duplex homes and some multi-family properties. Some communities cap the number of STRs by zone district. The following boards show what it would look like if Aspen capped the number of STRs in R-15 at 25, 75, 150. The total number of STRs in R-15 currently is 210.

Based on the information provided in the maps regarding the number and location of STRs in Aspen, should the City of Aspen limit the number of STRs in the R-15 zone or do nothing?

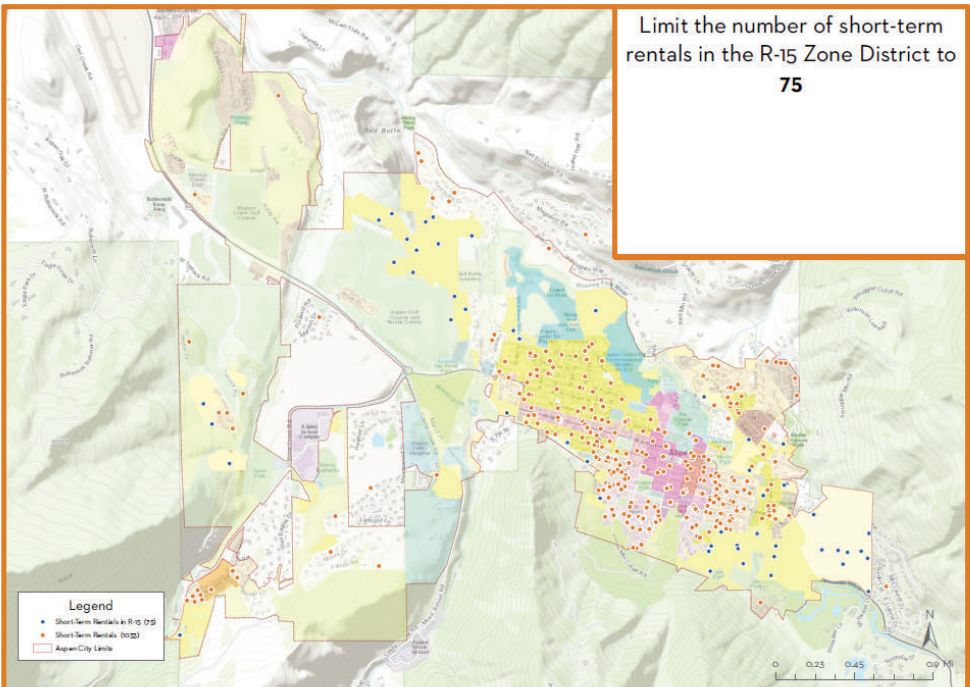
Place one dot sticker in the box on the map option that represents your choice.



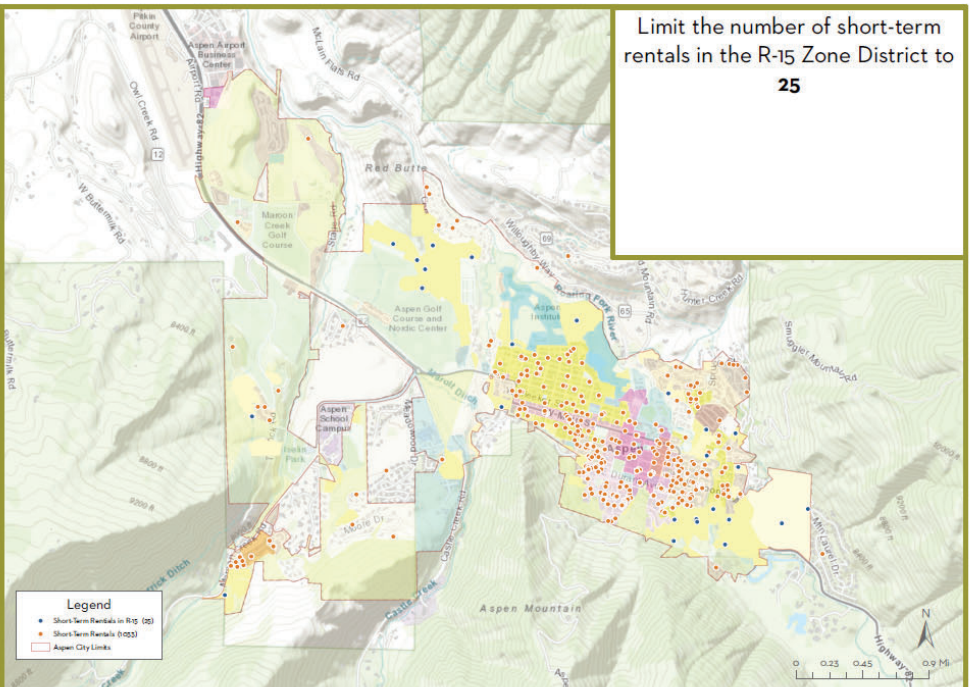
Existing Short-Term Rentals in R-15



Short-Term Rentals in R-15 Restricted to 150 STRs



Short-Term Rentals in R-15 Restricted to 75 STRs



Short-Term Rentals in R-15 Restricted to 25 STRs

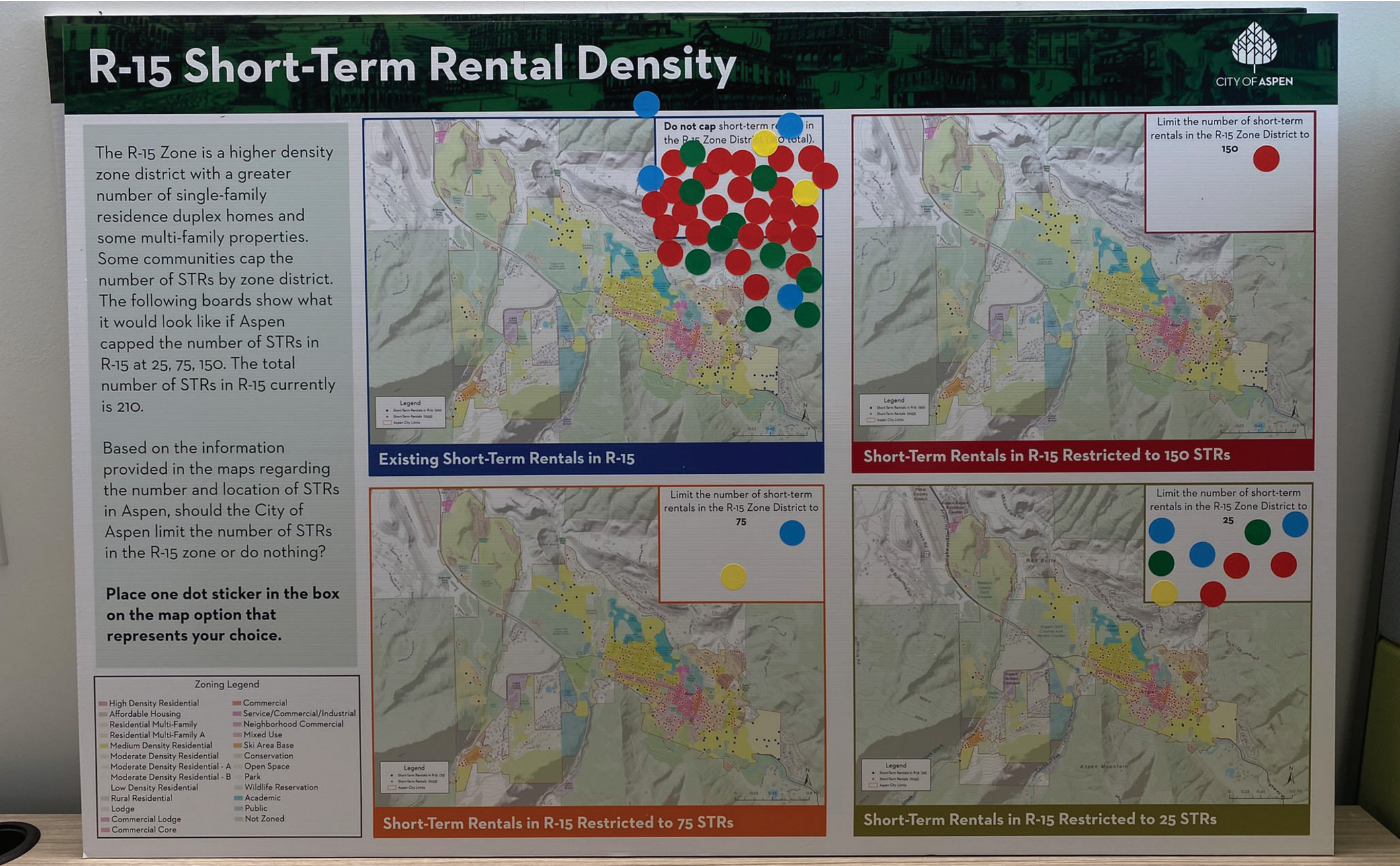
Zoning Legend			
High Density Residential	Commercial	Service/Commercial/Industrial	
Affordable Housing	Neighborhood Commercial	Mixed Use	
Residential Multi-Family	Ski Area Base	Conservation	
Residential Multi-Family A	Open Space	Park	
Medium Density Residential	Wildlife Reservation	Academic	
Moderate Density Residential		Public	
Moderate Density Residential - A		Not Zoned	
Moderate Density Residential - B			
Low Density Residential			
Rural Residential			
Lodge			
Commercial Lodge			
Commercial Core			



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## SHORT-TERM RENTALS

APPENDIX D: APRIL 6, 2022 OPEN HOUSE POSTERS AND RESULTS





# How do short-term rentals play a role in our community?

**SURVEY RESPONSE REPORT**  
14 June 2016 - 11 April 2022

**PROJECT NAME:**  
Short-Term Rentals

Aspen Community Voice : Summary Report for 14 June 2016 to 30 April 2022

PARTICIPANT SUMMARY

ENGAGED	559 ENGAGED PARTICIPANTS				(%)
		Registered	Unverified	Anonymous	
	Contributed on Forums	0	0	0	Short-Term Rentals 559 (36.3%)
	Participated in Surveys	558	0	0	
	Contributed to Newsfeeds	0	0	0	
	Participated in Quick Polls	0	0	0	
	Posted on Guestbooks	0	0	0	
	Contributed to Stories	0	0	0	
	Asked Questions	7	0	0	
	Placed Pins on Places	0	0	0	
Contributed to Ideas	0	0	0		
* A single engaged participant can perform multiple actions				* Calculated as a percentage of total visits to the Project	

ENGAGED	951 INFORMED PARTICIPANTS				(%)
		Participants			
	Viewed a video	0			Short-Term Rentals 951 (61.7%)
	Viewed a photo	0			
	Downloaded a document	0			
	Visited the Key Dates page	43			
	Visited an FAQ list Page	0			
	Visited Instagram Page	0			
	Visited Multiple Project Pages	426			
	Contributed to a tool (engaged)	559			
* A single informed participant can perform multiple actions				* Calculated as a percentage of total visits to the Project	

ENGAGED	1,542 AWARE PARTICIPANTS				
		Participants			
	Visited at least one Page	1,542			Short-Term Rentals 1,542
* Aware user could have also performed an Informed or Engaged Action				* Total list of unique visitors to the project	



## APPENDIX F: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2



CITY OF ASPEN

## Page 1 of 92



CITY OF AUSTIN

Page 2 of 92



# Shaping Aspen's Built Environment

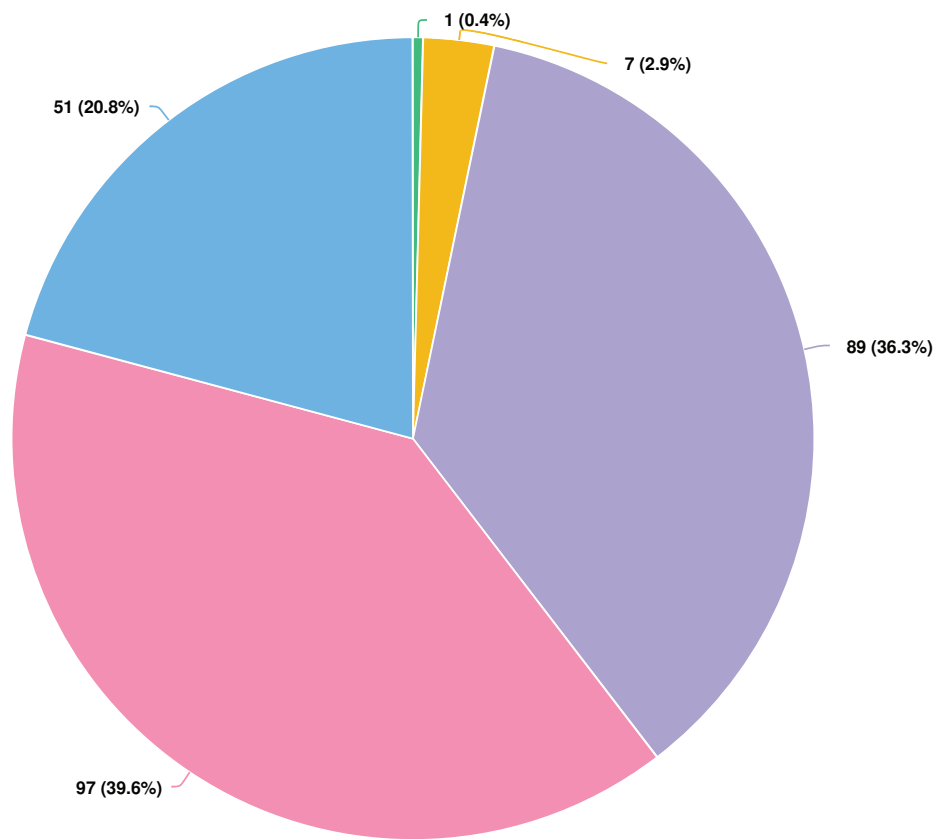
## SHORT-TERM RENTALS

### APPENDIX F: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022



Q2 | Age



**Question options**

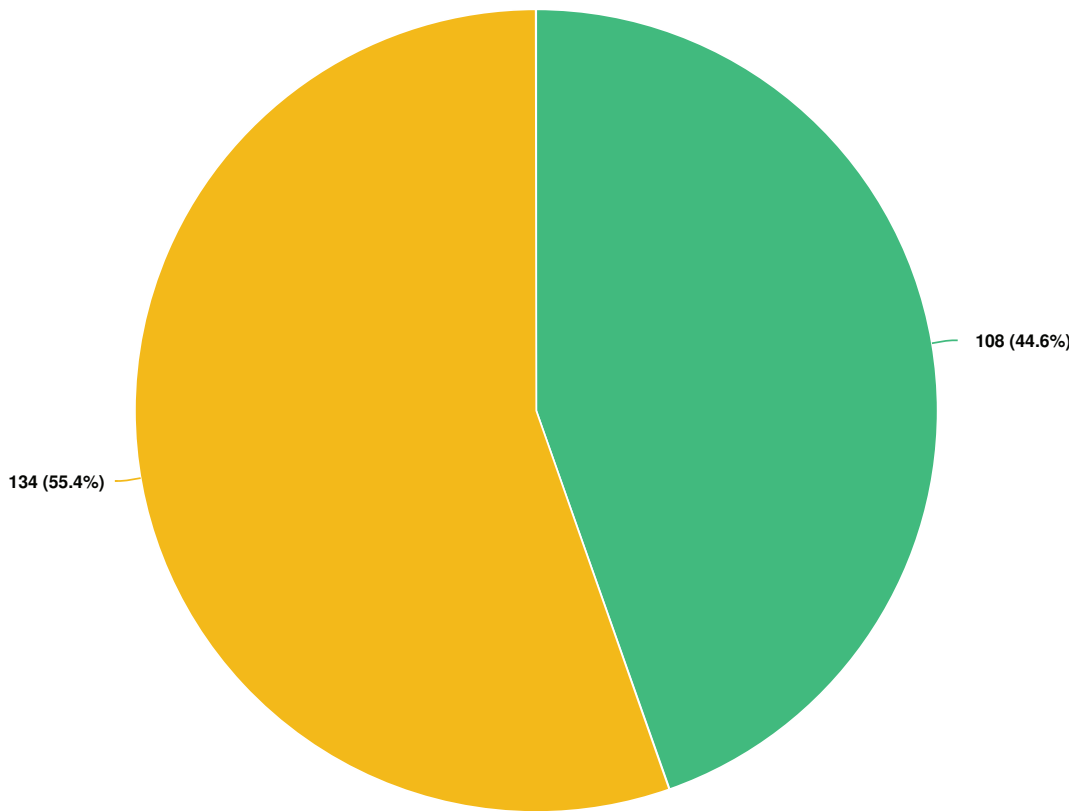
- 18 and under
- 19 - 29
- 30 - 49
- 50 - 64
- 65 +

Mandatory Question (245 response(s))  
Question type: Radio Button Question

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022



Q3 | Gender



**Question options**

- Male
- Female

Optional question (242 response(s), 3 skipped)  
Question type: Radio Button Question



How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022

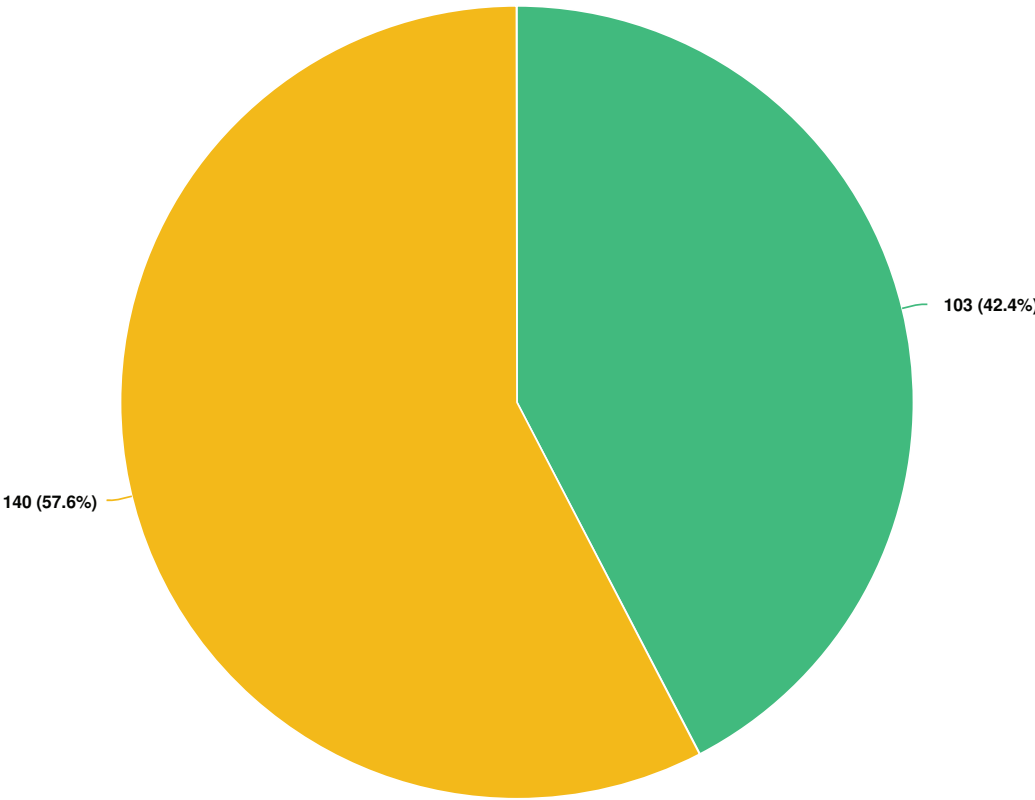


SURVEY QUESTIONS

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022



**Q1** As the City of Aspen considers regulations for short-term rentals in Aspen, do you think the City should make a distinction between owner-occupied and nonowner-occupied short-term rentals, and have different regulations for owner-occupied than for ...



Question options


Yes No


Optional question (243 response(s), 2 skipped)  
Question type: Radio Button Question

# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX F: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
	
Q2	Why?
Screen Name Redacted 2/27/2022 01:48 PM	Because non residence owners are not interested in joining our community but only interested in maximizing their investment.
Screen Name Redacted 2/28/2022 07:07 AM	I am an owner
Screen Name Redacted 2/28/2022 02:28 PM	Not sure about actual regulations, but renters should be made aware of community "ethics", protocol, etc. The responsibility lies with the rental companies and the tenants. Not a fan of more govt. oversight, management.
Screen Name Redacted 3/05/2022 11:36 AM	Aspen real estate is becoming a commodity for nonowner-occupied investors. This trend is severely impacting our city's quality of life. Nonowner-occupied rentals are always being rented, whereas owner-occupied rentals are only occasionally rented.
Screen Name Redacted 3/05/2022 06:08 PM	but not a total difference in that even resident occupied are playing hotel: I understand the need for extra income but at this point am so disgusted by what strs have done to long term for locals... , hard to answer objectively
Screen Name Redacted 3/06/2022 04:17 PM	Nonowner-occupied short-term rentals are businesses that benefit from tax advantages not available to homeowners who rent sporadically. The IRS allows rental/investment property owners to claim certain deductions while the property is owned (state and local taxes and fees, debt service payments, maintenance/management expenses, depreciation, and even travel to "inspect" said property) - and when such property is sold, it can qualify for 1031-tax-deferred exchange - the "swap till you drop" principle of real estate investing. If businesses are allowed in residential zones, they should be treated like business and required to mitigate their impacts.
Screen Name Redacted 3/07/2022 12:04 PM	Local residents struggling to survive economically in an expensive small town may badly need the extra income from a few short-term rentals of their home each year. Such local residents are essential to maintaining our sense of community and deserve City support. By contrast, investors who buy Aspen real estate only to profit from it through short-term rentals are in a different category.


How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
	
Screen Name Redacted 3/07/2022 04:48 PM	A full time resident who occasionally rents their home still contributes to the vitality of the neighborhood and has connections to the other neighbors. The impact on the neighborhood is low. Having a house that is always rented is a completely different matter, bringing a constant stream of anonymous visitors with no connection to the neighborhood and no reason to care whether their noise and traffic is disturbing the residents around them. It also displaces a family that could be living in the property full time, building connections to the community.
Screen Name Redacted 3/08/2022 09:59 AM	If someone gets fortunate enough to buy a place out here and wants to subsidize his ridiculously expensive mortgage with short term rentals then so be it.
Screen Name Redacted 3/10/2022 05:41 PM	One is a big business that has its role the other developed out of a need to have apartments and condos and homes so that visitors would have a place to stay. There is no problem with the current state of affairs. The Hotel industry can live with the short term rental industry. one offers a lot of 'bells and whistles' as well as services that some customers/visitors like to pay for, the other option does not. Both bring a certain visitor to Aspen who spends money on the local economy which helps employ workers etc. We don't need more regulation. we might need less regulation for the hotel industry if they feel they are unfairly treated. has anybody ever looked at that aspect. With all the federal state and local rules burdening the hotel industry, why not think about deregulating what can be deregulated by the city of aspen?
Screen Name Redacted 3/10/2022 08:51 PM	owners will hear from their neighbors firsthand on conduct of renters.
Screen Name Redacted 3/11/2022 07:55 AM	Owner occupied actually spend time in the community, hopefully spending the money earned there and contributing to the community.
Screen Name Redacted 3/11/2022 12:09 PM	To avoid buyers that only look for quick profit, without investing in the community - Not making a distinction could easily end up with a ghost town, where nobody lives, only week long tourists that more likely won't give a thought about the town they're visiting.
Screen Name Redacted 3/17/2022 08:08 PM	The owner occupied rentals would be less viable to rent to working locals. The non owner occupied rentals potentially could be local worker housing.




# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX F: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
	
Screen Name Redacted 3/18/2022 12:21 PM	Owner occupied STRs are a benefit to the community. I believe the short term use of a space that is occupied primarily by a resident limits the impacts of hotel like transiency in a neighborhood and provides a better transfer of local values through a true host. Residences that are not owner occupied and solely work as STRs hollow out the soul of a neighborhood.
Screen Name Redacted 3/18/2022 02:35 PM	Some owner-occupied renters depend on the money for income.
Screen Name Redacted 3/18/2022 03:09 PM	I don't think there needs to be different regulations, as in rules, but there should be a cap on each type of STRs. People who live here more than 6 months out of the year most likely are more invested in the community and have more knowledge about Aspen-specific issues, such as safe wildlife interactions and respecting trails. I would be more accepting of those types of STRs that ones operating as a hotel year-round.
Screen Name Redacted 3/19/2022 09:01 AM	Owners who themselves live here more than 6 months of the year naturally have more of a connection to the community and more at stake in ensuring its character
Screen Name Redacted 3/19/2022 01:52 PM	the distinction is whether a property/zone is primarily residential or business. allowing a property to operate as a business (owner-occupied) in a residential area affects other properties and residents in that area in terms of value, noise, and traffic.
Screen Name Redacted 3/19/2022 03:53 PM	Owner-occupied STR's may have less of an impact on their surrounding neighborhoods if they are only rented out sporadically. Non owner-occupied STR's can be run like mini hotels, which are not appropriate for residential neighborhood settings.
Screen Name Redacted 3/19/2022 05:10 PM	Nonowner-occupied homes need to be identified and the public deserves to know who these people are that took advantage of the housing market. I feel like a lot of real estate agents, real estate companies and other businesses owners in and near Aspen have taken advantage of the housing market during and after Covid by purchasing these properties and renting and leasing them out and therefore making it "impossible" for local single people, families and retirees to stay, live and be apart of the Aspen community that they work in, may have lived in all of their lives and etc. The"greed" among

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
	
Screen Name Redacted 3/19/2022 05:24 PM	some of the real estate companies, real estate agents and other business owners who thought they could take severe advantage of their fellow citizens during the pandemic and rape the real estate market from people who need housing is disgusting. Their deceitful actions have to be stopped and rules, guidelines and regulations need to be put into place immediately. It should be a crime to do what they have done. If it is not your full time or part time residence that you live in at least 6 months out of the year then it should be considered a rental property and treated as such.
	From personal experience, I have witnessed that non-owner occupied short-term renters do not have the same respect for and care of the property they are in as an owner. Also, there is a loss of a sense of community when people in a neighborhood or building are turning over every few days. I live in a condo building with 11 units and currently 6 of those units are short term rentals - which I do not believe that proper permits are in place for all of them. Recently some of the renters partied in the hot tub area until late into the night which resulted in a call to the police to calm them down. They proceeded to urinate in the snow surrounding area, throw beer cans around and damaged the hot tub. Two other instances involved drunk people returning home late at night , talking loudly, and subsequently getting into a fight which resulted in a lot of yelling and slamming of doors. This has all happened within the span of 2 weeks. This is very disruptive to the people that are permanent residences who live and work here. We have families and jobs to take care of and are not out partying all night. It's not a vacation for us. Our lives have definitely been negatively impacted by the proliferation of short term rentals.
Screen Name Redacted 3/20/2022 03:58 PM	Hard to guess what you mean by non-owner occupied. Do you me primary residence (voter registration versus second home or a business ownership entirely built around short term use/rental? Huge difference between a "home" be it primary or secondary and a short term/fractional "business". The latter has significant impacts on a neighborhood, should not be permitted in residential zones and, if allowed, should be regulated / mitigate impacts like a hotel. A condominium if mixed use/residential zones was always intended to be used on a short term basis. Condominium short term use likely declined dramatically since mostly 60/70's development, but is now increasing due to VRBO and market changes. I see no reason regulations/mitigation on these type of short term rentals should change. I am only concerned with high turnover / high service utilization of homes in residential zones.
Screen Name Redacted	The non=owner occupied rentals are cater to tourists and not the

# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX F: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
3/20/2022 06:45 PM	residents. Regulations will hopefully deter people from buying houses for rentals vs locals.
Screen Name Redacted 3/21/2022 02:22 PM	Owner occupied houses contribute to our sense of community. Occasional STR's are ok. Non owner occupied seem to be investment properties. These generally don't contribute to a sense of community and detract from the neighborhood. STR people are generally not invested in treating our neighborhood with care.
Screen Name Redacted 3/22/2022 02:05 PM	Because investment properties are the new norm for people who can afford it, and its created a stand still for first time homebuyers
Screen Name Redacted 3/22/2022 06:59 PM	Engaged community vs. effectively creating a hotel.
Screen Name Redacted 3/22/2022 07:54 PM	To ensure that corporations or for profit individuals don't purchase homes/units for the sole purpose of profit. We already have a horrible housing shortage and need to ensure locals have a place to live. This is less likely to happen with owner occupied rentals, so long as there are proper verification and processes. We need more housing, not more rentals.
Screen Name Redacted 3/22/2022 07:54 PM	Companies shouldn't control the housing market here which is what would happen if there is no distinction.
Screen Name Redacted 3/23/2022 07:23 AM	Owners are more connected to the needs of the community and not just trying to make money
Screen Name Redacted 3/23/2022 08:19 AM	Non owner occupied residence are far less valuable to the year round community. They take resources, burden the community but offer no long term value. They also make affordable living options less likely. The more options there are for wealthy non residents to come here on a transient basis the less opportunity there is for citizens that want to be positively Contributing community members to live here.
Screen Name Redacted 3/23/2022 11:02 AM	owner occupied homes are not going to be used to house workers/tourists. why put regulations on them if it wont help housing problems in aspen.
Screen Name Redacted	STRs are bad for neighborhoods so we should try to reduce them. I


How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
3/23/2022 12:08 PM	am more concerned with homeowners who use STR income to maintain their home (and make it possible for them to keep it) than people who own homes as investment properties only.
Screen Name Redacted 3/23/2022 12:34 PM	We must stop and reverse the purchasing of Aspen homes solely for the purpose of turning them into full time short term rental income properties. let Aspen residents have some ability to short term their properties, but STOP turning our town into a full time motel for rich investors, who buy the properties for tax benefits and property value appreciation only.
Screen Name Redacted 3/23/2022 04:42 PM	Owner occupied STRs are self regulated because the owner is present to hold the occupants responsible and compliant with city regulations etc. Regulations are more likely to be adhered to by the guest when the owner is present. Taxes are collected and paid when the owner has control over the occupancy.
Screen Name Redacted 3/23/2022 08:14 PM	It's apples and oranges. A local owner renting their dwelling while they're away on a 2 month vacation is not the same as a company that has multiple holdings for the sake of renting or selling for a large profit when the time is right. How can an owner that rents a dwelling space for 3k for two months out of the year be under the same guidelines as a company with multiple holdings renting for 20k a week?
Screen Name Redacted 3/24/2022 12:51 PM	Aspen needs to be a destination and not an investment. It's one thing if you are out of town renting your spot while you are away. It's another if you are just trying to make some cash with an investment property.
Screen Name Redacted 3/24/2022 12:58 PM	Yes, we should prioritize owners living in their units.
Screen Name Redacted 3/25/2022 08:48 AM	Non owner occupied units deplete inventory for long term rentals
Screen Name Redacted 3/25/2022 06:15 PM	bcause they have a stake in our life here.
Screen Name Redacted 3/25/2022 08:03 PM	Owners who use residences as a business should be completely free to do so; however, they should be subject to the same taxes and regulations that hotels are.




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# SHORT-TERM RENTALS

## APPENDIX F: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2


How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
	
Screen Name Redacted 3/26/2022 12:45 PM	Owner-occupied homes won't provide long term housing for locals so they shouldn't be restricted on doing short term rentals when they aren't using it. I don't think that non-owner-occupied homes should be restricted either but it seems like they are two separate concepts.
Screen Name Redacted 3/26/2022 06:46 PM	Because if most non-owner occupied places become short term there will be nothing left for affordable long term rentals.
Screen Name Redacted 3/28/2022 02:52 PM	Tracking, see how short term utilized and benefitting.
Screen Name Redacted 3/28/2022 05:03 PM	Owner occupied is still here most of the year contributing to the local community and economy. Income from rental helps pay mortgage and expenses of living here which sometimes can't be met with normal income. Second home owners are doing it as an investment and not being their primary residence, they are not in jeopardy of not being able to make a payment or something similar. Also a lot of locals have apartments attached to their residences which would also be considered short term rental, but it's actually beneficial because it opens up beds for people like seasonal workers
Screen Name Redacted 3/28/2022 05:21 PM	Owner occupied will likely be rented less and I would know the owner as my neighbor.
Screen Name Redacted 3/29/2022 07:38 AM	owner-occupied units are part of the community. non-owner-occupied units only take from the community. THeY rely on a community and culture that they don't contribute to
Screen Name Redacted 3/30/2022 12:56 PM	running a commercial business in a residential neighborhood is WRONG! if you want to run a business in a residential neighborhood then get HOA approval and pay for a business license like all other businesses
Screen Name Redacted 3/30/2022 03:35 PM	I don't think Airbnbs, etc. should be allowed to operate for nonowner-occupied rentals. This is how we got into this affordable housing mess. Non-owners and LLCs purchasing properties and then renting them out for \$22,000 A MONTH or more in peak season.
Screen Name Redacted	It would limit the speculative frenzy


How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
	
3/30/2022 03:53 PM	
Screen Name Redacted 3/30/2022 03:59 PM	Lots of people have a second home, travel a lot, or rely on some rental income to live here most of the time. What I'm opposed to are the properties that are purely investment properties and packed full of tourists nightly.
Screen Name Redacted 3/30/2022 04:16 PM	non-owner occupied homes encourages land banking which increase property values and rental rates at the expense of people who choose to live and work here.
Screen Name Redacted 4/01/2022 11:20 AM	The Nonowner-occupied short-term rental next door to us has been a problem for years. He uses the property to make money, and has no real love or belonging to our neighborhood or community. Just GREED.
Screen Name Redacted 4/01/2022 11:21 AM	There is to much rental and no place for people living and working here
Screen Name Redacted 4/01/2022 12:24 PM	With owner-occupied rentals, hopefully, the people using that household will be part of our community for at least half of the year, as opposed to short term rentals, where the occupants most likely do not have any real interest in our community.
Screen Name Redacted 4/01/2022 05:23 PM	Two different situations as owner occupied would be less rented where as non owner occupied would be in all concepts a residential hotel.
Screen Name Redacted 4/02/2022 09:38 AM	Maintenance of non-owner occupied rentals are run solely by property management companies that expel far more greenhouse gasses; commuting, cleaning, landscaping etc. The neighborhoods suffer from lack of long term occupants and corresponding lack of community.
Screen Name Redacted 4/02/2022 10:07 AM	There should be distinctions for investment properties.
Screen Name Redacted 4/02/2022 12:38 PM	There are many scenarios and reasons for local short term rentals. If the owner must be residing within the rental home that is one definition and sets up a definite restriction. A separate situation might

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How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
	
	be the owner does not reside in the home but the rental residence is occupied by his or her family members and the home is occasionally rented short term to help upkeep and maintain the older structure. The second situation may not be considered owner occupied by definition but might be considered under a different regulation.
Screen Name Redacted 4/03/2022 12:03 PM	Non-owner STR hollow out community by turning neighborhoods into hotels
Screen Name Redacted 4/03/2022 02:14 PM	Because they are operated differently.
Screen Name Redacted 4/03/2022 03:32 PM	Owner occupied units are destroying the ability for long-term Locals to afford the high %increase or doubling of rents!
Screen Name Redacted 4/05/2022 06:45 AM	I think we should distinguish between a property that is fundamentally treated as a lodging business (e.g. more than 30 or 60 days of rentals a year) and a home that is largely occupied by residents, with infrequent rentals to earn some extra income to pay the mortgage. To me, total volume of days rented or frequency of stay connects to whether this is an operating business with more significant impacts on the community. It would also be significantly easier to police & manage if we allow all owners a limited ability to rent (say 30 days), with bonus rental days for owner-occupied (say another 15 to 30 days), and special licenses (perhaps limited or lotteried) for non-owner-occupied that wish to rent for more than 30 days).
Screen Name Redacted 4/05/2022 07:37 AM	If we maintain any short term rentals they should only be for people who actually live here to offset some of their costs.
Screen Name Redacted 4/05/2022 08:21 AM	Because if an owner is present then rules and guidelines are likely to be maintained
Screen Name Redacted 4/05/2022 08:42 AM	I feel that the Homeowner has the right to rent during the time that they are not here.
Screen Name Redacted 4/05/2022 09:22 AM	The AirBnB short term rental market has killed the rental market for locals.
Screen Name Redacted	As an Aspen local for the last 15 years, my wife and I bought a free

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
	
4/05/2022 11:05 AM	market condo in Aspen with plan to short term rent it form time to time when we are away. Allowing this was part of what made it feasible for us to afford a free market condo in Aspen. Having this ability to short term rent taken away from us, our ability to maintain our condo is in jeopardy. With the real estate prices increasing drastically throughout the valley, not having the ability to rent our unit when away could force us to have to leave the valley. It should be the condo owners right to rent their unit as needed not City Council's right to decide if we can or cannot rent our unit.
Screen Name Redacted 4/05/2022 11:06 AM	Too many condos and homes and being immediately turned into short term rentals, often in quieter residential areas.
Screen Name Redacted 4/05/2022 02:10 PM	Non-owner occupied should have stricter regulations that benefit the community
Screen Name Redacted 4/05/2022 02:32 PM	Primary residence vs itinerant
Screen Name Redacted 4/05/2022 03:15 PM	Because owner-occupied rentals live in and understand the community whereas non-owner occupied are generally investment properties that hollow out community.
Screen Name Redacted 4/05/2022 06:27 PM	Owner occupied is part of the community. Non owner occupied has the property purely as an investment/income generating
Screen Name Redacted 4/06/2022 12:16 AM	Owner-occupied STRs most likely would produce more responsibility and respect for the outcome of decisions made. Owners probably feel more invested in the community and have a sense of autonomy.
Screen Name Redacted 4/06/2022 08:06 AM	Given the high cost of living here, many owner occupied (locals) rely on the income generated from renting out their home when travelling
Screen Name Redacted 4/06/2022 10:48 AM	Owners who occupy their homes at least half the year are more like full time residents, vested in the community and contributing in more ways than non-residents. They also may have more need for income than part time residents and investors simply using houses as investment vehicles.
Screen Name Redacted	The neighborhoods that are full of nonowner-occupied feel even more



# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX F: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
4/06/2022 04:53 PM	hollow than they ever have
Screen Name Redacted 4/06/2022 06:55 PM	It's crazy expensive to live here, and people that are attracted to mountain communities tend to enjoy traveling. If they are willing to deal with the inconvenience of having strangers stay in their actual home, to help pay an absurd mortgage, you're damn right they should be looked at differently than a property management/investment company that is straight up running a business.
Screen Name Redacted 4/06/2022 09:17 PM	If an owner can provide proof of residence, at a level matching or exceeding something like APCHA's requirements to maintain housing, they should be treated differently by using/sacrificing part of their property for STR and that revue is mostly/partially staying in the community. A non-owner should be treated differently, as this is purely a revenue vehicle and that money is likely not staying in the community.
Screen Name Redacted 4/07/2022 08:27 AM	Non owners do not have investment in the community
Screen Name Redacted 4/07/2022 08:52 AM	Owners have an investment in the community
Screen Name Redacted 4/11/2022 12:38 PM	Those who live in Aspen and have a home as their primary residence know this community and can be good resources for those who visit. They also might need the additional revenue to support living in Aspen. Those who don't live in Aspen long-term seem to have the means to live both in Aspen and outside of our community and aren't relying on supplemental income for their primary residence. Having a second home is extra - not necessary. Also, second homes as investment properties are just that - an investment property - and should be treated differently than a primary residence.
Optional question (82 response(s), 163 skipped) Question type: Essay Question	
Q3   Why not?	
Screen Name Redacted 2/25/2022 06:22 PM	It is an important source of income

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
Screen Name Redacted 2/28/2022 08:20 AM	Its discriminatory and wrong.
Screen Name Redacted 2/28/2022 10:37 PM	It is unclear to me whether this distinction impacts my main concerns with short term rentals ~ depletion in population, accountability, and vitality of neighborhoods.
Screen Name Redacted 3/02/2022 06:38 AM	We both rent and use our condo though we are not able to stay for 6 months a year as much as we would like to. Having said that, in both situations we support the community through providing jobs to those who take care of our condo, as well as pay taxes etc. same as owner-occupied properties. We would not support the use of our condo for seasonal or long term rentals. We don't do it now given all of the requests we get each ski season.
Screen Name Redacted 3/03/2022 01:53 PM	i HAVE lived in Aspen full time since 1979 on Cemetary Lane, then Mountain Valley, then Park Avenue in 1993, and finally on Riverside Ave So since 1998. We rent a few weeks per year as you said, but my experience with the "part timers" has been that they have some sort of manager, housekeeper, lawn and plowing people, so the impact on town is almost the same with tenants as if they live there. I have NEVER had a complaint in my neighborhood, nor from any neighbor near a home I put a tenant in as a long time real estate broker. the ONLY complaints I continually received from neighbors was in an older home in Mtn. Valley that I rented to a bunch of local workers who abused the parking situation, trash, and number of people in the house. The neighbors even called the sheriff...
Screen Name Redacted 3/04/2022 12:23 AM	It's a false distinction and violates property rights
Screen Name Redacted 3/04/2022 07:43 PM	Because private property is private property. Should you wish to treat properties rented over a certain number days differently--for the purposes of taxation, say--then it should be brought up for public comment and discussion. Nothing should be passed in the dead of night (figuratively speaking), like the current moratoriums. It's outrageous, and, in my opinion, illegal.
Screen Name Redacted 3/06/2022 02:45 PM	Too hard to distinguish between and just adds headache to whoever is tasked with enforcing the rules.
Screen Name Redacted	The use is the same just the amount of time rented is different.



# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX E: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
3/07/2022 07:40 AM	
Screen Name Redacted	None of city's business how an owner chooses to use their home.
3/07/2022 11:22 AM	
Screen Name Redacted	Because we need less government overreach.
3/07/2022 03:10 PM	
Screen Name Redacted	There are so many part-time residents who are wholeheartedly invested in Aspen and have owned property in the city for years and years (over 4 decades in our case) who rely on the ability to collect income from STRs during the months they are not there to cover their expenses. STRs allow for the owners to use their property unlike long term rentals. Without that income, many of those long time "nonowner-occupied" residents would not be able to afford keeping their homes in Aspen, which would be devastating financially and emotionally. Many nonowner-occupied property owners are not able to live in Aspen full-time (6 months or more/year) as their businesses/work do not afford that luxury. Those owners should not be penalized for that. Their ability to keep their cherished long-time homes in Aspen is dependent on unrestricted STR income to cover expenses. Furthermore, if only full-time "owner-occupied" residents were allowed to rent on a short term basis, there would be much more incentive for those select few to suddenly shift to secretly being part-time residents to make more money with no way of enforcing that. This is bound to create more problems in the future. Whatever the decision, those property owners, whether full-time or part-time, who owned property in the city prior to this moratorium going into effect in December of 2021 should be grandfathered in and excluded from any future revisions to the STR permitting rules. Any changes should only be applied to future ownership as it unfairly punishes an entire group of residents/owners who equally have considered Aspen their home.
3/09/2022 02:47 PM	
Screen Name Redacted	Our family has owned property in Aspen for over 40 years and have lived here part time. The ability to rent out as we deem necessary is what has allowed us to own here in the first place. Without this option we would be forced to sell. Renting short term (vs long term) allow us the flexibility to still enjoy the property and town personally. I don't believe nonowner-occupied property's should be penalized for not being able to reside here full-time. If only owner-occupied residences were allowed to have STR's, the what would stop them from living elsewhere fulltime and still renting out their Aspen property? Both non-owner and owner occupied residences that have been owned prior to the December 2021 moratorium should be able to retain their STR rights and excluded from any potential future revisions to the
3/09/2022 03:54 PM	

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
3/10/2022 04:09 PM	
Screen Name Redacted	Aspen is a resort town that needs for the business to be supported by tourism. Hotels do not give families ideal places to vacation. Families need space and wanna common area such as a living room in the kitchen. Whenever we go on vacation we typically rent a home so that we can be comfortable because hotel rooms just do not give us the same thing and says in the feel. I think by not distinguishing between the two and putting restrictions on one or the other will eliminate a lot of tourism, which intern will hurt the small businesses.
3/10/2022 04:17 PM	
Screen Name Redacted	I own the property. As long as I follow community rules at the property, no out side rules are necessary.
3/10/2022 04:24 PM	
Screen Name Redacted	I provide beds for others coming into the community. I pay property taxes to the local government and don't want to be told how to run my life. I am a good community member and don't see any negative consequences for renting my home when I am not using it.
3/10/2022 04:54 PM	
Screen Name Redacted	Why should it matter? Many owners occupy part of the time (for ski season, 4th of July and maybe over the holidays, for example, and want to rent the rest of the time when they're not here.
3/10/2022 05:17 PM	
Screen Name Redacted	What individuals (who pay property and other taxes as if they were full-time residents) do with their private property is their business and their business alone, subject to common law limitations (noise, etc). Can you please explain what problem you are trying to solve? Seems to me the short term rental market in Aspen is not a problem in fact it's a great way to keep the city vibrant.
3/10/2022 06:18 PM	
Screen Name Redacted	A renter is a renter no matter how much time you reside in your own property.
3/10/2022 07:54 PM	
Screen Name Redacted	It is not relevant as long as a local property mgr is taking care of the property
3/10/2022 09:40 PM	
Screen Name Redacted	Income for owners to keep homes on Aspen
3/10/2022 09:40 PM	
Screen Name Redacted	Owners should be free to do what they want without restrictions. This



# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX E: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
3/11/2022 05:02 AM	is why many people, like ourselves, purchased in the first place and what makes the market so strong for ownership. Also the current system without controls means there are few “cold beds”, which take away business from the local merchants and hurt the local economy. In The Alps most towns do not allow owners to leave their properties off the market as it hurts the local economy and thus it hurts he locals that own stores, restaurants, housekeepers, supermarkets.... The European Alps model has proven what works best for locals!
Screen Name Redacted 3/11/2022 07:30 AM	What is the difference? If you are a property owner, you are a property owner and pay taxes. A rental is a rental. I don't see how it matters how long an owner lives there, or even how you would keep track.
Screen Name Redacted 3/11/2022 07:48 AM	We live in a free country and I should be allowed to own my property under the rules that existed when I purchased the property, and not be arbitrarily punished because the community as a whole can not come up with a solution for the cost of living. It isn't my fault, and don't punish me.
Screen Name Redacted 3/11/2022 04:40 PM	Short term rentals are short term rentals.
Screen Name Redacted 3/12/2022 07:20 AM	The city government would only be doing this to serve a small number of people who would benefit. That would be the super rich.
Screen Name Redacted 3/16/2022 03:27 PM	There should not be any difference between owner occupancy and renter occupancy. How would the different occupancy be confirmed?
Screen Name Redacted 3/17/2022 01:18 AM	Some people do not own their home. They rent their home on a long term lease and are permanent residents of Aspen. They wish to sublet their home on a short term basis for a few weeks throughout the year. This should be permitted.
Screen Name Redacted 3/17/2022 07:43 PM	Either way the property would need to be managed the same to keep it nice
Screen Name Redacted 3/17/2022 07:57 PM	takes away property rights.


How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
Screen Name Redacted 3/17/2022 08:48 PM	These are all property owners regardless of the amount of time they are able to spend there.
Screen Name Redacted 3/18/2022 07:00 AM	Because there are owners that do not live in Aspen full time that are a wonderful part of the community. They might rent a few times a year to offset property taxes, etc., Their houses might then just sit empty and what does that achieve?
Screen Name Redacted 3/18/2022 10:35 AM	If a homeowner is not using the property, but continues to pay annual taxes, etc. on it, they should be entitled to rent responsibly through a professional real estate brokerage firm who employs licensed and insured brokers.
Screen Name Redacted 3/18/2022 02:47 PM	not thrilled with discriminating that way
Screen Name Redacted 3/18/2022 06:13 PM	Owners have an investment in their properties. They should be able to seek a return on that investment if they choose, and rentals are one way to do that. Owners who rent are incentivized to keep up maintenance on their property, enhancing the property's value, which also enhances the neighborhood's value.
Screen Name Redacted 3/19/2022 01:44 PM	Aspen is a resort community dependent upon tourists for our collective livelihood; the rental of private residences just makes sense.... particularly since our council not too long ago was concerned about shrinking bed base from closure of small hotels. Additionally, renting one's property is a basic property right.
Screen Name Redacted 3/21/2022 10:43 AM	Rentals are rentals. Aspen needs rentals units to be available in order to thrive.
Screen Name Redacted 3/21/2022 01:58 PM	This would devalue private properties compared to current rules.
Screen Name Redacted 3/21/2022 07:05 PM	One of the short term rentals in our neighborhood claims to be owner occupied but it's not. Challenging to enforce and still causes problems.
Screen Name Redacted 3/21/2022 07:40 PM	All short term rentals have the same impact on a neighborhood and should be regulated the same




# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX E: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
	
Screen Name Redacted 3/22/2022 12:36 PM	Whether the owner is here or not, there should be no difference.
Screen Name Redacted 3/22/2022 04:33 PM	Treat everyone in an equal manner. Don't make exceptions that could create more problems.
Screen Name Redacted 3/23/2022 12:00 PM	It doesn't address the issue. If issue is tenant behavior and impact on neighbors, put better rules and enforcement mechanisms in place. It's not relevant, nor can it reasonably be policed, to have different rules based on how many months someone lives there.
Screen Name Redacted 3/23/2022 12:18 PM	What is the definition of Owner occupied? primary/principal resident - most full time residents aren't able to make their homes available and rental ready on a consistent basis. Does owner occupied cover 2nd home owners who use their residences part of the year but want to rent to off set expenses?? It's not a simple yes or no answer.
Screen Name Redacted 3/23/2022 01:59 PM	This is irrelevant to the community and doesn't directly solve any of the problems the city council claims exist. The unit is filled either way. As long as the HOA allows for short term rentals I don't the city should be getting involved.
Screen Name Redacted 3/23/2022 02:40 PM	We are a resort town. People have historically purchased here to have a 2nd home and visit when their schedule allows. The rental property creates jobs and income for the town. Property management, brokerage and taxes. If you limit it to primary homeowners you will limit the number of jobs in an already difficult town to find work
Screen Name Redacted 3/23/2022 05:55 PM	There is no distinction in occupancy regardless who is residing in the property.
Screen Name Redacted 3/23/2022 09:06 PM	because separating these would affect someone's resale value. I live here in the winter and part summer. Someday when I sell this condo if I do not have a STR like the other 13 out of 15 units in my complex my condo will lose potential buyers. I am just being honest. I purchased last year and because the prior owner did not finish her application for STR even though she filed the taxes I lose ( for resale). If you choose to not issue STR I do not feel you should penalize those that did not have one yet. I am not looking to sell but


How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
	
	maybe 10-20 years from now I might.
Screen Name Redacted 3/24/2022 08:06 AM	Because it makes absolutely no difference to anyone whether the home is occupied 365 days a year or 5 days a year. If someone wants to rent their home short term, it is their busy not yours.
Screen Name Redacted 3/24/2022 08:15 AM	Aspen is violating everyone's constitutional rights to do what they want with their private property.
Screen Name Redacted 3/24/2022 08:53 AM	Seems overly complicated to regulate and define.
Screen Name Redacted 3/24/2022 10:24 AM	In general, I don't think the city should overly regulate short term rentals. I do think there could be ways to make the regulations more in line with the City's goal of preserving community. For example, the regulations could attempt to prevent speculation in the Aspen real estate market for owners/entities that will only use the property as an investment for short term rental income. There is, however, a subset of longtime second homeowners that use their properties for personal use. Given the age of those properties however, and the cost of construction in Aspen, many of those homeowners would not expend the money necessary to make Capital improvements unless they can generate short term rental income to that end. In other words, I believe there are a number of homeowners both primary residents and otherwise That need to be considered in this process and their ability to short term rent in order to generate income to update their properties and continue to use and enjoy them. I do not believe that subset of homeowners with ultimately turn their properties into short term rental businesses. It is extremely important to consider this because at some point when major capital improvements become More urgent and necessary for those homes, Those owners may be faced with a sale if they cannot short term rent. For entities speculating in STRs, should try and address those types of owners and make the criteria (cost of license, lodging tax, etc.) more costly in such cases.
Screen Name Redacted 3/24/2022 03:35 PM	I believe a property Owner should be able to do what they please with their property as long as they are paying the taxes and operating in a safe manner. I do think STR's tend to workout better when a Brokerage or Property Management Service is involved.
Screen Name Redacted 3/24/2022 04:54 PM	it's not right. in the united states of america, you should be able to do what you want w your property.




# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX E: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022		
Screen Name Redacted 3/24/2022 05:31 PM	As much as I think it would be nice to draw a distinction, I think it would be very difficult to enforce this.	
Screen Name Redacted 3/25/2022 07:05 PM	Property rights of each are equal -	
Screen Name Redacted 3/26/2022 11:46 AM	Short-term rental is a short-term rental.	
Screen Name Redacted 3/26/2022 12:27 PM	Some use their units for friends, family and their own short term stays as well as for rental units.	
Screen Name Redacted 3/27/2022 06:20 AM	It depends on other regulations but the term owner occupied creates confusion	
Screen Name Redacted 3/27/2022 06:24 AM	Regulations should be consistent and treat everyone equally regardless of whether it is a primary residence or not.	
Screen Name Redacted 3/29/2022 09:18 AM	Because we are owners who have been coming to Aspen for 40+ years, and are active supporters of community life in Aspen. We don't live here for six months per year, but we are not primarily investors/commercially motivated, and would rather not be grouped with those who are. Perhaps there are other criteria that should be differentiated, such as multiple-unit ownership or....?	
Screen Name Redacted 3/29/2022 03:15 PM	Probably the majority of homeowners have second homes here and may not be here for 6 months. Still we are a resort and we depend on these homeowners property taxes and local purchases to make our town a significant resort and to provide jobs for our population. In addition having a rule that says nonowner occuppied homes cannot rent will probably cause a recession as many of these homeowners then could not afford the houses and would sell. Even if they sold the home prices would not come down enough for most of the local workers to be able to afford buying or upkeeping them.	
Screen Name Redacted 3/30/2022 07:17 AM	We bought a vacation home in Snowmass and without being able to rent, we will have to sell. Many people are in the same boat, the economy will crash in Snomass Village!	

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022		
Screen Name Redacted 3/30/2022 12:27 PM	Non owner occupied units should NOT be able to short term in residential neighborhoods at all. Residential neighborhoods were not designed for transient occupancy. They were designed for people to live together in a community.	
Screen Name Redacted 3/30/2022 12:48 PM	I believe that there are very few "owner occupied" residences that rent short term. I think that number is quite small and therefore I think the regulations should target ALL homeowners, whether it's a 2nd home or primary home. I also think that distinction would be hard to enforce & police.	
Screen Name Redacted 3/30/2022 01:37 PM	Everyone should have the ability to rent their properties as they please.	
Screen Name Redacted 3/30/2022 02:30 PM	The HOAs should distinguish the level of regulation.	
Screen Name Redacted 3/30/2022 03:33 PM	No, there should not be a penalty for non-owner occupied properties. More often than not, they are not rented consistently throughout the year unless they are long term properties.	
Screen Name Redacted 3/30/2022 07:16 PM	This is not the problem.	
Screen Name Redacted 3/30/2022 08:59 PM	We do not want different rules for owner occupied vs. non owner occupied.	
Screen Name Redacted 3/30/2022 09:14 PM	Short term to be more available will bring more people to Aspen through out the year	
Screen Name Redacted 3/31/2022 12:11 PM	First, I do not think that an owner living in Aspen for 6 months or 2 months is going to make a difference in what you are trying to accomplish. People's plans change constantly and there is no certain way to distinctly categorize this scenario. A owner who lives in Aspen for 6 months and rents the occasionally could decide to move to Hawaii and rent full time due to plans changing. This is just one example of why you cannot make a distinction. Another reason is due to the type of property. A third reason is due to location. All of these factors are critical.	



# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX E: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
Screen Name Redacted 3/31/2022 05:10 PM	It does not matter. The City should not tell people what they can do with their personal property so long as they are compliant with state and local rules & regulations.
Screen Name Redacted 3/31/2022 09:14 PM	Property owners who pay millions of dollars for their property, and huge real estate taxes, should have the right to do whatever they want with their property, as long as it doesn't impact others.
Screen Name Redacted 4/01/2022 11:50 AM	Owners have property rights.
Screen Name Redacted 4/01/2022 06:02 PM	Why does it matter? People have a right to rent their property how they see fit whether or not they live there.
Screen Name Redacted 4/01/2022 07:40 PM	weather partially or totally rented the same rate can be applied, simpler
Screen Name Redacted 4/02/2022 10:00 AM	What people do w their property is their business
Screen Name Redacted 4/02/2022 10:18 AM	Non-owner occupied residences help the community economically by providing housing for special event employees, and attendees. Without these housing choices, its hard to continue having all the fun and innovative seminars and special events that are held in Aspen. This is an important part of the community.
Screen Name Redacted 4/02/2022 11:40 AM	I don't know what the definition of owner occupied is.
Screen Name Redacted 4/02/2022 12:29 PM	I believe in free market. I could never have afforded to live in Aspen and eventually retire and live full time, if I had been unable to do short or medium length rentals at will
Screen Name Redacted 4/02/2022 06:07 PM	Everyone should be treated equally. Non owner occupied provides more vibrancy to the city by renting more often than owner occupied
Screen Name Redacted 4/02/2022 08:27 PM	Everyone should be treated the same - sounds like prejudice to me. I don't see how there is a difference between an owner who is living in their residence for 6 months plus a day or someone else who may be living in their residence for less than 6 months. How can you entertain


How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
Screen Name Redacted 4/03/2022 10:47 AM	the thought of categorizing homeowners? Homeowners are that - they OWN their home and they should be able to do whatever they want with their home. I cant see how this is a concern of the city or how the city thinks they can legally dictate what a homeowner does with their own home! Furthermore, having a property management service represent and manage your home is not at all the same as a property owner using Airbnb to rent their home. Airbnb does not manage your home they are just acting as a service for an owner or a renter to find a fit. The owner still needs to manage their own home: they choose the right guests and are responsible for the guests because they have a personal interest in who is in their home. As a 3rd party, a management service is usually only interested in keeping their appointed property rented.
Screen Name Redacted 4/03/2022 12:01 PM	Both are used as excuses to price local workers out of the market.
Screen Name Redacted 4/03/2022 01:26 PM	It's not important to segregate owners from non owners
Screen Name Redacted 4/03/2022 05:55 PM	Because it is obviously not their primary residence and it still raises the prices.
Screen Name Redacted 4/04/2022 08:49 AM	The 6 month rule is not applicable. There are only about 6 months of "season" anyway. Even a dedicated unit will only rent about 150 days per year.
Screen Name Redacted 4/04/2022 08:54 AM	We have multiple homes
Screen Name Redacted 4/04/2022 12:38 PM	If owners are going to rent their homes, they should do so if they are leaving for an extended period of time, thus accommodating rentals of 30 days or longer. It's not realistic to manage short-term rentals out of a home - it also turns the home into a business, which is what we are trying to avoid.
Screen Name Redacted 4/04/2022 03:28 PM	Because if you're an owner, you should have the right to lease your condo/home out due to fee simple real estate ownership.
Screen Name Redacted	Keep the same




# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX E: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
	
Screen Name Redacted 4/04/2022 03:37 PM	There are professional managers who can manage these rentals better than owners
Screen Name Redacted 4/04/2022 03:55 PM	Often times rental income allows ppl to own in aspen
Screen Name Redacted 4/04/2022 03:56 PM	Both should fall under the same restrictions and regulations
Screen Name Redacted 4/04/2022 04:01 PM	What not a fair playingfield?
Screen Name Redacted 4/04/2022 04:11 PM	Classifying private citizen homeowners this was is discriminatory, and practicing discrimination should not be part of City Councils duties.
Screen Name Redacted 4/04/2022 04:21 PM	We have rented our condo out for 50 years to tourists throughout the year. Our family stays there in all 4 seasons but not necessarily for six months every year. It would be too restrictive to second home owners to have to comply with more restrictive regulations.
Screen Name Redacted 4/04/2022 04:40 PM	There is a distinction between second homes owned for personal use and homes owned for investment purposes. The former are not part of the long term rental stock, the latter are. STRs on the former are generally infrequent and help to offset ownership costs. STRs on the latter are frequent and are a business plan.
Screen Name Redacted 4/04/2022 05:47 PM	A significant component of the housing in the Roaring Fork Valley is dependent on rental income and vacation rentals for transient visitors. If you remove the rental income component it will inevitably reduce demand and eventually property values.
Screen Name Redacted 4/04/2022 06:43 PM	I think a homeowner has the right to rent their property in order to offset the over the top operating expenses in the Roaring Fork Valley .
Screen Name Redacted 4/05/2022 04:15 AM	A) It's not the city's business how people choose to use their private property B) STRs add to Aspen's bed base which enables the economic activity for our resort economy. Doesn't matter if the owners occupy them or not.

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
	
Screen Name Redacted 4/05/2022 07:04 AM	It is not relevant who lives in the property. None of these places whether owner occupied or not are of market value that can be afforded by the workforce. Also, some owners may use these second homes throughout the year personally, but may not be able to stay for 6 months total. Why should they not be allowed to seek a return on investment or create revenue to offset the cost of the asset?
Screen Name Redacted 4/05/2022 07:34 AM	Impossible to endorce. Unintended consequences. Meddlesome governments should stay out of peoples' lives.
Screen Name Redacted 4/05/2022 07:34 AM	These are two very different beasts. An owner occupied unit that does occasional STR is a lived in home with family photos and personal items. A non owner occupied unit is competing with the overpriced hotels in the area, allowing people to spend less money, have more space and contribute to our economy, which, lest we forget is mainly driven by tourists. They need a place to stay. Do we want to drive out any visitors who want to come to ski but cannot afford the Little Nell?
Screen Name Redacted 4/05/2022 07:55 AM	Many owners need the income to pay to upkeep their homes. Many owners can only afford to live in Aspen part time by renting their homes part time.
Screen Name Redacted 4/05/2022 08:37 AM	There is no difference between owner-occupied and nonowner-occupied. Both affect the owner of the property. The owners should be treated equally. They both pay taxes that support the city of Aspen.
Screen Name Redacted 4/05/2022 08:52 AM	It would be helpful if you defined the above terms in the question. So assuming that the owner must be in the unit while renting to others, I disagree with this. Most visitors to our community want to rent and use their own space and not share it like a hostel.
Screen Name Redacted 4/05/2022 09:16 AM	Unfair discrimination
Screen Name Redacted 4/05/2022 10:52 AM	Non owner occupied units actually create less stress on municipal resources because people do not live in community full time. In other words, occupancy may be full during peak seasons, but less than full time use.



# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX E: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
Screen Name Redacted 4/05/2022 11:57 AM	plenty of multi unit complexes are NOT owner occupied and have HOA rules that regulate the extent to which that community would like STR. these HOAs should have a voice...
Screen Name Redacted 4/05/2022 11:57 AM	Unless you plan to offer full-time owners a discount on taxes for offering property for short-term rental in order to cover their home expenses or gather additional income while they travel with their families I do not see a need in distinguishing between the two. Both owner-occupied and nonowner-occupied pay the same amount in property taxes, it creates an unnecessary us vs. them. It will also lead to more people claiming their full-time residence as Aspen in order to rent and thus will change your voting base which could have many unintended consequences.
Screen Name Redacted 4/05/2022 12:24 PM	This would penalize families who have had a home in the valley for many many years as a family week vacation spot and share it, renting it only occasionally to help cover the expenses.
Screen Name Redacted 4/05/2022 03:24 PM	It could become discriminatory, could take away freedoms and rights that every enjoys now, peoples circumstances change year to year such as with COVID or marital status, etc, and could adversely impact local jobs health and well-being of the community
Screen Name Redacted 4/05/2022 04:59 PM	Because Aspen needs short term rentals to offset the lack of hotel accommodations. Also many larger families rely on having a kitchen to prepare some at home meals, especially since Aspen currently doesn't have enough restaurant services and most all now require months in advance bookings to get a table. People need to feed their families for an entire week. It's not practical to do so based on the current lack of dining options or hotel restaurants. That's why we have condos and homes in addition to begin with. Not to mention, these families also support other local purveyors from retail, to tour operators, to party planners, to lift tickets, to ski lessons and equipment rentals. That is a lot of combined sales and use taxes you may stand to loose if there are no alternatives to hotel stays. Lastly, banning short term rentals will NOT solve the affordable housing dilemma as no one is going to rent multimillion dollar private residences as affordable housing to workers, meaning these currently valuable private assets which very much create a massive sales and use tax influx, will simply sit empty and un-utilized. Does Mayer Torre realize that the very tax revenue these rentals and their guests generate on their stays by spending in our community could equate to a major portion of the funding he requires to build additional affordable housing? Because if not? He's cleanly missing the boat

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
	and should not be our Mayor. Nothing like cutting off your nose to spite your face logic. Doesn't make any sense and it's robbing our guests alternative accommodation capabilities. Perhaps they will all head to Vail instead.
Screen Name Redacted 4/05/2022 06:07 PM	Aspen should not micro manage at this level of detail.
Screen Name Redacted 4/05/2022 06:10 PM	It's all the same, essentially.
Screen Name Redacted 4/05/2022 06:35 PM	Who rents to who is the same process, care selection etc for owner occupied and non owner occupied. All are high class, high quality, top maintenance, guests and units. Quite different than many other areas of the country.
Screen Name Redacted 4/05/2022 09:04 PM	"Owner occupancy" is not a significant issue in limiting STR, particularly if the issue is being framed as one of access to housing in general
Screen Name Redacted 4/06/2022 09:25 AM	It is irrelevant. Someone may live in Aspen full-time and then go away for a year or two. Someone may split their time between Aspen and somewhere else. Someone may spend as much time as they can in Aspen. What the owner does is completely irrelevant.
Screen Name Redacted 4/06/2022 10:09 AM	An arbitrary number of days spent in the home by the owners shouldn't determine the regulations. Expensive and difficult to monitor and enforce, easy to game.
Screen Name Redacted 4/06/2022 11:02 AM	Because the people that come to live in Aspen are young and full of drugs, love to party they are here only for skiing and this affects my home. They destroyed my apartment, don't respect anything. I rather have a stranger that comes with a family for a vacation follows the rules. Do to all the high end stores here rent is off the roof which makes living very difficult and rents expensive and unavailable.
Screen Name Redacted 4/06/2022 12:22 PM	Why? They are all real estate that are under the discretion of the owners. If STRs are allowed they should be allowed for all. It's the same impact: and city needs the beds for tourists as this is completely a tourist Economy. No beds, no locals - whatever a local is.



# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX E: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
Screen Name Redacted 4/06/2022 03:50 PM	To me it's not an issue of classifying owners rather it is about the cost to rent each unit. It is causing the prices for long term rental contracts to explode. Owners will choose more money over a single long-term for this reason.
Screen Name Redacted 4/06/2022 05:48 PM	It does not make a difference if a property is owner or renter occupied. At the end of the day the more heads in beds makes a strong & healthy local economy on all levels
Screen Name Redacted 4/06/2022 07:29 PM	People should be able to do what they want with their property. It should not be controlled. What if they change their mind on how long they live in their property?
Screen Name Redacted 4/06/2022 08:34 PM	what is the definition of owner-occupied. An Owner who spends 5 months a year here? Or, is the distinction of owner-occupied someone who doesn't rent for more than 60 days per year???
Screen Name Redacted 4/07/2022 11:40 AM	Non-owner-occupied homes sit vacant (rather than rent to true "locals"). By allowing them to participate in STR there is an added value to the economy in revenue, taxes, jobs, etc. If we do NOT allow them to participate, they will then contribute absolutely nothing to our economy. (More like wasted space). It is highly unlikely that this change would result in more long-term leases for the locals.
Screen Name Redacted 4/07/2022 01:52 PM	I don't see what difference it should make. Both provide vital housing for Aspen visitors.
Screen Name Redacted 4/07/2022 02:12 PM	I believe in democracy and free market economics-- and the rights of ownership despite how a property is used. That is the American way
Screen Name Redacted 4/07/2022 03:41 PM	Because what difference does it make?
Screen Name Redacted 4/11/2022 10:53 AM	I am a owner of a residence for 32 years in Aspen. I have some insight on this. For multiple reasons whch are complicated but boil down to this 1. Aspen doesn't have an adequate supply of Hotel space, nor do I think developing that is a good idea beyond the over development now, to accommodate the folks who come for food and wine, ideas, xgames, etc. 2. Do you really want to have darkened

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
	streets because home owners who are not in residence are not going to rent below market to teachers, ski instructors or a group of kids (my neighborhood was much different in 1989 when those were my neighbors.. the town didn't manage this well but you can't go back at this point .. sorry reality) 3 WE don't need more damn national chain motels and I agree you don't want to fuel a future market of condos or buildings that are bought and developed as short term rentals but on the other hand you have to manage the mismanged, and I say this with full personal knowlege, employee housing in town. It's terrible the abuses i know about and have seen of folks abusing their status. 4 You also need to have had built and continue to use the TREMENDOUS resources youi get in real estate taxes and taxes from my rentals to build and develope more and better affordable housing in Aspen 5. I rent my house for the past 32 years, I stay there sometimes for months at a time but rent to the same folks every year for food and wine, ideas, x games, christmas.. you are seriously going to end luxury rentals for folks that bring millions of dollars into the ecomony. And you don't have room for the staffs for instance that come in and stage food and wine, or ideas etc. you have a problem. It is of the town's making but now you want to punish folks that have owned property for years and by restriciting rentals to existing home owners you don't really solve anything but ccreate more problems and hotel expansion. Agree that you need to stop development which solely drives the building of rental condos going forward as this will create problems.
Optional question (131 response(s), 114 skipped)	
Question type: Essay Question	



# Shaping Aspen's Built Environment

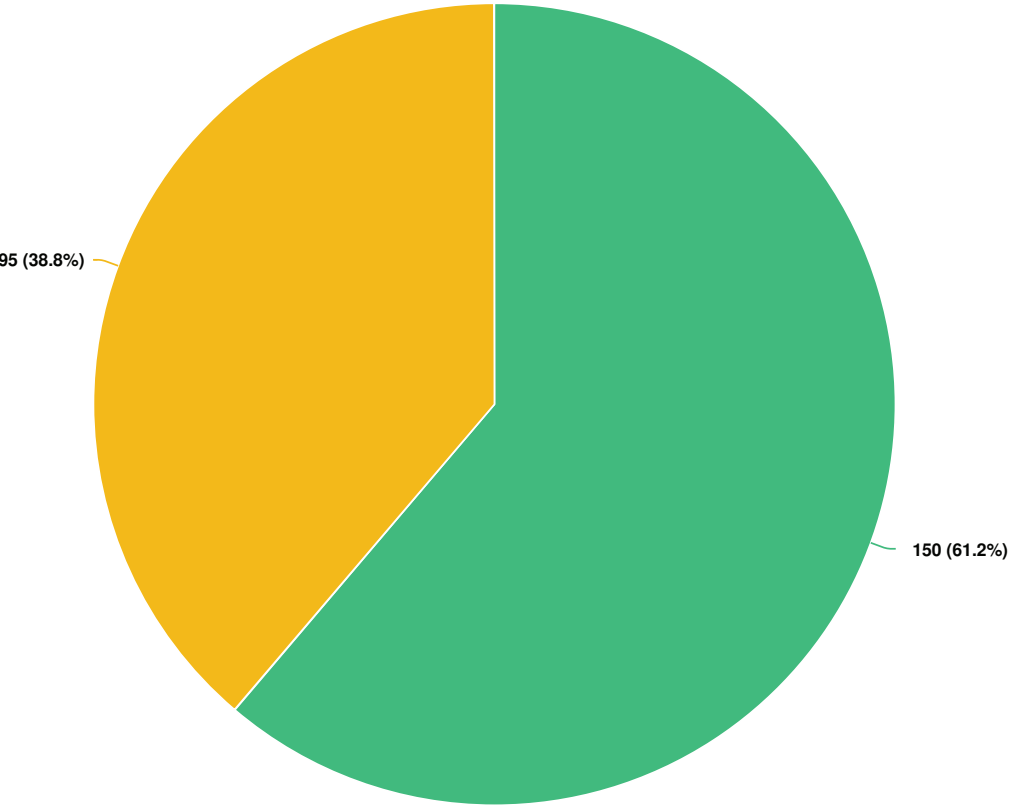
## SHORT-TERM RENTALS

### APPENDIX E: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022



**Q4** As the City of Aspen considers regulations for short-term rentals in Aspen, do you think we should make a distinction between lodge (condo hotel) properties and residential properties or units?



**Question options**  
● Yes ● No

Optional question (245 response(s), 0 skipped)  
Question type: Radio Button Question

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022



**Q5** Why?


Screen Name Redacted 2/27/2022 01:48 PM	Residential properties should primarily serve our local community. Lodges serve visitors and are located within the City core. Short term rentals should only be allowed in residences where there are local people living. Neighborhoods are impacted by people who are here "for a good time" and are not interested in our community. Noise and safety are also concerns in short term rentals. Lodges are already required to monitor these issues. Nonresident short term rentals do not care about these issues, only about their return on investment.
Screen Name Redacted 2/28/2022 02:28 PM	perhaps. a property manager should be required to address emergencies, oversight, neighborhood impacts.
Screen Name Redacted 2/28/2022 10:37 PM	Yes, there should be a distinction, but short term rentals should be taxed at the same commercial rate.
Screen Name Redacted 3/03/2022 01:53 PM	We are a resort town and I believe the Aspen core is a "lodging" zone. Residential neighborhoods could have a number to call in the City to lodge a complaint regarding parking, noise, etc. NO ONE in any of my neighborhoods ever worried about calling the police or sheriff deputies if my yard parties got "too noisy" or "too Late." I also pay lots of real estate tax for the services we enjoy. You might consider a Liason or other type person whose contact must be published for any complaint in a residential neighborhood.
Screen Name Redacted 3/04/2022 12:23 AM	They are differently priced and provide different amenities. Reducing STRs will increase hotel prices.
Screen Name Redacted 3/05/2022 11:36 AM	My residential neighborhood is greatly impacted by STRs as they can bring in 4 cars or more for a property that sleeps 8. It congests our street. The guests are here to party and create much more noise than our quiet neighbors. We have to go to the door to ask the guests to please be quiet.
Screen Name Redacted 3/05/2022 06:08 PM	because of the reasons you stated above, primarily the fact that strs are destroying the long term free market rentals which is what Aspen most desperately needs across the spectrum, not just more APCHA, no more uber empty geared for strs residential, but a great apartment building with a gradation of sizes and pricing with one stipulation:




Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

APPENDIX E: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
	
	most have to be long term rentals to full time locals. When I see friends who have been professionals here, or worked for SkiCo 35c years not finding long term rentals as we always had, we all know it is because the strs have eaten them alive. And, I live in a residential zone condo building being eaten by strs- different people in certain units constantly. Lots of disruption in a quiet zone east end 2 blocks from city mkt.
Screen Name Redacted 3/06/2022 02:45 PM	They are totally different entities and if we don't make a distinction, soon all properties in Aspen will function as hotels.
Screen Name Redacted 3/06/2022 04:17 PM	Condo hotel properties, even the ancient ones that were built back in the 60's and early 70's, were designed to accommodate short stays. They have amenities and consolidated services. Most of them are located in the downtown commercial core, close to shopping and resort activities. Their service people work in one or two buildings rather than shlepping all over town.
Screen Name Redacted 3/07/2022 12:04 PM	All the reasons cited above in the introduction to this question.
Screen Name Redacted 3/07/2022 04:48 PM	Well, you've summed it up pretty well already. When a residential property in an area zoned as a residential neighborhood gets rented, it displaces a family that could live there instead, creates noise and traffic in the neighborhood, and effectively functions as a commercial business. This is why we have zoning - to protect the quality of life in residential neighborhoods.
Screen Name Redacted 3/08/2022 09:59 AM	Those houses are being run as businesses and should be held to the same tax and zoning laws as others.
Screen Name Redacted 3/10/2022 05:17 PM	i have a condo in Aspen. we use it as a family for probably three months a year, typically the ski season. Again, if i want to rent it rather than have it sit idle for the 8 months between ski seasons, what business is it of yours? my income from it gets taxed, the people staying in my condo pay tax and they use the services that Aspen has to offer, from restaurants to retailers to air services. Without these renters, Aspen would be limited to just hotel beds.
Screen Name Redacted 3/10/2022 05:41 PM	I think you should ease the regulatory burden of the lodge industry rather than make it more difficult for the vacation rental operators. I am sure if you ask the hotel industry they will say we have so many

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
	
	rules and regulations to follow. They will also say , and i'm sure this is the motive behind the effort to further regulate the short term rental market, to "even the playing field". This is bogus. There are not enough hotels in Aspen to satisfy the demand of visitors. this is where the short term rental market comes into play. The market allows additional visitors to come to aspen and stay at condos or homes and spend their money.You don't want more big global hotels in Aspen. Where would you put them. additional hotels would change the character of the town. The short term rental industry employs people, pays taxes and is an additional economic driver for the town. why would you want to change that by adding new unnecessary regulations?
Screen Name Redacted 3/10/2022 06:18 PM	Privately owned residences are not commercial properties.
Screen Name Redacted 3/10/2022 07:54 PM	Treating both equally would put undo burden on residential property owners. Most owners have one property for short term rental. Lodges have several room/spaces and they also benefit from tax exemptions that individual owners may never benefit from.
Screen Name Redacted 3/10/2022 08:51 PM	condos will have on-site management. Non-owner-occupied homes will not.
Screen Name Redacted 3/11/2022 07:48 AM	I think me renting out a one bedroom unit a week at a time if very different than the hotel or lodge that is full time short stay business. There isn't enough housing options as is, and the rent income is barely enough to cover the costs of the units anyway.
Screen Name Redacted 3/11/2022 07:55 AM	Lodges have corporations and infrastructure to oversee their property, bookings, cleaning, etc. While many residential properties hire that out, some do not and do not have a big name hotel behind them to back it. Many use it to be able to visit or live in the area to make it financially feasible. Hotels do not provide this.
Screen Name Redacted 3/11/2022 12:09 PM	A lodge is never a one bedroom or two bedroom unit, usually upwards of 30 rooms, and a lot of them are 60 plus rooms - a str unit will probably add 1 car during the rental, a lodge will add at least 30 to 60 cars.
Screen Name Redacted 3/11/2022 04:40 PM	They are different property types with different expectations from guests. Also, residential properties are usually owned and maintained



# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX E: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
	by individuals who do not have the financial, economic, or lobbying power that corporate owners have.
Screen Name Redacted 3/17/2022 07:43 PM	Residential units are just that. A person's residence. They are not located in commercial areas and should not be taxed as commercial units.
Screen Name Redacted 3/17/2022 07:57 PM	Because they are different ownership structures. Of course they are different.
Screen Name Redacted 3/17/2022 08:08 PM	Your description above gives many good reasons - traffic, parking, front desk assistance, etc.
Screen Name Redacted 3/17/2022 08:48 PM	They are 2 different types of rentals.. Maybe homes that are owned by businesses and used only for rental should be treated like lodges, but individual owners renting their house should be allowed to reside there and also be able to rent it out. Perhaps limit the amount of time per year homes could be rented out .?
Screen Name Redacted 3/18/2022 07:00 AM	Because they are different
Screen Name Redacted 3/18/2022 02:35 PM	For the reasons stated above, especially: Lodges are generally located in areas of the city (zone districts) that are intended and designed to provide for the impacts of commercial uses such as transportation and parking. Vacation rentals that operate in residential buildings or neighborhoods, are often not located in areas that can withstand the impacts of these rentals without burdening neighbors or Aspen's infrastructure. Property taxes for lodges are based on commercial tax rates. Vacation rentals, being located in residences, have a much lower property tax burden.
Screen Name Redacted 3/18/2022 02:47 PM	lodges are commercial. homes are residential
Screen Name Redacted 3/18/2022 06:13 PM	Regulations and taxes for short-term rentals should require the renters to follow neighborhood rules. Owners should pay the required taxes.
Screen Name Redacted	For all the reasons listed in the explanation above, particularly the


How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
3/19/2022 09:01 AM	concept that lodges are required to do more to mitigate their impact on the surrounding area.
Screen Name Redacted 3/19/2022 01:44 PM	Residential properties house significantly fewer guests than lodges
Screen Name Redacted 3/19/2022 01:52 PM	Residents who own in a residential area have an expectation that their neighborhood will remain residential. Unrestricted short-term rentals resulting from technology changes like AirB&B can turn a quiet, family neighborhood into a business district.
Screen Name Redacted 3/20/2022 03:58 PM	High turnover / high service residential units should not be permitted in residential zones or be regulated to limit short term use and mitigate impacts. I fear some people are painting all residential as "mini-hotels". In fact, a very, very small percentage of residential units are used for extensive short term rentals.
Screen Name Redacted 3/21/2022 10:43 AM	The differences above make sense.
Screen Name Redacted 3/21/2022 02:22 PM	Condo hotels, are just that, hotels. That is what they are intended to be.
Screen Name Redacted 3/21/2022 07:40 PM	For the reasons stated above regarding on-site management and the more rigorous requirements for hotels and lodges.
Screen Name Redacted 3/22/2022 12:36 PM	Because the license's are regulate better in hotels than in residential units as the regulations have been in place longer.
Screen Name Redacted 3/22/2022 02:05 PM	Commercial tax rates should be 100% if you are renting out a property as a form of income. eat the rich :)
Screen Name Redacted 3/22/2022 04:33 PM	The impact is much more severe in residential areas for short term rentals. The lodging and commercial districts have been zoned and defined to accept this greater traffic where in residential zones the tax rate for short term rentals doesn't compensate near enough for the impact it creates on the peaceful and quiet environment they were zoned for.




# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX E: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022		
Screen Name Redacted 3/22/2022 06:59 PM	Zoning. Some neighborhoods should be residential, some can be lodging.	
Screen Name Redacted 3/23/2022 07:23 AM	see differences above	
Screen Name Redacted 3/23/2022 08:19 AM	They are not the same and have different impact on the community. By not having on-site management STRs in neighborhoods can rent to people that can behave however they please without real consequence.	
Screen Name Redacted 3/23/2022 11:02 AM	lodges are specically for tourist or short term visitors. residential priproperties however can and should be used to house people that live and work here. there is a huge worker shortage due to the lack of affordable housing, if we want to continue to have hotel, resturant, medical, and shop workers than something needa to be done.	
Screen Name Redacted 3/23/2022 12:08 PM	Because they aren't exactly the same thing. I'd make them a lot more equal, in terms of the rules, than they are now, such as making them responsible for mitigation and taxing them like a commercial property, but STRs are not out-and-out businesses, so I wouldn't treat them the same. Like I wouldn't require some heightened fire safety rules that apply (just guessing here) to commercial establishments.	
Screen Name Redacted 3/23/2022 12:34 PM	Short term rentals are killing our neighborhoods. Neighborhoods are for neighbors, NOT VACATION RENTALS	
Screen Name Redacted 3/23/2022 04:42 PM	I don't believe that Owner occupied STR's rent on average the number of nights that a hotel or condo hotel rents. Nor do they make the revenue that a hotel makes. Yet STRs offers a niche for a more price sensitive guest, for guests that would rather hold down accommodation costs while experiencing Aspen's recreation, dining, and shopping. This in turns offers more diversity in our town's guests. Isn't that more desirable to the community at large?	
Screen Name Redacted 3/23/2022 08:14 PM	Again, apples and oranges. Lodges are businesses, an owner renting their dwelling space out for a short term during the year is not.	
Screen Name Redacted 3/24/2022 08:06 AM	Because, clearly, there is a difference. We are talking about two completely different entities.	

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022		
Screen Name Redacted 3/24/2022 12:51 PM	Some people need 24/7 staff for their stay and tourism. Especially clientele that visits here. I think it's smart to have lodge type apartments that offer kitchens and other services that hotels can't. Off site property managers work well for some but not all.	
Screen Name Redacted 3/25/2022 08:48 AM	Condo hotels are purpose built residential units that convert to short term rentals are depleting inventory for year round people	
Screen Name Redacted 3/25/2022 06:15 PM	more guest in lodges	
Screen Name Redacted 3/25/2022 07:05 PM	Respect present zoning - Condo Hotel is a commercial use	
Screen Name Redacted 3/25/2022 08:03 PM	Yes - b/c the most likely scenario is that a residence is being used as a STR only part of the time and the owner is using the property the other time. This is a significant distinction relative to a lodge.	
Screen Name Redacted 3/26/2022 11:46 AM	Because residential properties impact working people who didn't agree to having vacationers partying at all hours in their neighborhoods.	
Screen Name Redacted 3/26/2022 12:45 PM	The differences outweigh the similarities.	
Screen Name Redacted 3/26/2022 06:46 PM	Because of all the things stated above	
Screen Name Redacted 3/27/2022 06:20 AM	Lodges are important to keep	
Screen Name Redacted 3/27/2022 06:24 AM	Visitors who choose to stay in a short-term rental are usually families with kids who want/need multiple bedrooms in a unit and value having living room to relax. Plus, most families need a kitchen and want the ability to cook rather than go out for every meal. Our restaurants are already crowded enough and hard to get a reservation, so visitors staying in condos and houses have the added benefit of not over-straining our restaurants.	



# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX E: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
Screen Name Redacted 3/28/2022 05:03 PM	Hotels and lodges are made for that purpose so they carry that infrastructure with them. To tax a residential property like a hotel is just ridiculous considering the volume of visitors
Screen Name Redacted 3/28/2022 05:21 PM	Condo/hotels are professionally managed. Residential properties are "managed" by people who usually don't care about their neighbors.
Screen Name Redacted 3/29/2022 07:38 AM	differences in zoning and in taxes.
Screen Name Redacted 3/29/2022 09:18 AM	Reasons articulated for distinctions make sense. Regarding the issue of noise/disruption as well as parking in neighborhoods, we support enforcing maximum occupancy numbers.
Screen Name Redacted 3/29/2022 03:15 PM	lodge (condo hotels) most usually do not have more than 3 bedrooms. Private homes can be larger for extended family rentals. Lodges are different as the room or condo rentals are usually the same and can be interchanged easily. Private homes can have "yards" that families prefer. Rentals in these larger homes bring money into our community . they use our restaurants, and support our music and theatre productions.
Screen Name Redacted 3/30/2022 12:27 PM	Residential properties are not commercial businesses and should not be. They were built and designed for neighbors to know each other.
Screen Name Redacted 3/30/2022 02:30 PM	They are two different sought out types of vacations.
Screen Name Redacted 3/30/2022 03:37 PM	Condo hotels have management on site, usually 24/7 or most of the time. Residential properties usually have management that can be on of off.
Screen Name Redacted 3/30/2022 03:59 PM	impacts are huge in residential neighborhoods and make it unlivable for full time residents.
Screen Name Redacted 3/30/2022 04:16 PM	Residential properties are not zoned for commercial properties and can cause havoc for neighbors
Screen Name Redacted	Condo hotels are fully managed, STR are not managed. You must

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
3/30/2022 07:16 PM	define what Managed means in the context of the question. condo tels are professionally managed and STR are not. This is the problem.
Screen Name Redacted 3/30/2022 08:59 PM	We want lodge properties to act as lodges.
Screen Name Redacted 3/31/2022 12:11 PM	This question is dumb. There is ALREADY a distinction between lodge properties and rental properties and will ALWAYS be. Please note that your last bullet is incredibly inaccurate... "Under current regulations, the requirements for lodges to ensure the safety of their guests, provide for a quality visitor experience, and contribute to Aspen's efforts to facilitate a functioning economy and maintain a sustainable system of infrastructure, are significantly more rigorous than those required of vacation rentals." This statement is SO WRONG! Vacation rentals contribute and facilitate a functioning Aspen economy. There is also no proof of data showing that lodging is "significantly more rigorous than those required of vacation rentals." THIS IS BS!! 1. When you impact the short term rentals you impact the following organizations that are contributing and facilitating a sustainable economy: -housekeepers - Majority of housekeepers have a team and run their own company. -steam cleaners - Mr. Vac, Rash & Sons, etc., -property manager - Also have teams of people working for the PM company -snowplowing services -trash service - hot tub service company -local chefs and caterers -leasing agents - concierge company The list goes on and on!
Screen Name Redacted 4/01/2022 11:20 AM	Tourists and guests to Aspen should stay in lodges/condos/hotels, NOT neighborhoods. My experience is that the STR next door welcomes people who party late and loud, disrespect the locals and can be downright rude.
Screen Name Redacted 4/01/2022 11:21 AM	Lodges and hotels in Commercial zones are best suited for tourist accommodations and traffic issues
Screen Name Redacted 4/01/2022 07:40 PM	for the reasons above theres a difference, however ,the bigger the size and higher the occupancy of str's the more they resemble lodges so maybe not.
Screen Name Redacted 4/02/2022 09:38 AM	Residential neighborhoods and the security and sense of well being of having real long term neighbors are corrupted by time sharing and short term rentals.



# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX E: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
Screen Name Redacted 4/02/2022 10:07 AM	Condo - hotels are historically set up for short term rentals
Screen Name Redacted 4/02/2022 12:38 PM	Not everyone wishes to stay directly in downtown Aspen nor stay in a hotel or lodge for various reasons and it usually relates to cost. Years ago, families stayed here in the small lodges and got to know the lodge owners, feeling a sense of community. I think the residential rentals can provide that sense of community for those visitors who like to acquaint themselves with some local residents. Short term rentals should definitely pay additional city or county taxes (state taxes are currently paid in some instances ) and follow regulations with regard to parking, noise, and neighborhood rules. However, if the licensing fees and tax rates become so high that it is burdensome, it will defeat the purpose of the rental for some of us.
Screen Name Redacted 4/02/2022 08:27 PM	Come on - seriously? There isn't any further impact on a residential property whether the owner is occupying the property or guests.
Screen Name Redacted 4/03/2022 10:47 AM	Because a lodge is built for the tourists, charge them as much as you want. Condo's should NOT be considered lodges.
Screen Name Redacted 4/03/2022 12:03 PM	Neighborhoods were never intended to function as fast turnover pseudo hotels
Screen Name Redacted 4/03/2022 02:14 PM	Because the Lodge (Condo Hotel), and Residential Properties have different impacts.
Screen Name Redacted 4/03/2022 03:32 PM	Same answer as in first survey question!
Screen Name Redacted 4/04/2022 08:54 AM	Lodge properties are managed by entities with property management divisions. Most residential rentals are managed by real estate brokers who portend to use a property manager. This is where the issue lies - we must restrict residential short-term rentals.
Screen Name Redacted 4/04/2022 10:05 AM	If a unit is being run as a lodge, it should be taxed accordingly.
Screen Name Redacted 4/04/2022 03:37 PM	Owners with a single property may not be able to comply with those requirements.


How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
Screen Name Redacted 4/04/2022 03:56 PM	Private residential use is a different animal than commercial use. They should be considered different rental situations when it comes to regulations
Screen Name Redacted 4/04/2022 04:11 PM	If each room in a hotel operated independently of one another then no. But in a large, commercial specific venture, yes, but only in terms of safety.
Screen Name Redacted 4/04/2022 04:40 PM	Lodge properties were zoned and permitted for short term rentals. They should continue to operate in that manner without limitations on frequency of rentals. It may be that restrictions on STR of residential properties may be appropriate. For example limiting the number of weeks a residential property can be rented short term may be appropriate. Regulations should be designed so as to deter the removal of property from the long term rental pool. Second homes are by definition not part of the long term rental pool.
Screen Name Redacted 4/04/2022 06:43 PM	hotels are different than privately owned properties.
Screen Name Redacted 4/05/2022 04:15 AM	They are indeed different
Screen Name Redacted 4/05/2022 06:45 AM	From a tax perspective, I think properties that operate primarily as a lodging business, whether condo hotel or residential unit, should face the same tax burden. From a safety and neighborhood impact perspective, residential units have slightly different impacts and expectations, so we need good but more nuanced regulations around individual units in neighborhoods. For example, frequent turnover and parking impacts can be severe and we should consider rules that require longer length of stay, limit total stays in a period, or require on-site, off-street parking. We should make owners liable for disruptions caused to a neighborhood by guests (e.g. a ticket from the police for excess noise after a certain our should be crazy expensive). On the other hand, it is impractical for a single unit to have full-time staff available 24/7.
Screen Name Redacted 4/05/2022 07:04 AM	Commercial lodging vs residential lodging are similar but different. Both need regulated differently, but similarly. I don't oppose higher tax to residential lodging enterprises, but the tax revenue generated should be earmarked to offset workforce housing needs. Those




# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX E: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
	
	revenues could be used to subsidize rents for workforce. Also programs to incentivize owners to rent to the workforce can be funded from higher tax revenues. Commercial lodging and residential lodging should have transportation mitigation and waste control mandates alike. Every visitor does not need a car, but every visitor should be responsible for and should participate in waste mitigation.
Screen Name Redacted 4/05/2022 07:34 AM	For the reasons stated in the question.
Screen Name Redacted 4/05/2022 07:37 AM	Lodges are more appropriate for STRs
Screen Name Redacted 4/05/2022 08:37 AM	Lodges and hotels are commercial ventures. They are designed for rental year round. Private homes and condos are not the same as a commercial venture. Generally, they are not intended to rented year round and are also used by the owners. Over the years that people purchased the private units they were purchased with the intent of some financial return to help offset the costs of ownership. To change that structure now would be devastating too many private unit owners.
Screen Name Redacted 4/05/2022 08:42 AM	If a property is being rented more than 2 weeks per year, then it should be considered a commercial property.
Screen Name Redacted 4/05/2022 09:16 AM	Individual homeowners should not be subject to commercial regulation and taxation
Screen Name Redacted 4/05/2022 09:22 AM	Because the impact of short term rentals in the residential areas affects the lives of neighbors.
Screen Name Redacted 4/05/2022 10:52 AM	You can make a distinction and both can co-exist.
Screen Name Redacted 4/05/2022 11:05 AM	I am happy to play by any rules that make condo hotels and short term rentals fair.
Screen Name Redacted 4/05/2022 11:06 AM	Keep our residential areas quiet, give businesses to lodges and hotels who are prepared for the traffic and noise


How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
	
Screen Name Redacted 4/05/2022 11:57 AM	Yes, areas that were zoned Lodge for the intended purpose of renting and short-term stays should not have to pay an additional fee not in order to rent on top of the taxes of 11.3% already in place.
Screen Name Redacted 4/05/2022 12:24 PM	They are essentially very different
Screen Name Redacted 4/05/2022 02:10 PM	Condo hotels are not doing as much damage to the community as residential properties and units. Condo hotels have always been short-term rentals in the hospitality industry
Screen Name Redacted 4/05/2022 02:32 PM	Size of property
Screen Name Redacted 4/05/2022 03:15 PM	Because residential properties often function as mini-lodges in Aspen because of their size, and thus should be treated accordingly.
Screen Name Redacted 4/05/2022 06:10 PM	I have less of an issue with Lodges. It's the short-term rentals in homes, etc. that are a major problem.
Screen Name Redacted 4/05/2022 06:27 PM	Long term residents live in residential properties and are impacted by short term rentals so they should be protected. Also hotels pay commercial rates while residential owners renting out their properties do not have to pay these charges
Screen Name Redacted 4/05/2022 09:04 PM	Commercial lodges provide services beyond those of residential STR
Screen Name Redacted 4/06/2022 12:16 AM	Because they ARE different and they should be treated differently! Some visitors who come to Aspen and choose a vacation rental are most often looking for a different kind of experience rather than staying at a typical hotel. They want to feel "at home" rather than at a commercially run hotel with a busy lobby and 24-hour surveillance. Those who are renting out their homes should obviously have guidelines to follow as they already do with VRBO and the like, but not additional strict City/Government regulations. Many vacation rentals are managed by their local owners who know their own property, neighbors, and neighborhoods best! Whether a guest is at a hotel or a vacation property, all guests at some point will need transportation and food. Whether they are using private or personal transportation (taxi, RAFTA bus, or Uber) or restaurant, bar, or grocery store, all activities are contributing to a functioning economy




# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX E: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022		
	supporting all businesses in town! Property taxes are high enough in Aspen not to mention the 8% required by VRBO and then another 4.4% to the city of Aspen. Many STR owners are struggling just to make ends meet to remain in Aspen and must rely on the additional income of an occasional STR for survival. Commercial businesses often get capital gains tax exemptions!	
Screen Name Redacted 4/06/2022 07:50 AM	I think residences that rent out more than some % should be deemed lodges or commercial activities that are prohibited in residential zoned areas	
Screen Name Redacted 4/06/2022 08:06 AM	sporadic rentals by owner-occupied is not a dedicated business endeavor and has less impact upon the local infrastructure. As such, they should be treated differently,	
Screen Name Redacted 4/06/2022 09:25 AM	Houses should be taxed as houses and lodges should be taxed as commercial properties. Lodges are rented everyday in the same fashion. Houses may be only rented part time or vary year to year. Collecting sales and lodging tax solves the issues for houses.	
Screen Name Redacted 4/06/2022 10:48 AM	Lodging should be located appropriately in areas zoned as such, including downtown Aspen. Residential neighborhoods that aren't zoned for lodging or commercial operations are inappropriate for lodging. STR's disrupt our neighborhood near Smuggler in many ways. Who wants to live next to a party house where no one is vested into the wellbeing of the neighborhood? They park all over our paths, sidewalks, don't shovel creating safety issues, etc. Guests are here to party, of course.	
Screen Name Redacted 4/06/2022 11:02 AM	Because is very hard to find a place to live in Aspen alone. Not to mention the rent. We must be able to Airbnb	
Screen Name Redacted 4/06/2022 12:22 PM	Yes. They are very different by nature - particularly	
Screen Name Redacted 4/06/2022 03:50 PM	You can't change the location of residential short term rentals, in other words take them out of the neighborhoods and consolidate them in one area of town. That is the benefit of hotels in that they generally keeps the tourists where we as a community want them, business areas not residential neighborhoods.	

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022		
Screen Name Redacted 4/06/2022 08:34 PM	I have a SFH that I rent a couple of times a year. I have a permit and my Broker (Elliman) pays the city the tax (11.3%) collected on my lease. As a SFH, I have never had a complaint from other neighbors as my property is separate from theirs vs. a condo which has common area.	
Screen Name Redacted 4/06/2022 09:17 PM	The difference in management structure, taxation and zoning creates a big distinction that should be acknowledged within the expectations and requirements of operating both types.	
Screen Name Redacted 4/07/2022 11:40 AM	Hotels or "lodges" are much larger enterprises - both in business and in physical size/energy output. You cannot proportionately expect smaller residential homes to shoulder the "same" regulations as these "lodges." A family of 5 checking into a private estate has nowhere near the same " negative impact" on the community as do the HUNDREDS (or thousands) of people checking in/out of these lodges each and every day. That's not to say that STR regulations cannot be updated. They simply cannot be viewed as equal to commercial regulations.	
Screen Name Redacted 4/07/2022 02:12 PM	Lodges are in the public domain available for general public consumption 365 days a year.. Residential housing rented by owner is rented at the owner's discretion and is not available 365 days a year.	
Screen Name Redacted 4/11/2022 10:53 AM	My answer to 2 above. Condo hotels are recent realestate operations which drive up the price of condos and rents. I really don't want more hotels in aspen. What are you going to do with the Gant. Those are all short term rentals.. shut it down.. where do you put people and how do you distinguish that. Look you all need to put resources into affordable houing and manage it MUCH better. You'd be better off on new condo hotels limiting the amount of weeks they can be held out for short term rental	
Optional question (122 response(s), 123 skipped)		
Question type: Essay Question		
Q6 Why not?		
Screen Name Redacted 2/27/2022 02:17 PM	The question was misleading; we want to preserve our neighborhoods while guiding rentals of all kinds to be kind and respectful neighbors; the question itself suggests punitive distinctions	



# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX E: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
between STRs and lodging which does not appear justified	
Screen Name Redacted 2/28/2022 08:20 AM	The objective to have a situation where guests are serviced and represented during their stay, and have someone to call in case of an issue, is a good idea. However, you are going about this the wrong way and making numerous wrong assumptions. Firstly - at least half the "lodges" in town do not have 24 hour desk or service - most lodges have daytime-only staff. There are also rigorous laws about property condition - ie: property meeting building codes, safe systems, mandatory smoke and Co2 detectors, etc, etc. Many of these rules could also be re-inforced or policed through the rental permit application process. There seems to be zero regard for the tourists visiting here. Its a BOLD assumption that the tourists need to be served in Lodges and Hotels, when in fact the current trend - ask most guests to our area - is that they do not want to be in hotels and lodges and prefer to be housed in private residences. You MUST acknowledge the changing trends and landscape of resort communities and the aspects being sought by tourists and guests. The need for having someone to help the guests, provide service and accountability for the guests and the like, can easily be managed by the real estate brokerage and property management communities in the town. We have excellent brokers providing high levels of service, and property management firms and concierge companies offering bespoke services and custom tailored experiences which are way more in demand than the old school tired old lodge desk with a low brow desk clerk that doesn't know much about the town or care about providing that extra level of service. Instead of prohibiting this entire economic arm of the town, involve the massive real estate community (which encompasses more local residents than ANY OTHER INDUSTRY IN ASPEN) to provide the service and accountability that the Guests are looking for.
Screen Name Redacted 3/02/2022 06:38 AM	Residential properties used as short term rentals should, in general, have to comply with the same rules as condo hotels. There may be some differences, such as no on-site unit manager for residential properties etc, but that can be dealt with, with regulations that are appropriate and achievable. Don't throw out the baby with the bath water.
Screen Name Redacted 3/04/2022 07:43 PM	Fair is fair. Per my earlier comment, I would look at the number of days rented per year as an STR as the measuring stick--per unit.
Screen Name Redacted 3/07/2022 07:40 AM	The information above is not 100% accurate and does not reflect the true nature of the situation.

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
Screen Name Redacted 3/07/2022 11:22 AM	Short-term rentals service a variety of needs. Some might want more privacy, less amenities and therefore less costs. It's not right for the city to determine what's best for the general public.
Screen Name Redacted 3/09/2022 02:47 PM	Making a distinction between lodges and residential would be solely favorable to lodge operators which is completely unfair to residential property owners who have relied on their STR income to help partially cover the extremely high cost of ownership in the city. Enforcing the payment of lodging and city taxes and requiring business licenses of both residential owners & lodges is acceptable and welcome. If impact on the specific neighborhood is the concern, consider only allowing future STR permits to those residential properties located in commercial zones, mixed use zones and lodging zones. Do not unfairly punish property owners who want to be able to enjoy their property themselves while also being able to afford the costs of their property. Disallowing residential properties the ability to have unrestricted short term rentals will only end up creating a town with a hotel/lodge monopoly driving room rates sky high & will unfairly force out so many long time property owners as well as visitors who prefer the comforts of residential stays.
Screen Name Redacted 3/09/2022 03:54 PM	No, because this would be singularly beneficial to lodge operators and not to residential STRs who rely on this income to partially cover the cost of ownership in Aspen. Paying lodging and city tax, and business licenses for both lodges and residential units is understandable. If zoning is the main concern, then perhaps limiting STR permits to residential properties in mixed use and lodging zones would suffice.
Screen Name Redacted 3/10/2022 04:09 PM	There are limited lodges and condos in aspen that can accommodate a large family or two. By taking away the rental homes, many people will go to other ski areas. I think with that the town will suffer immensely.
Screen Name Redacted 3/10/2022 04:12 PM	Your statements above are not accurate concerning short term rentals.
Screen Name Redacted 3/10/2022 04:24 PM	A guest bed is a guest bed regardless of who the owner is.
Screen Name Redacted	This whole topic is ridiculous. Before we were owners in Aspen, we



# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX E: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
3/10/2022 04:54 PM	visited several times each year for a few days to a couple weeks at a time. This is a resort town, without enough space for all of the people who want to visit it as it is. We need their spending to continue to fund all of the things that make Aspen a place people want to pop into and out of for short-term stays. Sometimes people wat a hotel room, and sometimes they may want a more spacious or private condo. It feels the same to anyone visiting depending on whether they care for each particular visit about: ski-in/out; location of rivers for the summer, etc. It's just confusing to impact owners and rental companies with these kinds of distinctions that don't matter to visitors.
Screen Name Redacted 3/10/2022 09:40 PM	Do not unfairly punish property owners who want to be able to enjoy their property themselves while also being able to afford the costs of their property.
Screen Name Redacted 3/11/2022 02:31 AM	Reducing the availability of rental properties will curb tourism to the area, negatively impacting business throughout the community who rely on out-of-town visitors to sustain their enterprises. Worse still is the impact to employees of those businesses who would be forced to leave the area as their incomes wane.
Screen Name Redacted 3/11/2022 05:02 AM	Lodges are so expensive they only attract super rich people. The community needs to not be just for the very rich, that is a sure way to kill the community. Rentals allow people of many different economic backgrounds to come to aspen to make it a rich and diverse community. Also, short term rental make for warm beds and thus improve the entire economy by filling local establishments, which generate taxes and income for locals.
Screen Name Redacted 3/11/2022 07:30 AM	All rentals should probably be paying the same taxes. But it's up to the community (the condo association, etc) if they want to allow rentals and the related rules. And the market dictates the services provided.
Screen Name Redacted 3/11/2022 10:01 AM	Residential vacation properties are viewed and used by tourists the same as hotels/lodges.
Screen Name Redacted 3/12/2022 07:20 AM	The lodges have a much higher density of people and therefore NEED to be taxed at a higher rate and have much higher(commercial) building standards. If the vacation rentals were occupied by owners 12 months out of the year the impact on neighborhoods would be no different than if the properties were


How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
	rented. IF you feel the parking and transportation is insufficient for these areas, it is a result of poor planning. Disallowing rentals will not solve that problem. Likewise for safety and up keep.
Screen Name Redacted 3/16/2022 03:27 PM	Many of these "residential" properties were built to be short term rentals. For example South Galena, any Chateau property. They have over time become permanent residences or long term rentals.
Screen Name Redacted 3/17/2022 01:18 AM	We live in Aspen and have children. When vacationing, we almost always rent a home. This allows us all to relax, spread out, and enjoy family time together playing board games, cooking together, and more. Hotels do not allow this and are not practical for vacationing families. Many families enjoy renting homes in Aspen when coming to visit Aspen. Aspen should encourage this opportunity for families to enjoy their vacation in Aspen. We live off Cemetery Lane and have not seen any challenges with neighbors who rent their home on a short term basis. As for parking concerns, many lodges in Aspen do not provide parking for their guests. In fact, we had friends stay at the Aspen Square and they were told to "find a spot on the street for their car."
Screen Name Redacted 3/18/2022 10:35 AM	Regardless of the zoning, anyone who purchases a property with the intent to rent should get a business license and pay lodging taxes accordingly. More importantly, an owner who employs brokers and property managers to oversee the rentals should be required to use local management (meaning employees based in Pitkin/Garfield/Eagle Counties) to ensure that the R&R's of the HOA/area are followed accordingly.
Screen Name Redacted 3/18/2022 03:09 PM	I think the residential units need to be operating at the same level as condo/hotel type units for the reasons mentioned above - safety, community impact.
Screen Name Redacted 3/19/2022 03:53 PM	If I understand the question correctly. I think residential properties being operated as full-time STR's should be treated as commercial properties and taxed and regulated as such.
Screen Name Redacted 3/19/2022 05:10 PM	Lodge properties, residential properties and short term rental units should all be considered the same and fall under the same regulations because "Aspen, Colorado is a resort destination" and should be treated as such.




# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX E: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022		
Screen Name Redacted 3/19/2022 05:24 PM	Short-term rentals are becoming a major business in this town. People are buying properties just for the purpose of renting and have no intention of living full time in them. They should fall under the same regulations and commercial tax rates. They should be required to ensure the safety of their guests, provide for a quality visitor experience, and contribute to Aspen's efforts to facilitate a functioning economy and maintain a sustainable system of infrastructure. For reasons stated earlier, short terms rentals should provide for the impacts of commercial uses such as transportation and parking and mitigate the impacts of these rentals without burdening neighbors or Aspen's infrastructure.	
Screen Name Redacted 3/20/2022 06:45 PM	If they're used for the same thing, taxes should benefit the city and used accordingly.	
Screen Name Redacted 3/21/2022 07:05 PM	One of the biggest problems of short term rentals is increased traffic, commercial event companies and unaccountable guest behavior.	
Screen Name Redacted 3/22/2022 07:54 PM	They're both commercial properties and should both be treated as such.	
Screen Name Redacted 3/22/2022 07:54 PM	Residential properties where one bedroom or the whole house is rented out to tourists should be treated the same as lodges. It takes away housing for people who live and work here.	
Screen Name Redacted 3/23/2022 12:00 PM	Tax based on whether or not someone wants to rent. Make the rental permit more expensive.	
Screen Name Redacted 3/23/2022 12:18 PM	As a resident (36+ years) and rental broker (18+ years) and a home owner for (30+ years) I have never had a circumstance where a property was "unsafe" for a guest, we insure a "quality visitor experience" and the entire process contributes to a "functioning economy. I have rented my home / my neighbor (duplex) occassionally rents his home - I see no adverse affects to our neighborhood due to short term rentals (Cemetery Lane). There is an ENORMOUS local economy (myself included) which relies on the income from these rentals for our livelihood. Housing is a mess here, now you want to strip those of us who have found a way to sustainably live here of our livelihoods which make living in this expensive town / valley possible. COME ON CITY OF ASPEN....GIVE US A BREAK	

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022		
Screen Name Redacted 3/23/2022 02:40 PM	All property owners should have equal rights and regulations.	
Screen Name Redacted 3/23/2022 05:55 PM	People are people!	
Screen Name Redacted 3/23/2022 09:06 PM	why penalize only same. Income is income.... make the tax the same.	
Screen Name Redacted 3/24/2022 08:15 AM	This is peoples private property and it is none of your business.	
Screen Name Redacted 3/24/2022 08:53 AM	This is a hard question to answer because it really depends on what the regulations will be as to what is appropriate to consider as the similarities or differences.	
Screen Name Redacted 3/24/2022 03:35 PM	I think that the root of your questioning gets down to how the property is managed not necessarily how it is zoned. As a Broker who works with Rentals we vet our clients and the number of people staying in the home. We do not pack homes with people but keep it to 2 ppl per room. With these multi million dollar homes great care is taken to make sure the Renters are safe as well the property is kept in good condition, we do pre arrival walk throughs and take photographs to document the condition. All of our rentals are required to have a property manager or property respondent in case of emergency and have our contact information as we are available 24 hours a day in this business. I would also argue that the infrastructure in the Core is very much inadequate to handle the town at peak capacity, you can smell it in the walking mall when the sewer system is taxed. As long as the residential house is not over-packed there should be no issue with the existing infrastructure.	
Screen Name Redacted 3/24/2022 04:54 PM	we are a tourist town. more options, more people, better prices and our visitors are the ones who support our town and put locals to work.	
Screen Name Redacted 3/24/2022 05:31 PM	I'll rent out my home occasionally when I am going away on vacation and I feel like being subject to the same regulations as a lodge would make negate the financial benefits of renting out my place. Some people prefer the amenities and a large, whereas others prefer the privacy and individuality that a short term rental of a home offers.	
Screen Name Redacted	A condo or "home" is the same with the same application of using this	



# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX E: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
3/26/2022 12:27 PM	to supplement income or for friends and family or to stay in as owners.
Screen Name Redacted 3/28/2022 02:52 PM	Private residences housing short term rentals act like a lodge.
Screen Name Redacted 3/30/2022 07:17 AM	Again, the market will crash!
Screen Name Redacted 3/30/2022 12:48 PM	I think all units/homes are being used as residential dwellings, whether a visitor is in them or an owner is in them or a friend of an owner is in the unit, they all require very similar amounts of services. I don't believe a 2nd homeowner lives much differently than a renter would in the same property. Owners still require property management, transportation, parking if they live outside the core, places to eat, housekeepers to clean, etc. Again I think the regulations should adress the full broad spectrum of all different types of properties throughout Aspen. Locals live in the core, the west end, and by smuggler so if rentals or a rental property is a nuisance to a full time person then I think the regulations should have "Nuisance Fines and Punishments." I believe our town should be prepared for and have services for if majority or some large percentage of the condos, hotels and homes have owners or renters in there.
Screen Name Redacted 3/30/2022 12:56 PM	I believe residential properties and units should be held to the same standards required for lodges
Screen Name Redacted 3/30/2022 03:33 PM	Since when do residential rentals not provide a quality visitor experience - only condo hotels achieve this?? They both deal with the same issues and proper management from the condo staff and property managers/brokers/owners will avoid any issues with a rental having a negative impact on the community.
Screen Name Redacted 3/30/2022 03:53 PM	Because residents have bought their homes and should be able to rent it. Aspen DOES NOT have enough hotel rooms and the price point is too high
Screen Name Redacted 3/30/2022 09:14 PM	To say lodges contribute a “ functioning economy” is an opinion. It is not a neutral statement. Residential rentals bring tourists to town. It's the tourists that keep Aspen functioning and keep food on the workers class table.


How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
Screen Name Redacted 3/31/2022 05:10 PM	We historically have had small hotels and lodges in our neighborhood, on all sides of our block, including the Inn at Aspen, Shadow Mountain Lodge, Molly Gibson, and St. Moritz, to name a few. Our neighborhood is mixed condo properties, hotel properties, employee housing, and single-family residential. Not sure how our neighborhood is zoned for all these uses?
Screen Name Redacted 3/31/2022 09:14 PM	Again, property owners should be able to do what they want with their significant investment in your city.
Screen Name Redacted 4/01/2022 11:50 AM	Owners have property rights and should continue to have the option to do what they want. Owners pay lodging taxes. Also, visitors like to have options beyond hotels, which are generally very pricy. Limiting options will make Aspen only accessible to the ultra wealthy as hotels will certainly raise rates given a less competitive environment. Also, hotels / lodges cannot accommodate large family groups who want to stay in a house all together. It would be a shame to cut off this option for families who want to gather in Aspen. It would essentially limit that experience to those who can afford to buy homes here, which is a small slice of the population.
Screen Name Redacted 4/01/2022 12:24 PM	Short term residential rentals should be treated the same way as lodge units.
Screen Name Redacted 4/01/2022 05:23 PM	They both are rentals one full time the other part time and why have different rules particuarly regarding safety. Imagine a residential rental with no smoke or carbon monoxide detectors?
Screen Name Redacted 4/01/2022 06:02 PM	So they are taxed the same and have to abide by the same parking standards as Condo/Hotels.
Screen Name Redacted 4/02/2022 10:00 AM	The more restrictions the less desirable investing in aspen real estate becomes.
Screen Name Redacted 4/02/2022 10:18 AM	That would seem like discrimination of judging each property. I think the HOA for each building should have their rules to regulate if the unit can have STR or not.
Screen Name Redacted 4/02/2022 11:40 AM	Because I feel that the blowback on short term rentals in being driven by lodges and they need to play by the same rules.




# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX E: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
	
Screen Name Redacted 4/02/2022 12:29 PM	I have been on a zoning board for 15 years and understand the nuances completely. If you want control of noise in livability it needs to be done by rules and regulations for all rentals whether it be a hotel or an Airbnb rental. Many people do not want a hotel situation particularly if you're coming with children, dogs, and a nanny, a hotel it's just not workable. The situation of parties or outside noise is one that can be managed on a local level, and problems can be managed by imposing penalties to the management or owners. I presently live in a neighborhood that I'm sure has some rentals , and I have never seen any problem in the neighborhood. The loudest party was from the high school graduation of the owners children. Big deal.
Screen Name Redacted 4/02/2022 06:07 PM	Because they are both lodging for guests to the city of Aspen
Screen Name Redacted 4/03/2022 12:01 PM	As an owner I am not running a f hull time business and I want the opportunity to increase my social security income
Screen Name Redacted 4/03/2022 01:26 PM	condos need the regulation. Condos and hotels are not the same and should not be grouped together.
Screen Name Redacted 4/03/2022 05:55 PM	As long as occupancy taxes are being paid, both should operate. They fill a different need for travelers. Many "residential" properties are vastly larger than a condo hotel.
Screen Name Redacted 4/04/2022 08:49 AM	Because we are considered a tourist mecca and all property should be available for rent.
Screen Name Redacted 4/04/2022 12:38 PM	It should be a free society where we are take part in a capitalistic community offering different pricing as needed to lease out. It's what this country is based on.
Screen Name Redacted 4/04/2022 03:28 PM	Keep same
Screen Name Redacted 4/04/2022 03:55 PM	It doesn't make a difference the homeowner is most often doing STR's for the same reason
Screen Name Redacted	Some of us are located in the core surrounded by restaurants, shops

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
	
4/04/2022 04:01 PM	and other boutique rental properties. We all strive to give our guests a safe quality experience and are knowledgeable of current laws regarding this. We also provide 24/7 service and have off site managers (and on-site too) to take care of serious issues should they arise. I've short term rented in Aspen for 25 years and have never had an issue come up that was an immediate concern. The most pressing issue is always how to turn on the tv.
Screen Name Redacted 4/04/2022 04:21 PM	Not unless you have a separate category for condos that have been rented short-term for 10 to 50 years or longer in Aspen.
Screen Name Redacted 4/04/2022 05:47 PM	They both provide a needed service for the tourist and visitor population. Lodges do not work as well for families with children who do not need or want the amenities, for extended stays of 2 weeks (+/- ) and are substantially more costly. On the flip side certain people want the amenities offered by a lodge and are willing to pay for them.
Screen Name Redacted 4/05/2022 07:34 AM	The same number of people can stay in a unit whether it is the owner or a renter. How does this change traffic impacts?
Screen Name Redacted 4/05/2022 07:55 AM	I do not see where the single family houses and condos should be treated differently. Let the condo associations impose their own rules
Screen Name Redacted 4/05/2022 08:21 AM	They should be considered the same - revenue producing real estate
Screen Name Redacted 4/05/2022 08:52 AM	Hotels have much greater density/beds and have greater need for parking/control. My particular property has parking restrictions and security to enforce any noise issues as well.
Screen Name Redacted 4/05/2022 11:57 AM	i think the distinction should be between single family residences and multi unit properties.
Screen Name Redacted 4/05/2022 03:24 PM	Diversity is important for the character and culture of the town and community
Screen Name Redacted 4/05/2022 04:59 PM	Because it's discriminatory



# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX E: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
Screen Name Redacted 4/05/2022 06:07 PM	Because as an STR manager I own and operate 1 property versus a Hyatt type hotel which is a different sort of entity and should be treated as such
Screen Name Redacted 4/05/2022 06:35 PM	I do recommend however to differentiate between commercial location vs surrounds (ex, located in SM Base Village vs SM surrounds). Base Village is setup for parking, lots of comings and goings to gondola, ski and bicycle rentals, restaurants etc. STRs are a small fraction of the action.
Screen Name Redacted 4/06/2022 04:53 PM	If they are going to act like a lodge/hotel they need to follow the same rulles and laws as the hotels
Screen Name Redacted 4/06/2022 05:48 PM	It would be almost impossible to regulate this. In addition fractional ownership has many owners per unit and most times only rent a random week per year. You would need thousands of business licenses @ each property . This would be unattainable in my opinion. Also these condotels do business like a regular hotel. No need to penalize an owner that owns stake in the property
Screen Name Redacted 4/06/2022 06:55 PM	A year round short term rental is just that. Whether it's a standalone family home, or condo in a building - it's a commercial property, not someone's home. Tax it like every other short term commercial lodging.
Screen Name Redacted 4/06/2022 07:29 PM	Because property owners should be able to own their property and not have it controlled by anyone.
Screen Name Redacted 4/07/2022 01:52 PM	As stated above, homes were not constructed as commercial properties and are of an entirely different dimension, construction and management than condo-hotel units. Homes generally don't enjoy any economies of scale or consistent rental record. Unlike lodges, it is not a reliable 'business' for owners to rent their homes and success does require maintaining standards inside and out, providing an excellent or unique living experience and, often, privacy and/or anonymity. Having to pay as a commercial activity would, in my view, knock out a number of available homes as rental would become uneconomic.
Screen Name Redacted 4/07/2022 03:41 PM	The above stated differences are either disingenuous or just plain incorrect. A dwelling is a dwelling is a dwelling. No matter if an owner

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
	is using it or and owner guest/rental the same amount of traffic and infrastructure is required. In fact visitors renting might even use a car less or fewer cars. The last difference listed above is simply not true. how are lodges ensuring more safety, more quality experience and facilitating a functioning economy. Those are all empty words.
Screen Name Redacted 4/11/2022 12:38 PM	Short-term rentals should be considered a business and comply with the same regulations as a business. If you were running a business out of your home and claiming it as a business, you would have to comply with certain regulations (example: an accountant working from their home as a place of business would have a separate entrance, for example). Similarly, your customers should have the security of knowing that they are safe and provided with the same services of a short-term unit in a lodge, as they are paying for short-term lodging.
Optional question (84 response(s), 161 skipped) Question type: Essay Question	
Q7 Rank your preference for where you believe short-term rentals should be permitted based on zone district, with “1” defining that they should not be allowed at all, and “7” being they should be allowed.	
OPTIONS	AVG. RANK
Residential Neighborhoods Outside of the Roundabout	2.83
Cemetery Lane Residential Neighborhoods	3.06
East End Residential Neighborhoods	3.54
West End Residential Neighborhoods	3.59
Mixed-Use Districts (ex: Main Street)	4.31
Lodge Districts	4.74
Downtown Core	5.10
Optional question (227 response(s), 18 skipped) Question type: Ranking Question	



# Shaping Aspen's Built Environment

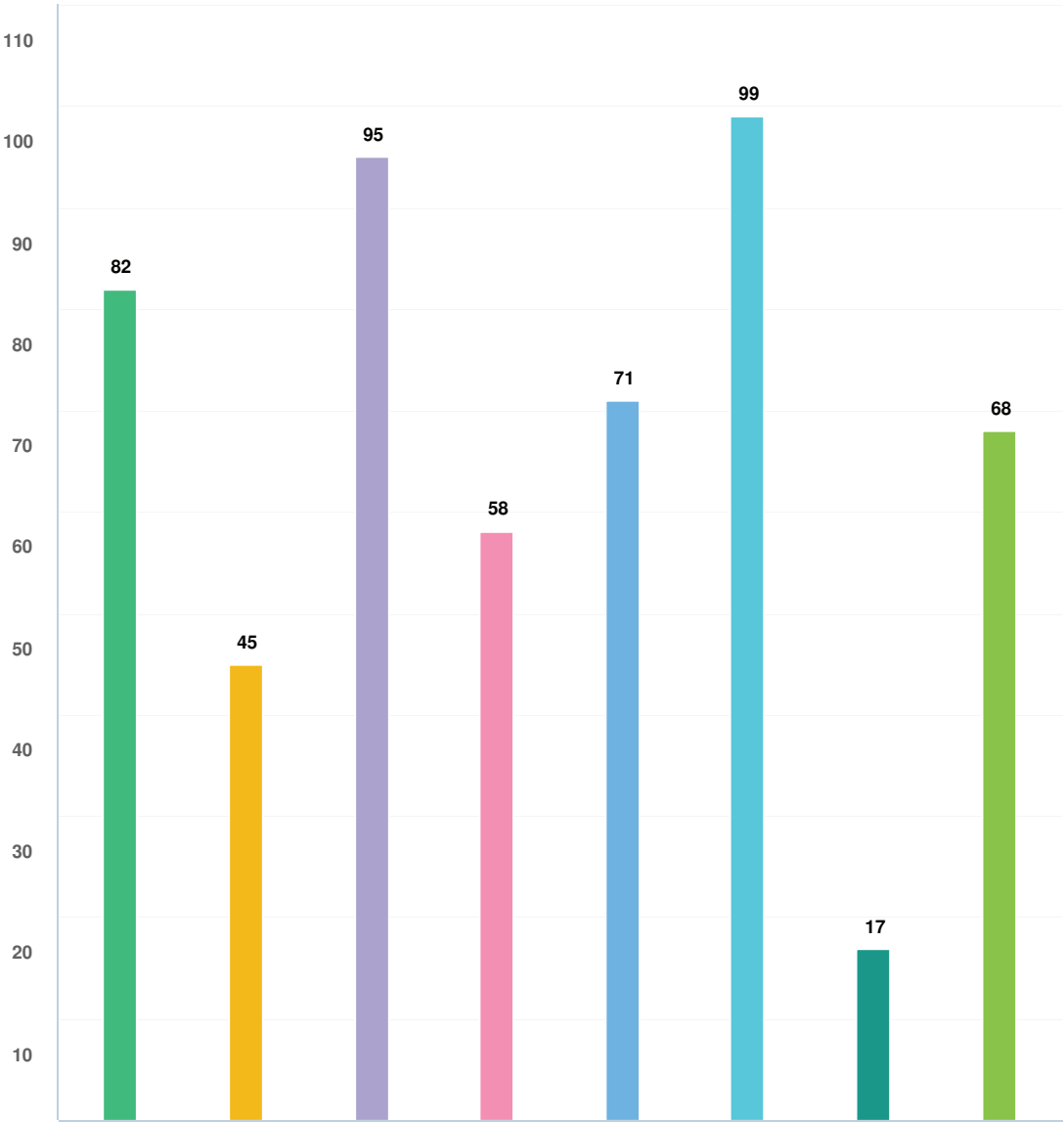
## SHORT-TERM RENTALS

### APPENDIX E: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022



**Q8** Please check your three areas of greatest concern regarding short-term rentals in Aspen?



**Question options**

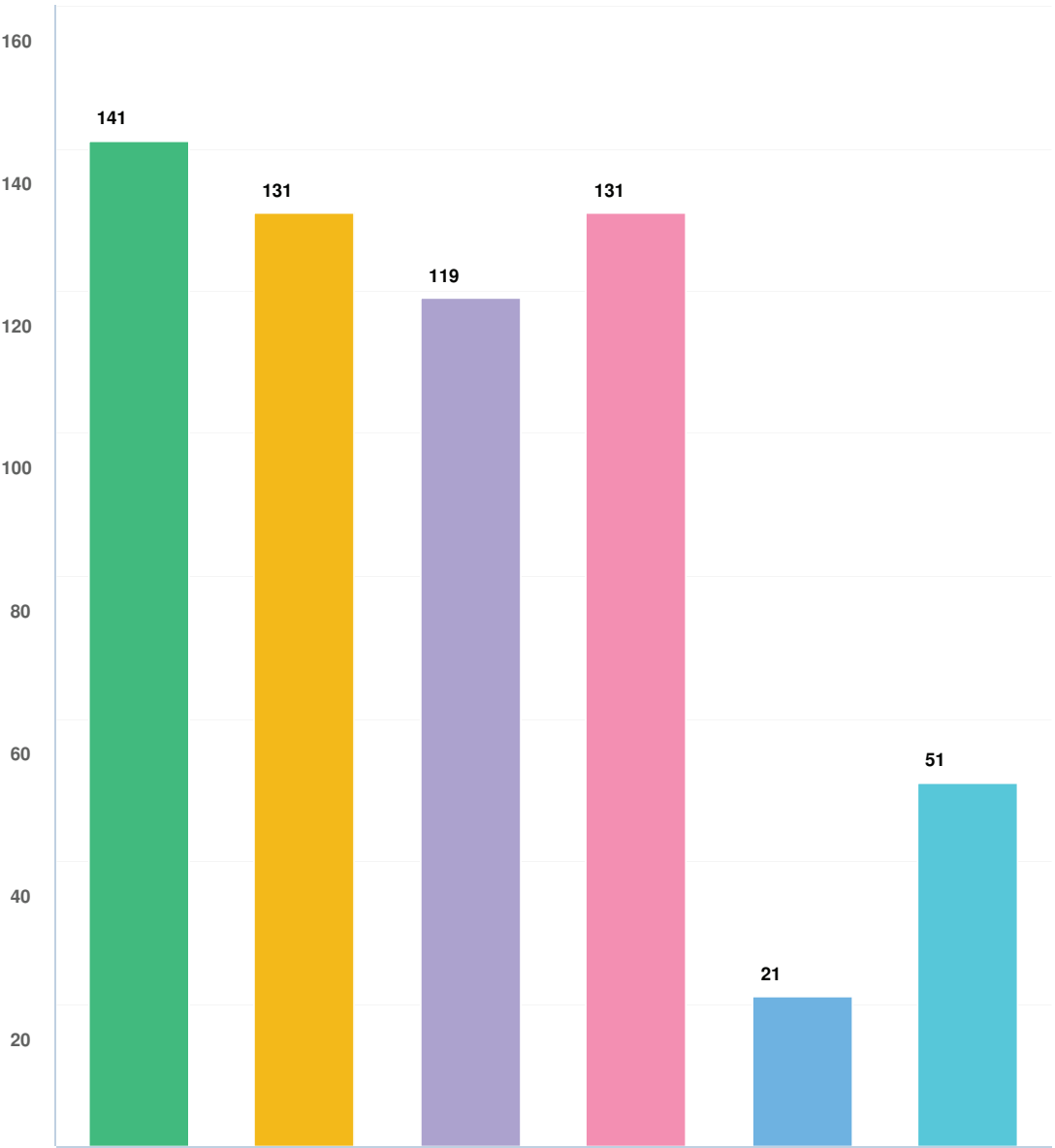
- Traffic and Parking
- Trash and Wildlife Safety
- Neighborhood Impacts (ex: Noise, Crowding)
- Over Tourism
- Tax Fairness (Ex.: Property Tax Increases, Sales and Lodging Tax Remittance)
- Loss of Local Housing
- Competition to Traditional Lodging in Town
- Other (please specify)

Optional question (228 response(s), 17 skipped)  
Question type: Checkbox Question

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022



**Q9** What do you view the three greatest benefits of short-term rentals to be in Aspen?



**Question options**

- Expanded and Diversified Lodging Bed Base
- Revenue for Property Owners
- Increased Tax Revenue
- Increased Economic Activity
- More Visitors In Town
- Other (please specify)

Optional question (235 response(s), 10 skipped)  
Question type: Checkbox Question



# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX E: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
CITY OF ASPEN	
Q10   If you were a member of Aspen City Council, what questions would you ask about short-term rentals?	
Screen Name Redacted 2/27/2022 01:48 PM	Why would you allow uncontrolled short term rentals in our community??? What will you do to protect our community?? Anonymous and private LLC's should not be allowed to purchase properties as investments for short term rentals. Real estate investment is just like the stock market - a risk, with no guarantees on investment. Absent landlords are not interested in the well being of the community only on their investments paying off. If you have the courage to change the use of short term rentals you will probably be sued but, hey it was their risk to take. Housing prices might actually drop too which could be better for local buyers. Real estate agents who have been reaping the benefits of uncontrolled short term rental investment sales will no doubt be unhappy. They will adapt. It's time to take our town back and make it a community.
Screen Name Redacted 2/27/2022 02:17 PM	1. How do the neighbors feel about it? 2. How many beds are made available to the base number of visitor bed accommodations in Aspen and at what cost? 3. Does the owner/operator respond quickly to complaints; can we fashion rules to govern disturbing behavior by individuals rather than prohibiting broad swaths of lawful activity? 4. How can we quantify the community benefits and burdens? 5. How much time do residential homeowners spend in their Aspen homes and how much time is rented out? 6. How many homeowners rent to visitors for City sponsored programs such as the Physics and Music programs? 7. What is the tax benefit to the City, County and State of STRs? 8. Can the City law enforcement quantify the burden of STRs relative to visitors and residents generally? 9. Are there benefits to us by providing rental homes for families? 10. What are our goals, what choices do we have to reach those goals, what is the cost of each choice and who should be asked to pay that cost? Thanks Dennis Seider
Screen Name Redacted 2/28/2022 08:20 AM	Is there a license in place? Are they paying their taxes? Is the property represented? (ie: who is the accountable representative for the rental? Is that representative readily available, reliable and responsive?). ONE MORE COMMENT: You have declared in Question 5 that "there are no regulations in Aspen that define where short-term rentals can exist." This is not entirely accurate. The ZONING code CLEARLY defines for every type of zoning in this town whether or not short term rentals are permitted. How about starting there?

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
CITY OF ASPEN	
Screen Name Redacted 2/28/2022 02:28 PM	is there a way to quantify how many homes are rented fulltime as investment rentals with owner usage less than that, and how many are primary homes rented occasionally?
Screen Name Redacted 2/28/2022 10:37 PM	What percentage of currently licensed short term rentals are housed in ADU units in homes exceeding 3,500 square feet?
Screen Name Redacted 3/02/2022 06:38 AM	What would be the loss in tax and retail revenue if short term rentals are restricted such that fewer people are able to visit Aspen? And how does that loss impact Aspen's budgets and development goals?
Screen Name Redacted 3/03/2022 01:53 PM	WHO ARE MAKING THE COMPLAINTS THAT i as a long time real estate professional have NEVER HEARD. How can we help them- maybe literally post rules that all of us homeowners must follow with parking, noise, etc.
Screen Name Redacted 3/04/2022 12:23 AM	Who are you hurting and who are you helping? Will taxing STRs generate more money for affordable housing? If so, do that!
Screen Name Redacted 3/04/2022 07:43 PM	As I said, what will ultimately be the result of our actions? I'd also note that changing regs for current owners might well result in a taking, which could get very expensive for the city. As a taxpayer, I'm livid about the whole thing. Why not have this debate without the moratoriums? Why do I and every other taxpayer have to pay to defend the city when what it has done is indefensible?
Screen Name Redacted 3/05/2022 11:36 AM	Are the people that are complaining even residents of Aspen?
Screen Name Redacted 3/05/2022 06:08 PM	who are these people who know so little about the fabric of what made it great here: they all seem to be mini Bob Bowdens
Screen Name Redacted 3/06/2022 02:45 PM	I would suggest that all residential short term rentals should only be possible under the following rules: 1. No residential STR under 30 days in length. 2. Any residential unit can only be rented once a year ranging in length between 30 days and 12 months. 3. Set a limit of how many occupants in each rented unit can stay there at the same time depending on the size of the residential unit.
Screen Name Redacted	1. Why shouldn't these businesses pay their fair share to address the



Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

APPENDIX E: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
3/06/2022 04:17 PM	problems they create? 2. What steps do STRs take to educate their guests about noise and trash? 3. Who really benefits?
Screen Name Redacted 3/07/2022 07:40 AM	I would ask to drill down the numbers and get a clear picture of how many, what neighborhoods and who is managing and how.
Screen Name Redacted 3/07/2022 11:22 AM	Are you licensed.
Screen Name Redacted 3/07/2022 03:10 PM	Zero. It's none of there business what someone wants to do with there personal property.
Screen Name Redacted 3/07/2022 04:48 PM	I would want to understand how short term rentals have impacted other destinations. I've heard, for example, that large areas of Barcelona have been "hollowed out" by STRs, displacing local residents to the point where nobody lives in some neighborhoods. I think it would be worthwhile to understand the implications of these businesses in places where they have been more prevalent.
Screen Name Redacted 3/08/2022 09:59 AM	How are you going to "police" the policies you put in place? Can you require that owners of property in Aspen must put in a minimum of hours in community service within the town.
Screen Name Redacted 3/09/2022 02:47 PM	1. Who are these proposed revisions & restrictions actually hurting & helping? 2. How are these proposed revisions going to impact the local economy/businesses? 3. How can we help maximize city lodging tax income while not affecting the livelihood and property value of ANY residents? 4. Should we consider consider restricting future STR permit issuance only to property owners who have a property in a commercial zones (CL, CC, & C-1), Mixed Use zones (MU) and Lodging zones (L)? 5. Should we consider grandfathering in all property owners as of 12/31/21 to be exempt from any possible future revisions as to not negatively impact any long time residents/owners? 6. How can we use funds received from lodging taxes to help address affordable housing?
Screen Name Redacted 3/09/2022 03:54 PM	-Should future STR permits be issued only to property owners who have property in a commercial zone, lodging zone, and mixed use? - How city lodging tax be maximized while not affecting any residents livelihood and property values? -Who exactly are being hurt or helped by these proposed revisions and to what degree? -How can we specifically utilize funds generated by STR lodging taxes and

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
	business licenses to develop long term and affordable housing solutions? -Should property owners as of 12/31/21 be grandfathered in to be exempt from future STR revisions to protect and encourage long-time residents/owners? -How will these revisions affect all local businesses and the economy in Aspen?
Screen Name Redacted 3/10/2022 04:09 PM	Why are people so upset about this!? If a law passed like this, it would force many home owners to sell their homes. This will also turn people away for choosing aspen/Snowmass for family vacations.
Screen Name Redacted 3/10/2022 04:12 PM	Are we getting taxes from all of the real estate firms and from owners who rent their unit on their own.
Screen Name Redacted 3/10/2022 04:24 PM	Who is suffering? Locals or visitors. Ask the ski co to help out building more affordable housing.
Screen Name Redacted 3/10/2022 04:54 PM	Nothing, really. I can't figure out why this has suddenly become a big deal. Aspen is expensive. Part-time restaurant/ski lift/hotel workers have always complained that housing is unaffordable. I lived far away from my work when I was young as well, because it was more affordable. I think the City Council should be focused on other things.
Screen Name Redacted 3/10/2022 05:17 PM	Again, what problem are you trying to solve? if you want to address traffic and parking, perhaps don't allocate much of the core parking spots to restaurant pick ups only. Furthermore, if you want to tax renters who are messing up traffic and parking, then charge them for a multi-day or night parking pass. But other than this, i honestly don't see the problem: i've been paying tax as a resident without using the town's infrastructure for many years (Schooling, et al), and i certainly never asked for that back...nor would you ever have granted me that!
Screen Name Redacted 3/10/2022 05:41 PM	how can we make it easy (ier) on the existing lodging/hospitality industry to run a thriving business for their clientele without destroying the complementary Short term rental industry that brings so many visitors, money, employment, benefits to Aspen. And how can do that without changing dramatically the character and feel of the current community? We don't want more hotels, especially big hotel like chain hotels in Aspen. The short-term letting industry plays a vibrant part of the aspen economy.
Screen Name Redacted	Why change from the status quo after all these years



# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX E: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
3/10/2022 06:18 PM	
Screen Name Redacted 3/10/2022 07:54 PM	How do we ensure that appropriate levels of regulation is applied to create a welcoming & safe town for the visitors as well as supporting our home owners who rely on the income as a source of their economic well being?
Screen Name Redacted 3/10/2022 08:51 PM	Where do the workers live that take care of your rental?
Screen Name Redacted 3/10/2022 09:40 PM	How are these proposed revisions going to impact the local economy? Who is affected negatively and positively by these proposed revisions?
Screen Name Redacted 3/11/2022 02:31 AM	Why are you interested in instituting policies that will shrink the local economy and hurt many residents throughout the roaring fork valley who rely on out-of-town visitors to provide for their families?
Screen Name Redacted 3/11/2022 05:02 AM	Have you studied the Alps and how they have concluded short term rentals are a key requirement of a top quality ski town?
Screen Name Redacted 3/11/2022 07:30 AM	How to enforce the laws that are already in place. Even the minor laws, like dog leash laws. Aspen does a poor job compared to other cities.
Screen Name Redacted 3/11/2022 07:48 AM	This sounds like an effort from hotels to squash competition so they can raise room rates. There is so little housing available in town, I have no idea why you would be looking to eliminate any. The real problem in town is the developer Hunt who is getting rid of all the affordable food places and replacing them with incomplete construction sites. As a long time Aspen resident it is a shame how this has been allowed to happen. Embarrassed to have friends come and visit with nothing open, big holes in the ground for years, and no restaurants to eat at unless you want shaved truffles on your \$100 steak.
Screen Name Redacted 3/11/2022 07:55 AM	How can the city and community work together to differentiate between those property owners who bought solely to make a profit with no intention of spending the revenue locally or spending time there? Also, with an employee housing shortage, how can the city support using STR as employee housing on a seasonal basis? I would certainly consider trading housing for free lift tickets since I

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
3/10/2022 06:18 PM	
Screen Name Redacted 3/11/2022 10:01 AM	have to use proceeds from the rental to afford skiing (again, where my parents have a combined 100 years of service). What other value can be traded to offset housing problem with available STR? How can the city work with homes bought solely to make a profit on STR to make that revenue stay in the community? Higher taxes on those who aren't owned by someone who spends time in the community? Higher tax on those who weren't raised there AND still spend time there when able? Use that to subsidize employee housing, give to schools, etc.
Screen Name Redacted 3/12/2022 07:20 AM	So who is going to take care of all these vacation rentals? "Local" employees that have to live down in Glenwood or further?
Screen Name Redacted 3/17/2022 01:18 AM	Who is behind this push and how much money do they stand to gain.
Screen Name Redacted 3/17/2022 07:43 PM	I would: 1. Look at the benefits of short term rentals in addition to the challenges. As I mentioned, our family loves renting homes when we vacation. We enjoy our time so much more in a home with a large living area, kitchen, and multiple bedrooms. It is also much more affordable and fun to be able to cook meals and eat in. We also enjoy living as locals live in a home and not in a hotel/lodge. 2. Address the challenges of short term rentals with: a. Fair taxes. b. Occupancy limitations based on the number of bedrooms. c. Adequate parking options (however, this would also need to be enforced with lodges in town which do not all provide parking for all their guests). d. Requiring 24/7 property management services if deemed necessary e. Trash disposal and wildlife awareness programs for all visitors to Aspen, including both hotel/lodge and short term rental guests.
Screen Name Redacted 3/18/2022 07:00 PM	What additional impact do they actually create on city surfaces? What difference does it make if the owner is sleeping there or a short term visitor?
Screen Name Redacted 3/18/2022 12:20 PM	Other than regulation, why are you doing this? Anyone that is an Aspen resident knows the short term rentals are not increasing traffic ( that is workers coming onto town and leaving at the end of the day ) or housing for employees. You will hurt Aspen
Screen Name Redacted 3/18/2022 12:20 PM	ACC needs to drop this topic!



# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX E: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022



Screen Name Redacted 3/18/2022 12:21 PM	How have other communities dealt with this and what solutions have been successful.
Screen Name Redacted 3/18/2022 02:35 PM	- We already have a housing crisis, why do we want to continue to artificially inflate property values and reduce the number of permanent residents in neighborhoods? How much is it really stimulating our economy? Is it worth displacing our community? - Will the quality of life be impacted as transients move from traditional “lodge areas” to residential neighborhoods? - Will it maintain community preservation? (this is a topic that I hear every full-time Aspen resident talking about) - What will it cost the city to manage short-term rentals and enforce ordinances related to short-term rentals (e.g., increased traffic, noise, off-street parking, littering, wildlife safety, etc)? - What public safety issues does it pose? - How do we keep short-term renters “accountable”?
Screen Name Redacted 3/18/2022 02:47 PM	Should we first focus on doing the basics well before engaging in yet another thing
Screen Name Redacted 3/18/2022 03:09 PM	What is the tipping point at which too many STRs start to negatively impact community character rather than providing some benefits? Are actual people utilizing the ability to rent out their homes as a second income or so that their house doesn't sit empty for months? Or, are they owned by LLCs and trusts so rich people can get richer at the expense of the community.
Screen Name Redacted 3/18/2022 06:13 PM	I would permit short-term rentals
Screen Name Redacted 3/19/2022 09:01 AM	Why are we acting like they are necessary at all? They are gutting the town of its character and infrastructure. Yes, banning them completely would be a radical move, but if you want to return some vitality to this place, it may take some economic and cultural disruption.
Screen Name Redacted 3/19/2022 01:44 PM	Why would we NOT allow a working class family who chose to buy a free market home here (thereby not taking a coveted employee housing unit) to earn extra income by renting their property or a portion of their property?
Screen Name Redacted 3/19/2022 01:52 PM	At what point do you believe your presumed omnipotence approaches a limit?

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022



Screen Name Redacted 3/19/2022 05:10 PM	I would want a list published every 6 months in the local newspapers of all of the owners of all short-term rental properties and the addresses of those properties. I would make sure to include all of the owners name connected with each property so that they can not hide behind a business name. I would also want a list of the amount of taxes that were paid by all of those owners on each short term rental. Again, I would list each owners name so that they can not hide behind a business name.
Screen Name Redacted 3/19/2022 05:24 PM	What oversight can be applied to short-term rentals so that they are held in compliance with regulations, are properly permitted and pay their share of taxes. Also, what controls can be put in place to mitigate the environmental impacts which include parking, transportation, keeping down noise levels. Liability issues need to be addressed when/if property is damaged.
Screen Name Redacted 3/20/2022 03:58 PM	Are short term rentals taxed in the same way as lodging including accommodations tax? How is short term rental tax utilized versus the perceived impacts?
Screen Name Redacted 3/20/2022 06:45 PM	Is there a way to increase housing for locals instead of adding more rentals for visitors?
Screen Name Redacted 3/21/2022 01:25 PM	Is it appropriate to consider denying someone their property rights?
Screen Name Redacted 3/21/2022 02:22 PM	Do they contribute to the community, or do are they detrimental to the community and those that live here full time.
Screen Name Redacted 3/21/2022 04:28 PM	If units are already built and are going to sit empty verses letting people short term rent them, there is no down side to the community. If they are properly managed noise, trash, parking, are all NON-ISSUES. I am 100% for personal property rights without City rules and regulations.
Screen Name Redacted 3/21/2022 07:05 PM	Are the appropriate in neighborhoods not zoned for lodging?
Screen Name Redacted	What will be done about the loss of housing for local service workers,

Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

APPENDIX E: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
3/21/2022 07:40 PM	about noise and party activity in residential neighborhoods, about increased traffic impacts and about trash attracting bears and other wildlife?
Screen Name Redacted 3/22/2022 12:36 PM	What benefit do you give the community & subdivision you live in? What do you do to help your neighbors with noise & parking traffic? If you live in APCA owned neighborhoods, do you help defray costs to the associations
Screen Name Redacted 3/22/2022 04:33 PM	When the City is at capacity in the busy season who would you contact for someone to repair your furnace, refrigerator, plumbing, or any other service company. The answer is you wouldn't be able to get a reply from any of these companies as they are all too busy. A friend had to live in the cold for 3 days in single digit outside temperatures as she couldn't find anyone to fix her heat. We have overbuilt our community to where we don't have enough businesses to service our current level of properties let alone the new 1A 100,000 square feet and other developments. We are waging the tail of the dog by keep expanding and keep building more work force units.
Screen Name Redacted 3/22/2022 06:59 PM	Aspen is already overwhelmed - leading to this moratorium. Why would we permit more and different rentals?
Screen Name Redacted 3/22/2022 07:54 PM	How can we ensure that these short terms rentals are not negatively affecting the already horrific local full time housing market, in terms of both availability and cost?
Screen Name Redacted 3/22/2022 07:54 PM	Should there be a cap on how many short term rentals are allowed in Aspen? Should there be a process where a short term rental has to try long term renting first (placement with a local that needs a home and is a good match) before they can qualify for short term rentals?
Screen Name Redacted 3/23/2022 07:23 AM	Include the long term individual owners who have rented their place out for years. Limit or eliminate the LLC crowd
Screen Name Redacted 3/23/2022 08:19 AM	Do more STRs make the lives of the most economically and socially vulnerable members of our community better or worse
Screen Name Redacted 3/23/2022 11:02 AM	In order for tourism to continue and grow in aapen there has to be things to draw people here. without the workers that are being priced

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
	out of the valley many of the buisness here will suffer. This is being seen already with resturants shortening hours due to lack of staff. the hospital is understaffed and has a hard time finding workers, even though the pay ia better than average. The reason is because of the lack of affordable housing. unless skico is planning on having tourists to take turns waiting tables, and running the ski lifts then something must be done. I realise that the poor investors buying up all these properties are just trying to make ends meet, but unless these investors plan on plowing after it snows then maybe, just maybe asoen shiuld do something to address the problem.
Screen Name Redacted 3/23/2022 12:00 PM	What are we trying to accomplish in detail and what actions might we take that will help us accomplish those goals?
Screen Name Redacted 3/23/2022 12:18 PM	Where are the records / proof of all the proclaimed problems to safety, trash, danger to wild life, etc. I'm sure there are certain isolated issues which could probably be solved with some inforcement which does not include such a wide stroke of the government brush.
Screen Name Redacted 3/23/2022 12:34 PM	There MUST be an enforcement mechanism that will revoke the short term rental permit from properties that continue to disrupt their neighbors and neighborhoods. The Aspen Police Dept. cannot be the default property manager of poorly managed short term rental properties.
Screen Name Redacted 3/23/2022 01:59 PM	I think it is important to clearly define the problem, I don't think the council has adequately articulated the actual problem, which is a dangerous situation when trying to find so called solutions. The council is not likely to have meaningful change throughout this process, but will most likely create losers here.
Screen Name Redacted 3/23/2022 02:40 PM	where are complaints generated from? what is the ripple effect on jobs if you eliminated them? how many and what type of clientele would you lose if you eliminated residential rentals?
Screen Name Redacted 3/23/2022 04:42 PM	What is your average number of rental nights per season?
Screen Name Redacted 3/23/2022 05:55 PM	Why is this a concern when the owner of their establishment is trying to survive!




# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX E: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2



How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022		
Screen Name Redacted 3/23/2022 08:14 PM	I pulled this off of a FB page from a user that commented on the Helfinger sale in the paper today... "A major private equity fund with a trillion dollars of assets under management will be going heavy into the STR/Vacation home market in the Colorado resort communities. Their exit strategy is simple. The rise in property values. Appreciation. Communities like Aspen, Steamboat Springs and Breckenridge will see properties rise in value exponentially. They also do not depend on income. They will pay the minimum taxes and basic maintenance. If and when the communities get over their hatred of this industry they may then bring that model into play. Until then these properties will not be available for any use other than comps for their LP's, and friends. I am told that they plan to invest a billion dollars into Colorado" This is the shape of things to come if nothing is done to keep the heartbeat of Aspen intact. How do we propose to maintain the ethos of "The Aspen Lifestyle" when we give it all up to the highest bidder? Where does the greed stop? Why should we all just roll-over and allow Aspen to become a theme park for the wealthy? If that is the goal we are mere steps to having that sad end become a reality. Does anyone care about anything beyond money, profit and tax revenue in this town anymore? What about quality of life, and not just for the highest bidder? It's becoming quite gross...	
Screen Name Redacted 3/23/2022 09:06 PM	IS there a way to limit STR's on a per person basis or member of and LLC, etc. Somehow finding out who the member are of the LLC which would be the same as a person. maybe someone can only own up to 3 rental properties. Is this a possibility?	
Screen Name Redacted 3/24/2022 08:06 AM	My question is to you and why you think you have the right to dictate what someone can or cannot do with their home. If you tax the activity correctly, then you can cover whatever additional costs are incurred or mitigate, with those funds, whatever extra services might be needed.	
Screen Name Redacted 3/24/2022 08:15 AM	Do I have any right to infringe upon private property under the constitution?	
Screen Name Redacted 3/24/2022 08:53 AM	I would love to ask city council to consider where in aspen they are most appropriate and how many licenses should be allowed in the various zones and neighborhoods to create a healthy balance for the community.	
Screen Name Redacted	When will we change Aspen from an investment back to a	

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022		
3/24/2022 12:51 PM	destination? People who have been here for years are being forced out for people buying 2nd and 3rd homes that don't live here full time and contribute to the local economy full time. Some have their houses paid off but because of overdevelopment and greed are forced to sell because they now can't afford their property taxes.	
Screen Name Redacted 3/24/2022 03:35 PM	If I were a member of city council I would first ask questions from industry professional and local public before trying to pass moratoriums on an emergency basis. This reminds me when you all tried to limit FAR with no public insight in the middle of the night until the paper published the article and got people knowing about it. I find it disturbing when you are elected to serve the public and operate without full transparency.	
Screen Name Redacted 3/24/2022 04:54 PM	how do we make it easier for owners to use their property for STR's. how can we create more jobs and keep our economy going. why would you be against them? Makes no sense.	
Screen Name Redacted 3/24/2022 05:31 PM	If limitations are placed on short term rentals making it undesirable or not feasible for owners to continue running them, how does Aspen plan to accommodate the demand for lodging and tourism which make up such a vital part of the local economy? How will the city be able to accommodate families traveling together that cannot stay in standard hotel rooms with young kids?	
Screen Name Redacted 3/25/2022 08:48 AM	How do we ensure we are collecting tax revenue from all of them? How do we balance the needs of our community with the desires of investors to rent second homes.	
Screen Name Redacted 3/25/2022 06:15 PM	-Owners who want to have STR permit should have a car with Co registration and be on the voter roster in Aspen. -Owners should have a special garbage service that come to their garage so the garbage does not stay outdoor for 24 hrs. -Owners should have only so many weeks to do STR, it is a nuisance if it is ALL THE TIME! with maids, repairs etc... coming non stop.	
Screen Name Redacted 3/25/2022 07:05 PM	Detriment - no benefit. Look at Carmel CA for good example of banned STR	
Screen Name Redacted 3/25/2022 08:03 PM	I believe the City should require all owners who want to rent their homes out (short or long-term) to apply for a rental registration. The	

# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX E: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2


How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022		How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
			
	revenue should be taxed as a hotel. The City should not limit the rental registration in either number or give preference to any specific neighborhoods.		must abide by. Airbnb and VRBO will not take the care in who the renters are that they put into homes.
Screen Name Redacted 3/26/2022 11:46 AM	Are renters willing to do what is necessary to protect the lifestyle and nature of year-round residential neighborhoods and wildlife?	Screen Name Redacted 3/30/2022 07:17 AM	If you get rid of short term rentals, what are you going to do for all the people that work them.. cleaning service, maintenance manager, property managers, bartenders, servers ect. Businesses will shut down bc the amount of people visiting would drop substantially!
Screen Name Redacted 3/26/2022 12:27 PM	How to maximize the benefits to the city of STR's.	Screen Name Redacted 3/30/2022 12:27 PM	How are we defining our town? How much an investor can make or by the character and make up of it's owners and residents (L/T rentals). Those are the individuals that contribute to the pulse of the vibe that our town should have, not the investor/developer that just wants a return on their investment and will promise the council everything in order to get what they want and deliver on NONE of it.
Screen Name Redacted 3/26/2022 12:45 PM	Since the pandemic the housing market has been crazy and we have seen the impact of no places to buy and no places to rent (that are affordable). The affordability of housing has always been an issue - which is why employee housing came about. Is the solution to build more affordable housing even if it's down valley? I'm not sure that regulating short term rentals is the solution. If someone purchases a free market property they should be able to use it as they please without restrictions.	Screen Name Redacted 3/30/2022 12:48 PM	I would ask, what problems are we trying to solve for our community and for our town?!? And then once 1 or 2 or 3 problems are identified, then I would gather the data! Complete data. I would also ask "if we did _____ in our regulations.... how does that affect different things/people such as retail owners, restaurant owners, free market owners, employee housing owners, full time residents, part time residents, Aspen Skiing Company, the traffic, city services, and go one by one to understand how a specific regulation will affect every nook and cranny and person in town."
Screen Name Redacted 3/27/2022 06:24 AM	I fail to see the connection on how short-term rentals are taking units away from affordable housing. The price we paid for our condo is completely unaffordable for the average worker. City Council desperately needs to focus on rental housing for seasonal workers. The shortage and difficulty to find workers in the shops, restaurants and on the ski hill is a direct reflection of the lack of suitable rental properties near transit lines for seasonal employees. Rental housing, not for-sale housing, will best solve our housing shortage and help ease traffic and parking problems.	Screen Name Redacted 3/30/2022 12:56 PM	why do you think you should be exempt from getting a permit and HOA approval in residential neighborhoods.
Screen Name Redacted 3/28/2022 05:21 PM	Do they have any benefit to their neighbors?	Screen Name Redacted 3/30/2022 01:55 PM	What about visitors that want to come to Aspen who can't afford the rates of core hotels? All incomes should have access to this great town and all owners no matter where they live should be able to offset the high cost of living here by renting their condo or home if they desire. It is a win for everyone but the rich people that don't want those with regular income levels to come to Aspen.
Screen Name Redacted 3/29/2022 07:38 AM	how do we ensure equity is considered in this process?	Screen Name Redacted 3/30/2022 02:21 PM	How many short term rentals actually occur in the West End. Not how many have licenses but how many actually rent and pay taxes. How many of these are new homes rented for less than 30 days at a time?
Screen Name Redacted 3/29/2022 09:18 AM	What are the specific concerns you are aiming to address? How can you regulate around those concerns?	Screen Name Redacted 3/30/2022 02:30 PM	Is there a way to incentives property owners to choose renting to local work force over short term rentals?
Screen Name Redacted 3/29/2022 03:15 PM	As a realtor have been doing rentals in Aspen for 15 years have had "not one" complaint about my Renters. I believe the number of "noise or nuisance" complaints are minimal. Perhaps rentals should only be done by Realtors as we are insured and have a code of conduct we		




# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX E: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
	
Screen Name Redacted 3/30/2022 03:33 PM	Who is your source for the negative stories you a perpetuating? Who is managing the properties where there are issues? Are issues caused by owners or tenants? What makes you think people wont go around the city and rent without filing any paperwork?
Screen Name Redacted 3/30/2022 03:37 PM	From the articles I've read and the meetings that I listened to it seems that City Council is most worried about short term rentals and the loss of employee housing. How is regulating short term rentals going to add units available for employees to rent and ease the housing crisis? Are the people renting their houses right not on a short term basis at those high rates really going to rent to employees if they are not allowed to rent on a short term basis? I personally don't think so. If you tell them they can't rent short term but can over 30 days (long term paying \$0 in taxes) how much rental tax income will the city lose? What is the average number of short term rentals properties have in a year? If it's 12 or less, if I were an owner I would just do 12 - 1 month rentals and pay no taxes. How can we use the taxes gained from short term rentals to help with the housing crisis?
Screen Name Redacted 3/30/2022 03:53 PM	Short term housing should be strictly 30 day minimum
Screen Name Redacted 3/30/2022 03:59 PM	Questions 1: How do you not destroy neighborhoods by making them a hotel zone? #2 How can you roll this new STR rule back so its tolerable to residents? #Is this healthy for the community? I would say there is very little local community left living in Aspen. Its a big resort with no room for locals its all about profit. Its really sickening. I don't think its all councils fault. As a 35 year local I am moving out of town. Constant construction, noise, dirt, beeping no balance between locals, construction, and tourists etc! Why did you change the rule a few years ago regarding residential rentals. It used to be you could only rent for less than 6 months 2x a year. The rule was changed to allow this free for all to increase bed base. Essentially residential areas are uninhabitable by locals now. So here we are, the new STR rule needs to be rolled back now that we have this experience. No matter how many beds there are there will never be enough. We have reached saturation limit and someone has to say stop! When the city changed the rules our HOA changed our condo docs to reflect no rentals allowed less than 2 months. We are however surrounded by STRs. We just had two units sell and a major buying point for the buyers was that we didn't allow nightly rentals, so it goes both ways. Allowing STRs does not automatically increase the value of a condo. JUST SAY NO TO THE EVER INCREASING EVERYTING WE HAVE REACHED SATURATION.

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
	
Screen Name Redacted 3/30/2022 04:16 PM	How does increased short-term rentals make the town a better place to live? Are there not enough hotel rooms and condos currently available? How many more visitors can our local infrastructure support (i.e. parking, sewage, electric grid, rescue services, etc?)
Screen Name Redacted 3/30/2022 07:16 PM	What is your definition of a “managed” short term vacation rental.
Screen Name Redacted 3/30/2022 08:59 PM	How can we be fair to property owners, especially those who are needing rental income?
Screen Name Redacted 3/30/2022 09:14 PM	Short term tourists most likely will go out more to spend their Money at stores and restaurants more quickly and will allow more tourists to come into town as there will be more Options of when to come to Aspen. Long term tourists will space out their dinners and shopping as they're here for longer, taking up bedding options other tourists can't come to town.
Screen Name Redacted 3/31/2022 12:11 PM	This survey asked the worst questions and clearly has zero intentions of asking for solutions to the problem. Instead, you all just want to pit the community against the city and continue this debacle. Also - I do not think the city should pick rentals on zoning neighborhoods. My preference is the number 7 on all of the neighborhoods in Aspen.
Screen Name Redacted 3/31/2022 05:10 PM	If I am predisposed to be against STRs and vote to eliminate them, am I creating an even more elitist, wealthy class-driven community in Aspen? If I vote to eliminate STRs, will the Colorado middle class be able to afford the high Aspen hotel room rates to come to ski and recreate in Aspen? If I vote to eliminate the STRs, will I push out the multi-generation Aspen families who have downtown condos and need to rent to afford the escalating costs of carrying their family properties? Why am I judging what other people want to do with their personal property so long as they are complying with state and local laws? Why are we even discussing this issue when there are not enough STR rooms to support our Aspen Summer Music program?
Screen Name Redacted 3/31/2022 09:14 PM	This will not resolve your affordable housing situation. I live in Telluride and similar measures have NOT helped one bit. And it has created unbelievable negative vibes in the community. Nobody is all of a sudden renting their second homes for 10%-25% of their real value, while not being able to use them, because of these

Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

APPENDIX E: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022



regulations. This is ill conceived in every aspect. Monkey see, monkey do? Other resort communities desperately passed this so now you do the same Aspen? Shame on you. Second homeowners who actually use their properties, and sometimes rent them (like me, I am a second home owner in Aspen and spend quite a bit of time in Aspen) , are not all of a sudden going to rent them 12 months a year for \$2,000 a month (which means we can not use them). As a town, you need to solve your affordable housing issues by building more housing, not picking on second homeowners and investment property owners. This is a taking if you enact this law, and I would expect serious legal action from a large group of us if you go this route.

Screen Name Redacted  
4/01/2022 09:55 AM

I am in full support of short term rentals

Screen Name Redacted  
4/01/2022 11:20 AM

Do the STR property owners' have respect/empathy for full-time residents in the neighborhood? Who, beside the police will enforce rules of existing HOAs?

Screen Name Redacted  
4/01/2022 11:21 AM

Climate and the future for skiing will dramatically effect our current economy, so how are you preparing?

Screen Name Redacted  
4/01/2022 12:24 PM

How can we enforce the fees and licensing of short term rentals so they are equal to lodging rentals?

Screen Name Redacted  
4/01/2022 05:23 PM

I would want to know how other communities are addressing this problem and a look at European TOURIST TOWNS AS WELL.

Screen Name Redacted  
4/01/2022 06:02 PM

Why do they need to be limited? People have a right to do what they want with their property. If the HOA allows them, why should the City restrict them.?

Screen Name Redacted  
4/01/2022 07:40 PM

im not sure the shouldn't be allowed anywhere. the big question is balancing them out??? certainly no limits would insure more tax revenue but possibly have negative consequence .

Screen Name Redacted  
4/02/2022 09:38 AM

How much traffic and where is it acceptable? I would suggest that the people who visit and take short term rentals cause at least twice as much pollution as those who stay in hotels or lodges as all the service personnel travel in and out of these residential neighborhoods to perform the maid work and maintenance in vehicles. Should property

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022



management companies be required to use more efficient vehicles, supply a carpooling plan? Should there be a strict limit on noise made by vacuum vans, landscaping and tree cutting equipment? Can trash services be managed so that there are not several different trucks from different companies visiting otherwise quiet neighborhoods sometimes on the same day? Can these trucks be smaller and quieter and cleaner?

Screen Name Redacted  
4/02/2022 10:00 AM

None. Let them do it

Screen Name Redacted  
4/02/2022 10:07 AM

Can we create a system of variances by requiring neighboring properties to approve the allowance of a str permit

Screen Name Redacted  
4/02/2022 10:18 AM

Do Aspen business owners who have invested their invested their lives and finances into keeping their business open want the extra visitors that STR bring in?

Screen Name Redacted  
4/02/2022 11:40 AM

Why are you focusing on STRs and expanding the airport but not fixing the entry and ruining the West End.

Screen Name Redacted  
4/02/2022 12:29 PM

Show term rentals need to be transparent and registered. That way it can be controlled if there are noise or other issues. Don't kid yourself that there are not noise issues in hotels also. But we need diverse housing for visitors whether they are coming for a week or a year. Times have changed and we all work remotely. I don't want to see the city over regulated because of the perception of noise or parking has those can be managed independently

Screen Name Redacted  
4/02/2022 12:38 PM

I would definitely want to know how current short term rentals are truly impacting the city and county. Why are people short term renting? Is this really the reason there is less employee housing? Can some of the tax monies from STRs be used to provide more employee housing? What have other communities done? There are still questions to be answered and a great deal of experience and intelligence within the Council and beyond to find a creative solution.

Screen Name Redacted  
4/02/2022 06:07 PM

Make sure those properties that are on short term rental sites are registered with the city & have permits

Screen Name Redacted

As an owner who occasionally has paying guests in our home when



# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX E: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2


How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
4/02/2022 08:27 PM	we are not there, I would want the city council to ask me what sort of guests stay in our home, and if I thought that I was taking business away from a hotel? I would explain that many of our guests choose not to stay in a hotel because of family dynamics. For example, an older couple with their children and possibly a young grandchild or two. In a home, they can sit around a living area together, get their take-out meals and eat comfortably together without worrying about young children's behavior - also they have a place to mind a baby without the fear of disturbing anyone else, etc. We have hosted families with a member who is severely handicapped - whereas a hotel would not be suitable for their needs and desire to congregate together privately. Honestly, there are many reasons why homestays are more attractive to visitors. (However, I know many people who much rather stay in a hotel than in "someone else's home") It does work both ways. The bottom line though, if I were a member of the ACC, I would question how I would have any say or power to control what someone else does with their own property.
Screen Name Redacted 4/03/2022 10:47 AM	The council should consider raising taxes on short term rentals. The owners are rolling in cash based on nothing other than favorable conditions while workers get screwed. I say if owners are benefiting from just being in Aspen, they should pay their fair share. Use the taxes to create sustainable housing.
Screen Name Redacted 4/03/2022 12:01 PM	Why do we need to think about this, why do we need more government control and more government?
Screen Name Redacted 4/03/2022 12:03 PM	Do STR's degrade the quality of life for locals? If so should there be a quota that caps them at a number that preserves a critical mass of authentic community?
Screen Name Redacted 4/03/2022 01:26 PM	What are the greatest need for the community?
Screen Name Redacted 4/03/2022 03:32 PM	How devastating it is to long-term residence rentals
Screen Name Redacted 4/03/2022 05:55 PM	It's going to exist. It's ALWAYS existed. Get on board and support the process. Monitor the rentals. Get the tax revenue. Aspen needs STRs to support the town, the merchants, the residents, etc....
Screen Name Redacted	Why are we not taxing rentals of 30 days or more? Could we set up a


How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
4/04/2022 08:54 AM	tax for any rentals with terms under 3 - 6 months?
Screen Name Redacted 4/04/2022 12:38 PM	How is this negatively impacting our community?
Screen Name Redacted 4/04/2022 03:28 PM	Why are we trying to regulate STRs
Screen Name Redacted 4/04/2022 03:37 PM	How to ensure that STR comply with "good neighbor" standards
Screen Name Redacted 4/04/2022 03:55 PM	Are you renting properties responsibly? Paying lodging tax etc? Have you or your company had any issues with noise etc at any STR's that have affected the community negatively? Have any community members / homeowners spoken to you or your company complaining about having STR's impacting their homes negatively?
Screen Name Redacted 4/04/2022 03:56 PM	1. Are they individually owned/family business? 2. Do they have an onsite manager? 3. Is the property kept up and safe?
Screen Name Redacted 4/04/2022 04:01 PM	You allow large hotels to come into Aspen and yet your looking to restrict owners from renting their homes who have done so for decades. Not everyone has the deep pockets to stay in an Aspen hotel. We provide a service to the tourist and the city derives revenue off that service. You restrict beds and you restrict your revenue stream.
Screen Name Redacted 4/04/2022 04:11 PM	I believe this is a private property or condominium association issue, not an issue for city council. If you wanted to have more affordable housing for local workers, you should have maxed out capacity for what we have, and secondly, create incentives for retirees living in employee housing to move on.
Screen Name Redacted 4/04/2022 04:21 PM	I would ask about impacts in specific neighborhoods, e.g. how would STRs aid or limit liveability in any one zone - I would want to gauge how comfortable residents are with neighbors renting out parts of their home short-term/what that looks like.
Screen Name Redacted 4/04/2022 04:40 PM	How can we minimize the removal of long term rental housing stock due to STRs without punishing legitimate second home owners who occasionally rent out their homes to offset expenses.

# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX E: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
	
Screen Name Redacted 4/04/2022 05:47 PM	WE are a tourist based economy and town, why do you want to kill the goose that is laying the golden eggs?
Screen Name Redacted 4/05/2022 04:15 AM	What would (wise, respected and beloved former mayor) Bill Stirling do?
Screen Name Redacted 4/05/2022 06:45 AM	While regulating short term rentals makes a lot of sense, how do we create positive incentives for owners to rent on long-term basis to local residents? Unless we ban STRs altogether, simply increasing regulation or limiting STR supply is unlikely to return a material number of units to the local resident housing supply.
Screen Name Redacted 4/05/2022 07:04 AM	What makes anyone think that any of these "vacation rental" properties would be rented at a discounted rate long term to house the workforce or anyone who else who couldn't afford to e market rate? Is the objective to protect the hotel industry from losing any revenue? Isn't Taxation and meaningful regulation always more effective than prohibition? Are we conveniently using the unprecedented uptick in the vacation rental industry as a scapegoat to decades old problems that were ignored or mismanaged for just as long? Is This a knee jerk reaction to a natural economic shift that we'd be better served to adjust to rather than shut down?
Screen Name Redacted 4/05/2022 07:34 AM	1. Why aren't we (CC) respecting due process, and why do we feel the need to cheat the system and abuse our position of power by using a bogus "environmental emergency" clause to slam through our wishes without consulting voters in Dec. 2021? 2. How is it possible that commercial construction not an environmental emergency but residential is?
Screen Name Redacted 4/05/2022 07:34 AM	When our economy is driven by tourist dollars do we want to create a tourist base of only those who can stay at The Nell or do we want a more diverse group? People who book a weekend on AirBnB are generally a much more relatable cliental than those who book high end hotels or who can afford to spend a month on a holiday rental. The Council is trying to block visitors who have come for years to ski because they are pricing them out. Eliminating STR will not create employee housing. If you want more employee housing insist that the units that already exist be rented to employees. There are so many empty apartments that are zoned for employees because the owners were forced to build them but have no need of the paltry rental

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
	
	income.
Screen Name Redacted 4/05/2022 07:37 AM	Why do we need to please second homeowners? Our "working class" needs an opportunity for housing. By restricting short term rentals we will increase the housing stock. Both of the free market rentals I lived in 10 years ago when I first moved to Aspen have been converted to STRs
Screen Name Redacted 4/05/2022 07:55 AM	Is health and safety being addressed?
Screen Name Redacted 4/05/2022 08:21 AM	Nothing noted
Screen Name Redacted 4/05/2022 08:37 AM	What, if any, problems are we trying to correct and are any of the proposed corrective specifically addressing that problem?
Screen Name Redacted 4/05/2022 08:52 AM	Given that most owners want to enjoy the use of their property throughout the year and would not rent it out to local workers, what would happen to City revenue of sales and lodging tax if STR activity is banned? And what is the impact on local businesses who rely on tourism for survival? Hotels in Aspen are already incredibly expensive in season, what would happen to those prices if lodging alternatives are removed? This is already an incredibly expensive community and decreasing supply will likely put upward pressure on prices here.
Screen Name Redacted 4/05/2022 09:16 AM	How will you enforce noise and parking ordinances?
Screen Name Redacted 4/05/2022 09:22 AM	HOW DOES IT BENEFIT ANYONE OTHER THAN THE OWNER?
Screen Name Redacted 4/05/2022 10:52 AM	If we eliminate short term rentals, won't this severely limit beds and cause severe economic reductions to local businesses?
Screen Name Redacted 4/05/2022 11:05 AM	Let the homeowners do what they need to do to maintain their unit/homes. Why does City Council need to decide who and can cannot rent their homes? Why was this decision and vote pushed through as an emergency? The community was not properly notified and there was no need to make this an emergency.



# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX E: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
Screen Name Redacted 4/05/2022 11:06 AM	How is this affecting housing for local employees and local businesses? As an employer we have an incredibly difficult time finding housing for our team, and we know we are not alone to say the least.
Screen Name Redacted 4/05/2022 11:57 AM	what are you trying to regulate? what are the goals? empty homes? what rights/responsibilities do HOAs have in regulating/restricting STR and the like in their specific communities.
Screen Name Redacted 4/05/2022 11:57 AM	Just a few years ago, city council was upset over the shortage of hot beds, now they claim we have too many beds. Yet, Aspen Ski Company's affordable lodging option, the Limelight, averages well over \$1000/night in season (hardly affordable). During the pandemic short-term rentals took off because visitors wanted their own place, whether it was a 1 bedroom condo or 5 bedroom home, they didn't want to be surrounded by others for fear of getting sick. Short-term rentals provide opportunities for owners to offset their costs of carrying the property. It also allows a greater diversity of people to visit Aspen from all socio-economic backgrounds. If you limit short-term rentals or make it more difficult for owners, whether full-time residents or second home owners, I am afraid that hotel nightly prices will only become more expensive and out of reach for many people. Many of the properties that sold within that last 3-4 years were never part of the long-term housing pool for locals. Long-term housing costs are skyrocketing because of limited inventory and the increased demand of new locals moving here that have the ability to work remote. We have a housing problem, but attacking new property owners is not the solution. City Council should fast track affordable housing projects of their own in order to help increase the inventory of affordable long-term housing, instead Council debates the design projects for years before ever putting a shovel in the ground. It is a serious concern that the landfill is almost maxed out, however, instead of crying wolf, maybe look at the potential that it could create. How long until that land could be repurposed and turned into an entire affordable housing community. The solar farm was a great addition, but as it is unable to provide power for all of Aspen, was a higher and better use of that land to create affordable housing for the workforce? These actions of limiting rentals will not result in any real solutions to the housing crisis. It will only boost the coffers of Aspen Ski Company and other hoteliers in town.
Screen Name Redacted 4/05/2022 12:24 PM	How can we be more flexible in our short term rental regulations rather than trying to institute this one size fits all regulation that has been written up so far by the council.?

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
Screen Name Redacted 4/05/2022 02:10 PM	How will mandating STRs actually help the local housing crisis?
Screen Name Redacted 4/05/2022 02:32 PM	Is permanent housing being sacrificed for STR?
Screen Name Redacted 4/05/2022 03:24 PM	How many properties will sit vacant for most of the year waiting for their wealthy owner to occasionally visit and what will be the cultural and economic impact of this.
Screen Name Redacted 4/05/2022 04:04 PM	Have you thought about the impact this will have on home owners; property management businesses that will have to let employees go because they will generate less income; local businesses and restaurants?
Screen Name Redacted 4/05/2022 04:59 PM	Why are you attempting to reduce our warm beds and the ability for large families to gather and have the ability to prepare some meals at home? Why are you throwing away all this sales and use tax revenue?
Screen Name Redacted 4/05/2022 06:07 PM	What is an appropriate str tax rate to generate revenue for affordable housing?
Screen Name Redacted 4/05/2022 06:10 PM	Short-term rentals massively decrease available rental properties for those who want to live here full-time and don't want to live in Rifle. We should be looking after those people who live here full-time. People who want to visit Aspen can stay in this thing called a hotel.
Screen Name Redacted 4/05/2022 06:27 PM	Short term rentals by non resident owners should attract some type of surcharge as non resident owners do not really benefit the community
Screen Name Redacted 4/05/2022 06:35 PM	Strictly enforce payment of accommodation taxes. Pull STR license if noise or inappropriate activity.
Screen Name Redacted 4/06/2022 12:16 AM	Q: Why are we benefiting especially from local homeowners and their decision to offer a Short-Term Rental possibly because they have to supplement their income (many of whom are now retired) and why are we making it so hard with all the rules/regulations/moratoriums etc... for these locals to remain in this town!? A: Solution: Maybe an exemption if you are a homeowner and have a valid voter's ID in the

# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX E: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
	city of Aspen!
Screen Name Redacted 4/06/2022 07:50 AM	I believe there needs to be limits because otherwise it's commercial activity and that's not appropriate in residential zoning. It's bad for wildlife and the environment. The character of our neighborhoods are changing. It's overwhelming our roads and emergency responders. Residential zoning is for residing. Not for creating hotels from peoples homes.
Screen Name Redacted 4/06/2022 08:06 AM	what would be the impact to owner occupied LOCALS if their ability to sporadically rent out their property was taken away? My thought is that many would be forced to leave their HOMES.
Screen Name Redacted 4/06/2022 09:25 AM	why in the world is the city bothering with this? There are ordinances for people to maintain their properties, pay taxes etc. As long as that is done, the city should not interfere with private property rights.
Screen Name Redacted 4/06/2022 10:09 AM	What is the total economic impact of STRs to Aspen, and why would Aspen jeopardize that growth when studies show STRs have minimal impact on property affordability.
Screen Name Redacted 4/06/2022 10:48 AM	Since we're already setting tourism, sales tax and real estate records, where's the real need to increase our STR's and tax base? Do the benefits (for non-residents) really outweigh the challenges and damage to our neighborhoods? Do locals see a lot of downside, but no real upside with STR's? Since STR's reduce housing for residents, how are they helping working residents? Are our neighborhoods healthier with STR's?
Screen Name Redacted 4/06/2022 11:02 AM	To fallow rules of the houses they visit.
Screen Name Redacted 4/06/2022 12:22 PM	How do short term rentals impact the economy and city finances (tax revenue)? Is there a link between STR policy and availability of affordable worker housing?
Screen Name Redacted 4/06/2022 03:50 PM	Show the proponents of more STRs the data on costs of renting long term (and short term for that matter) in Aspen over the past 5 years. Then contrast that data with the numbers of STR properties that were operating clandestinely or openly. If they don't see a direct correlation and provide pragmatic solutions then they should be under a

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
	moratorium until pragmatic solutions can be provided by others.
Screen Name Redacted 4/06/2022 04:53 PM	How best to tax and keep track of who and where these properties are
Screen Name Redacted 4/06/2022 05:48 PM	Being a realtor my livelihood depends on short term rentals. I rely on this income. I just bought my Aspen condo this past fall and in the future plan to rent it out here and there to off set some of the expense. Not sure if I would of bought it knowing this was going to happen. I do not know how the city can take away homeowners rights. Its wrong
Screen Name Redacted 4/06/2022 06:55 PM	How can moderating their use benefit the local working classes housing opportunities.
Screen Name Redacted 4/06/2022 07:29 PM	Does it increase economic activity? Is it good for businesses in town? Is it good for home-owners? Does it increase property value? I would recommend looking into European ski villages such as Lech or St. Anton that believe in never having an cold (empty) bed. Renting is not only encouraged in those villages but required in order to own property in some of the new housing complexes. Reducing short term rentals in Aspen/Snowmass will hurt the locals because it will decline the much needed clientele. Removing short-term rentals benefits only the uber-wealthy and does not take into consideration the needs of the average person. Do we want to make Aspen/Snowmass even more elitist and anti-local town?
Screen Name Redacted 4/06/2022 08:34 PM	I went to the meeting tonight and could not discern what the problem is re: rentals. Lodging is astronomically high in Aspen and people have choices where they take their family for their holiday. We WANT them to choose Aspen and support all the local businesses. And homeowners like me pay the City taxes (about \$20K) last year from my renters. The City can use that to serve our community. transportation, housing, road improvement, etc. I heard one person say that a SFH might rent for long-term to a local if they don't have a short term option. This is absurd. SFH's that are above \$10M are not year round rentals for affordable housing. Do some simple math on what a \$10M asset would need to rent monthly to simply cover the nut. Do locals pay \$100K/mth for a yearly lease. Of course not - SFH's rentals are few and far between and allow tourists to visit here with their whole family which is a huge financial benefit to Aspen. if they can't find a family house for XMAS in Aspen, they can take their money to Telluride.



# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX E: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
Screen Name Redacted 4/06/2022 09:17 PM	Should there be a limit for licenses? Limited for different sizes/styles of accommodation? Limited as a percentage of that style of housing in town? Can we tie a direct tax to STR's that funds affordable housing?
Screen Name Redacted 4/07/2022 08:27 AM	Removing STR would definitely hurt the local economy. Whether it's an owner staying in his/her condo/home or a short term rental, the traffic, population, ect is all the same footprint.
Screen Name Redacted 4/07/2022 08:52 AM	Regardless of an owner or short term rental present the outcome is the same. It brings revenue to the city
Screen Name Redacted 4/07/2022 11:40 AM	If STRs were restricted (primarily in Aspen), how would we ensure that these homes would then be rented out to locals in a long-term lease? How many of these homes have ever leased to a long-term local before? Additionally - if STRs did not exist anymore - how would we ensure that all long-term leases in Aspen/Snowmass were signed only by locals working/contributing to the local economy. (Versus a "digital nomad", remote worker, etc. willing/able to pay a higher price to live here). Where do we draw the line on regulating/encroaching on FREE market housing regulations. In a Capitalist society there will always be an issue of the highest bidder. That is why the focus needs to be on developing more deed restricted housing for local employees.
Screen Name Redacted 4/07/2022 01:52 PM	If we discourage short term rentals won't we be further restricting the diversity and accessibility of visitors to Aspen.
Screen Name Redacted 4/07/2022 02:12 PM	We all know that we are suffering form a lack of employee housing - what proof exists that with out short term rentals ,employees seeking housing would be able to benefit?
Screen Name Redacted 4/07/2022 03:41 PM	How can we make short term rentals evenly regulated and not overly complicated? I.e, a max number of days per year a unit can be sort termed - but across the board.
Screen Name Redacted 4/11/2022 10:53 AM	Why isn't there enought affordable housing, how can we build more and how can we manage what we have better? Would exclusion of short term rentals cause already ghost neighborhoods to become completely vacant (I live on Eastwood drive, there are very few if any

How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022	
	residents there and in non rental seasons it is dead..) will this be the result in rental season Where are we going to house all of the folks that have come to aspen and used luxury housing available outside the downtown area, do we really want more and bigger hotel projects Isn't part of the charm of aspen for people who come here to rent a house and enjoy a weekend with their family, not be crammed into hotel rooms? Do we destroy that experience What is the effect of eliminating short term rentals going to be, is it solving some core problem or is that problem at this point beyond resolution from the stand point of shutting down rentals
Screen Name Redacted 4/11/2022 12:38 PM	As the socioeconomic gap becomes larger, how is local government supporting its residents and workforce (those that live outside of city limits) in being able to be active participants in their communities (stay involved, live here, eat here, play here, shop here)? This workforce includes all socioeconomic classes (low, middle, high, and everything in between).
Optional question (195 response(s), 50 skipped) Question type: Essay Question	

## How could short-term rental permits be administered?

SURVEY RESPONSE REPORT  
14 June 2016 - 01 May 2022

PROJECT NAME:  
Short-Term Rentals



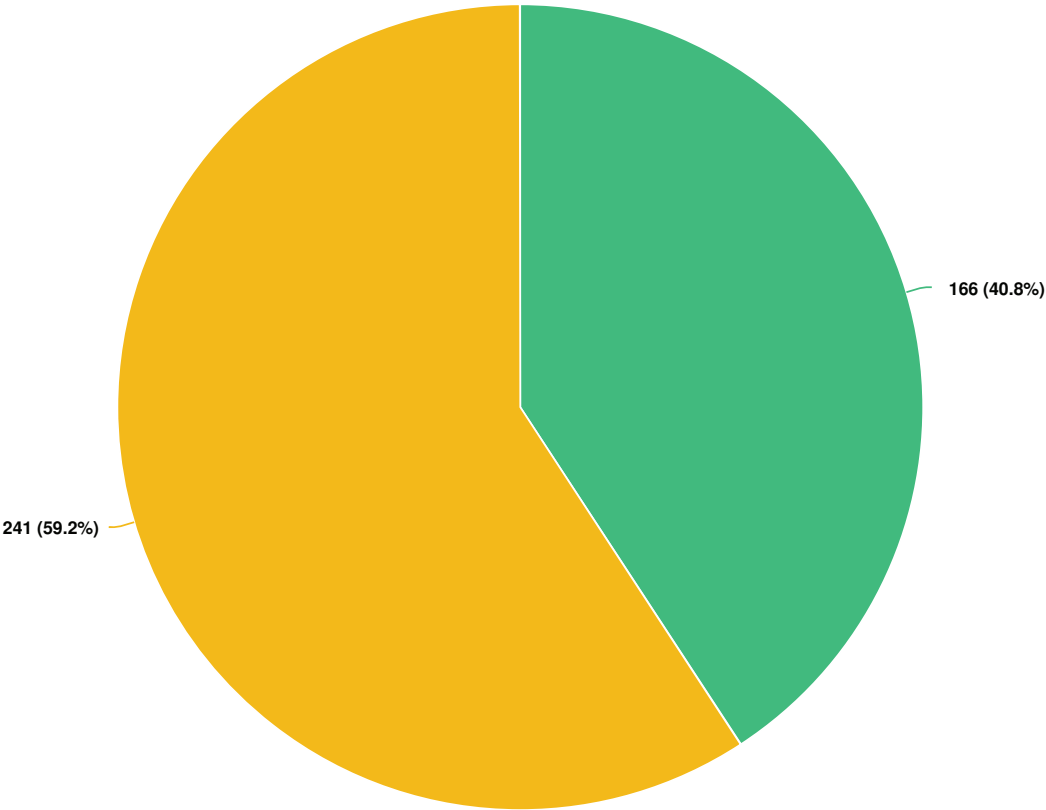
How could short-term rental permits be administered? : Survey Report for 14 June 2016 to 01 May 2022

## SURVEY QUESTIONS



How could short-term rental permits be administered? : Survey Report for 14 June 2016 to 01 May 2022

**Q1** | Do you think short-term rental permits should be transferrable between property owners?



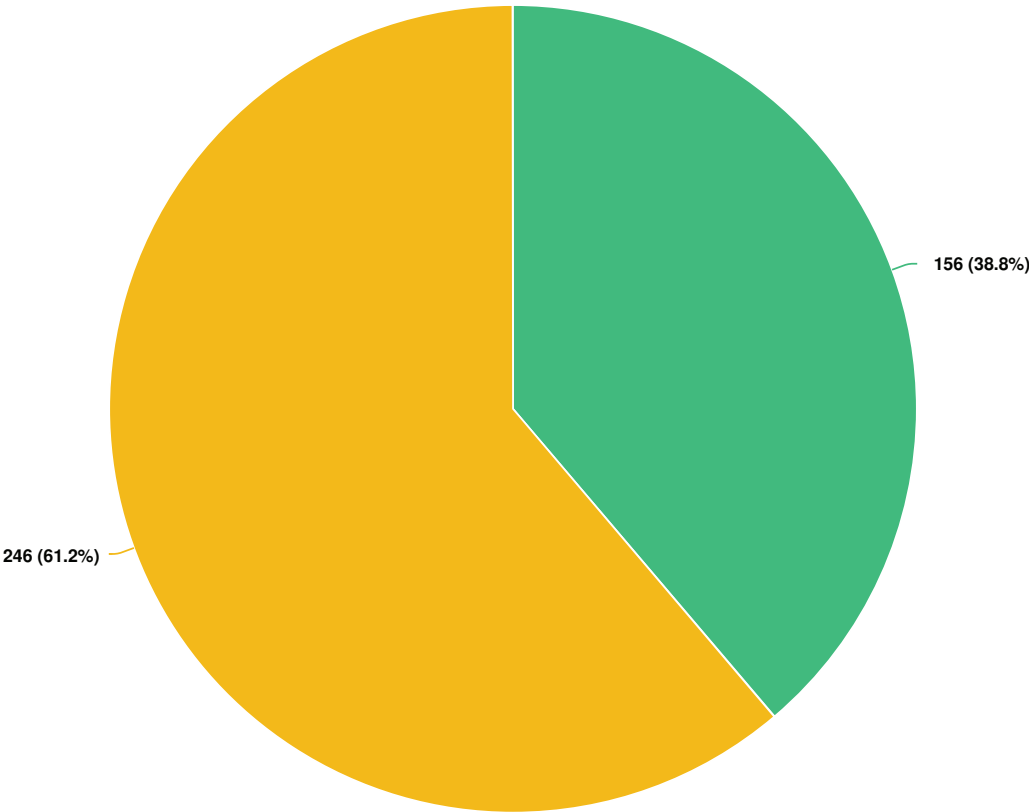
**Question options**

- Yes, the short-term rental permit should be tied to the property and transfer between owners if the property is sold.
- No, the short-term rental permit should not be transferrable. If the property is sold, the new owner needs to apply for the waitlist and submit their own application for a short-term rental license.

Optional question (407 response(s), 4 skipped)  
Question type: Radio Button Question

How could short-term rental permits be administered? : Survey Report for 14 June 2016 to 01 May 2022

**Q2** | With this information in mind, do you think it best to grandfather existing permits and use attrition to arrive at the capped limit over time OR use a lottery to arrive at the capped limit?



**Question options**

- Lottery
- Attrition

Optional question (402 response(s), 9 skipped)  
Question type: Radio Button Question

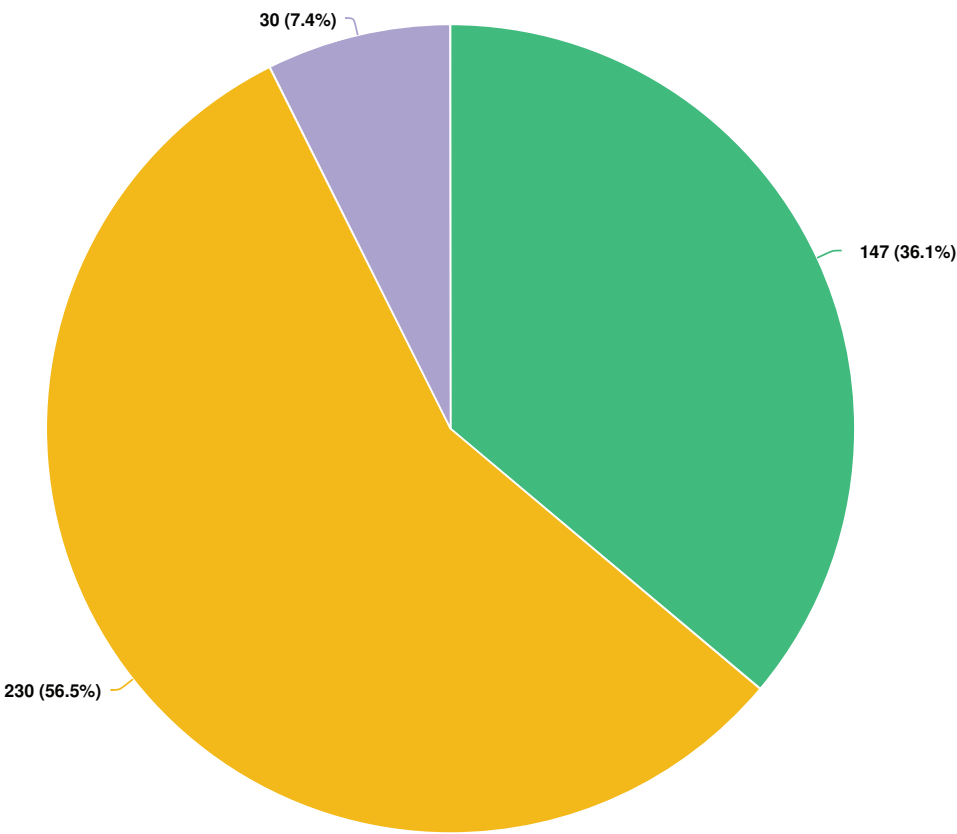
# Shaping Aspen's Built Environment

## SHORT-TERM RENTALS

### APPENDIX E: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2

How could short-term rental permits be administered? : Survey Report for 14 June 2016 to 01 May 2022

**Q3** When considering owner-occupied STRs vs. non-owner-occupied STRs, do you think the City of Aspen should limit how many days per year an owner-occupied (i.e., a local resident) short-term rental could be rented out?

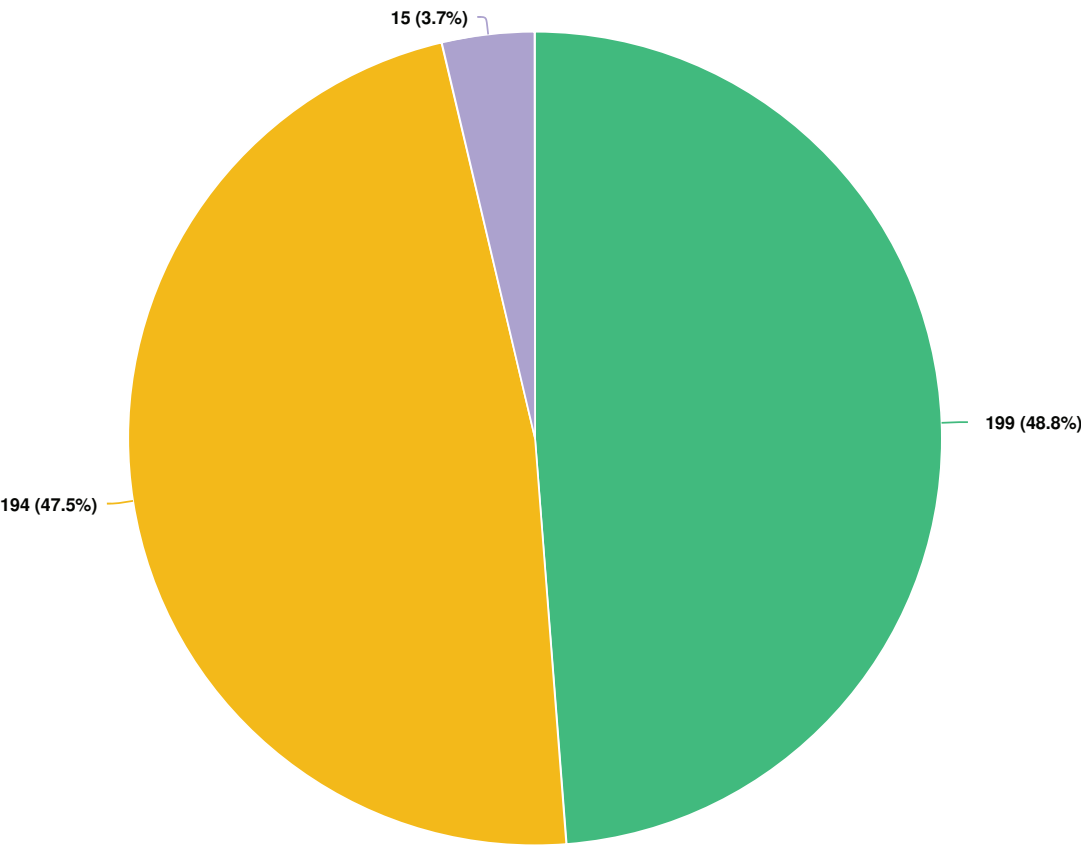


**Question options**  
Yes No I don't have a preference

Optional question (407 response(s), 4 skipped)  
Question type: Radio Button Question

How could short-term rental permits be administered? : Survey Report for 14 June 2016 to 01 May 2022

**Q4** When considering owner-occupied STRs vs. non-owner-occupied STRs, do you think the City of Aspen should limit how many days per year a non-owner-occupied short-term rental could be rented out?



**Question options**  
Yes No I don't have a preference

Optional question (408 response(s), 3 skipped)  
Question type: Radio Button Question



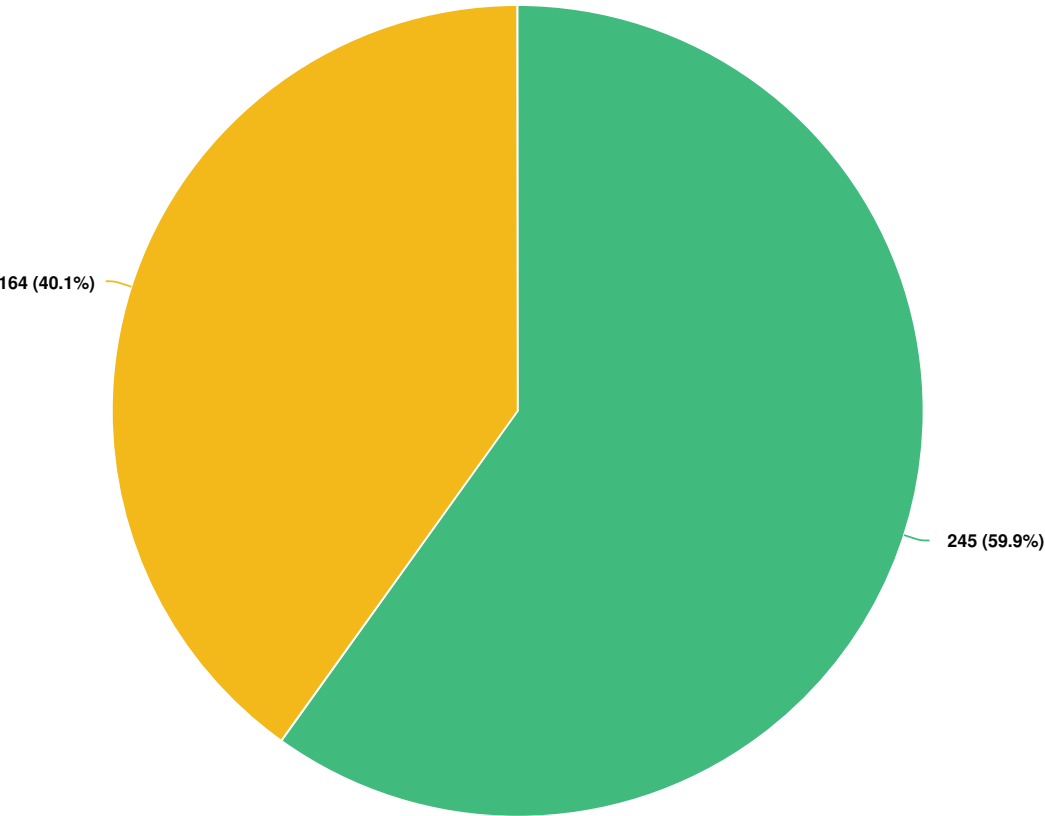
# Shaping Aspen's Built Environment

## SHORT-TERM RENTALS

### APPENDIX E: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2

How could short-term rental permits be administered? : Survey Report for 14 June 2016 to 01 May 2022

**Q5** Should Aspen City Council ask Aspen voters to approve a new short-term rental specific tax to mitigate for community and environmental impacts?



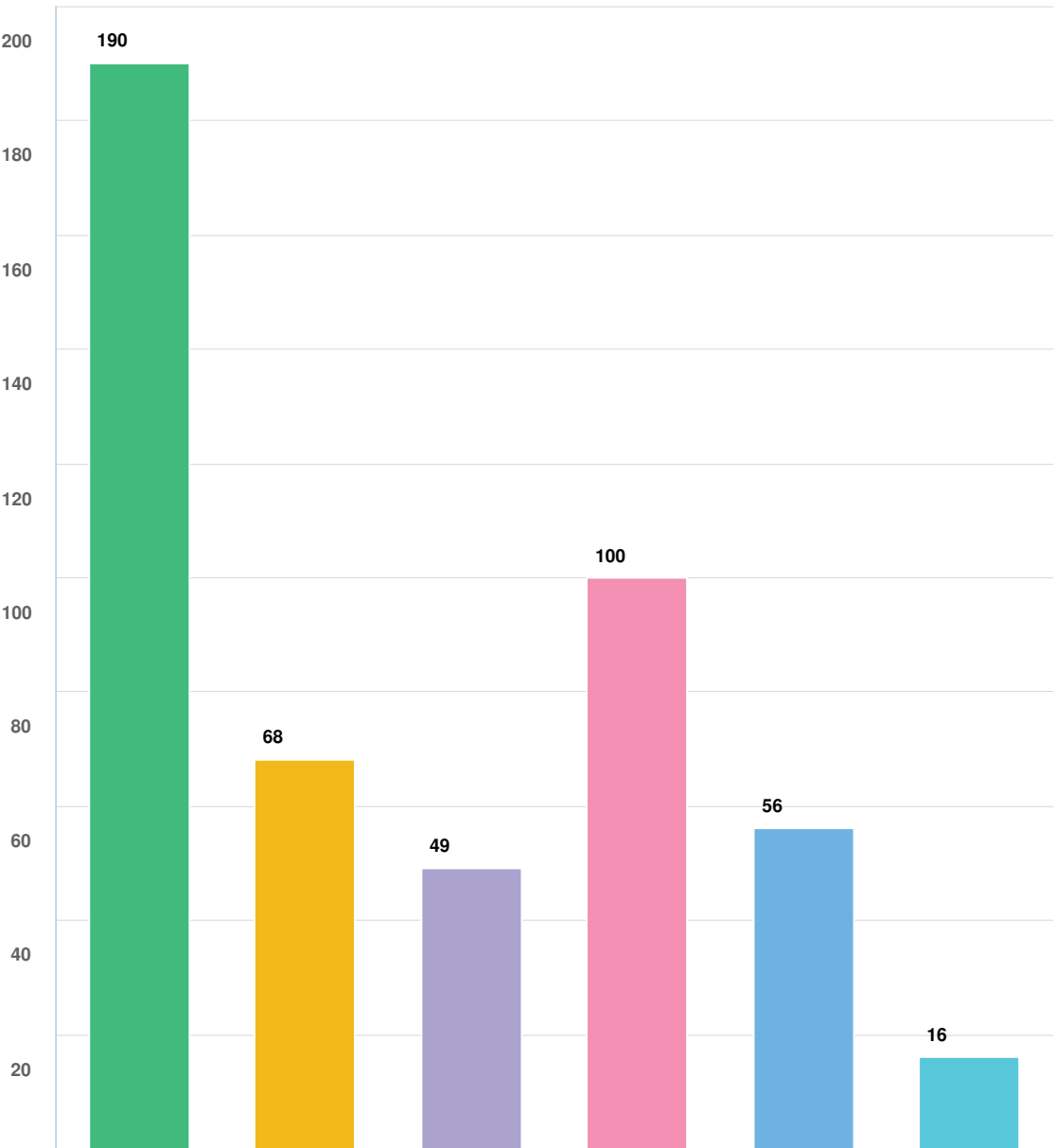
**Question options**

Yes No

Optional question (409 response(s), 2 skipped)  
Question type: Radio Button Question

How could short-term rental permits be administered? : Survey Report for 14 June 2016 to 01 May 2022

**Q6** If yes, what community benefits should the new tax revenue fund?



**Question options**

Affordable Housing Climate Action Fund Community Policing Infrastructure Early Childhood Education  
Other (please specify)

Optional question (243 response(s), 168 skipped)  
Question type: Checkbox Question

# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX E: ASPEN COMMUNITY VOICE QUESTIONNAIRES #1 AND #2

### I. OPEN ENDED RESPONSES TO QUESTION 6

- We need specific City personnel that can address the impacts to the immediate neighbors of STR's and the neighborhoods they impact. Parking, Parties and Pets!! THERE MUST BE A MECHANISM TO DENY AND REVOKE STR PERMITS FROM REPEAT OFFENDERS. The Aspen Police Department should not be the default manager of STR units.
- Enforcing rules for STR's to minimize neighborhood impact.
- Pay raises for Aspen Police officers, child care facilities, increase Aspen food rebate amount.
- Better public transport
- The owners of STR properties do not care if you tax them, so just tax them. The revenue could be used for multiple programs.
- General expenses
- Remove funding towards destination marketing- that only makes the problem worse. The fee/tax should only go to relieving impacts.
- Noise and Light Pollution abatement. Traffic. Landfill.
- What is the city's/community's greatest need? Where are we falling short in funding? If STRs are causing "problems" then the funds should be geared towards solving the issues/problems. This is something that I don't the the general public should be weighing in on because we don't have enough knowledge to know what areas the city needs more funding for.
- We need a designated City personnel to address neighborhood impacts. Parking, Parties, Pets are a PROBLEM.
- The round-about and TRAFFIC!!!! There should be stop signs on every corner in this town!
- turning appropriate places toward long term rentals should be a primary goal. If there are far fewer STR allowed- far fewer- then those owners could see the value of long term renting.
- Raising money for the city isn't the point of this exercise. It's about not ruining neighborhoods by this impacts of essentially living next to a hotel
- The city should identify what impacts short term rental cause that need to be mitigated. The tax revenue should address those issues,
- Entrance To Aspen solution
- A subsidized hotel/hostel.



I. SHORT TERM RENTAL TECHNICAL STAKEHOLDER DATA OVERVIEW

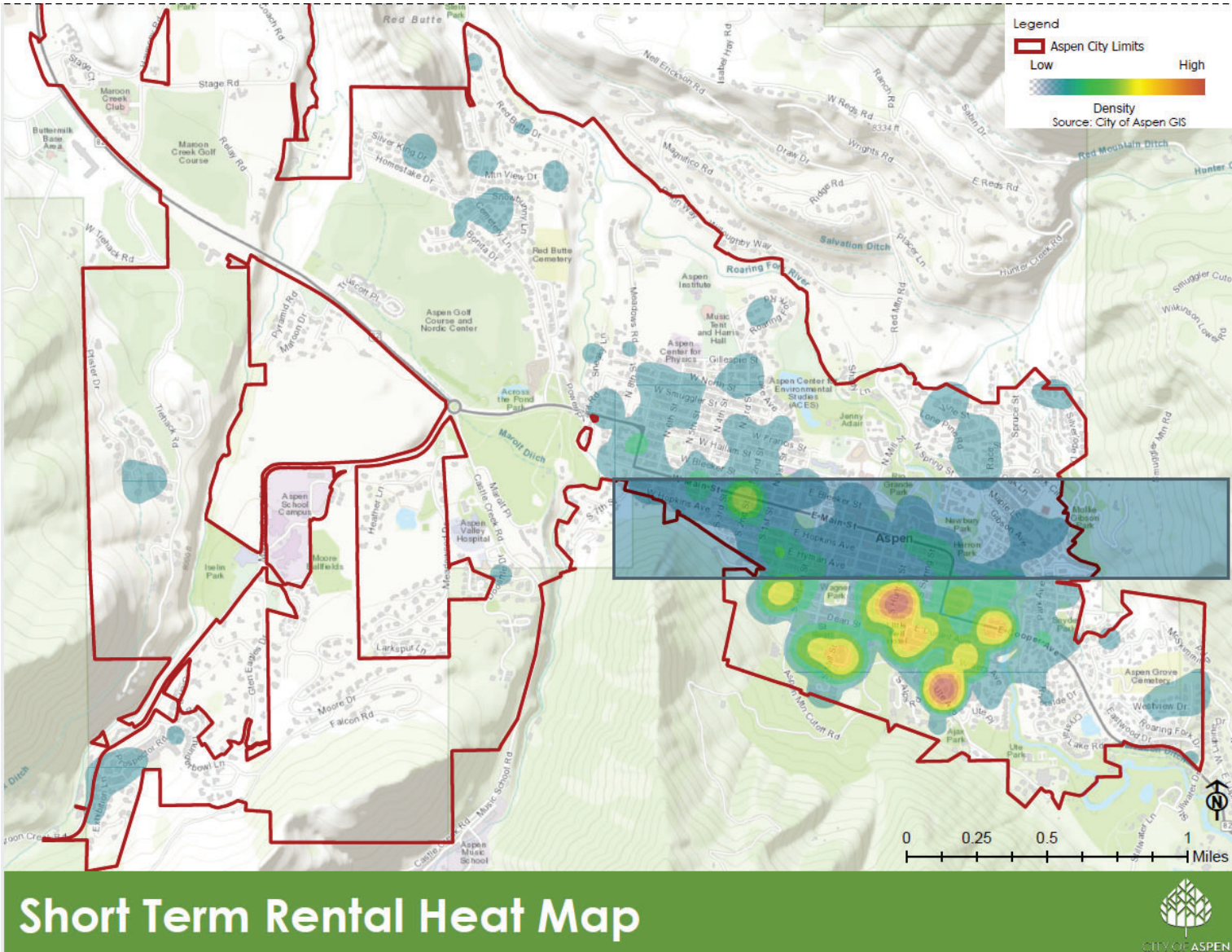
A. City of Aspen STR Data Points:

- There are 1,319 current active vacation rental permits (VRPs) through the City of Aspen.
- 280 VRPs were issued on or after 12/8/2021, the date the emergency moratorium was announced with 78 still waiting on review or additional information from the customer.
- There were only 70 VRPs issued before the City increased compliance and oversight with Council actions around business licensing requirements.
- 57 properties have multiple VRPs. The top two properties are The Gant which holds 123 VRPs, and Aspen Square, which holds 106 VRPs. This means 1,262 properties have just one VRP.
- The Lodge Zone District holds 316 VRPs, this is the greatest number of VRPs per Zone District. Second, is the Residential/Multi-family Zone District with 255 VRPs. R- 15 Zone District holds 186 VRPs, this is the greatest number for the residential-only districts. Second is R-6 which holds 108 VRPs. The Commercial Core holds 45 VRPs, and Commercial Lodge holds 132 VRPs.
- \*The Short Term Rentals by Zone District Map provides full details on the amount of VRPs for every Zone District in the COA.

B. Attachments:

- Short Term Rental Heat Map
- Short Term Rental Density by Address
- Short Term Rentals by Zone District (East Aspen to Cemetery Lane)
- Short Term Rentals by Zone District (Cemetery Lane to Burlingame)
- Short Term Rental by Parcel Number
- Finance Summary Data – VRP Properties by Address
- CAST Survey - Lodging and STR Taxes

II. STR HEAT MAP



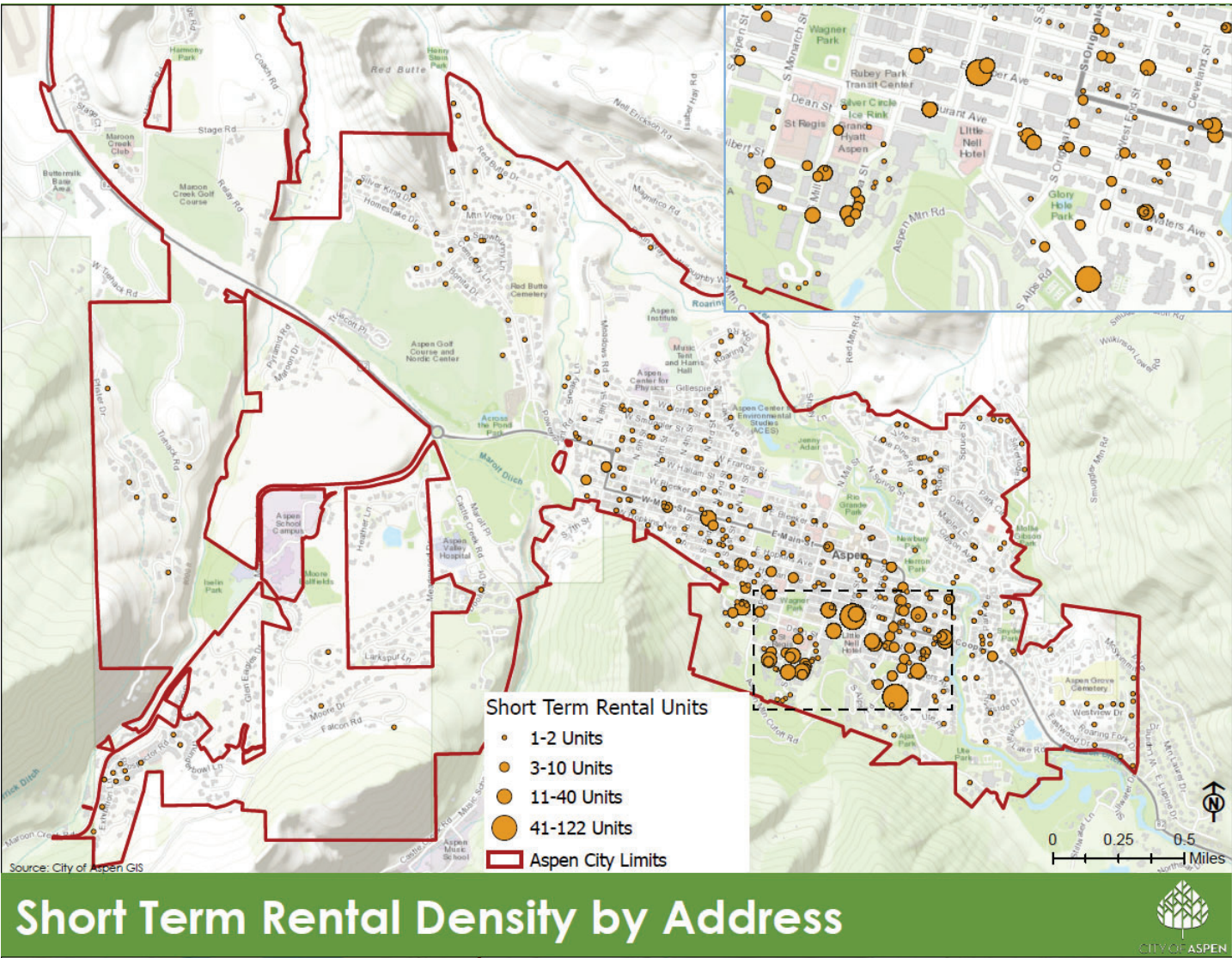


# Shaping Aspen's Built Environment

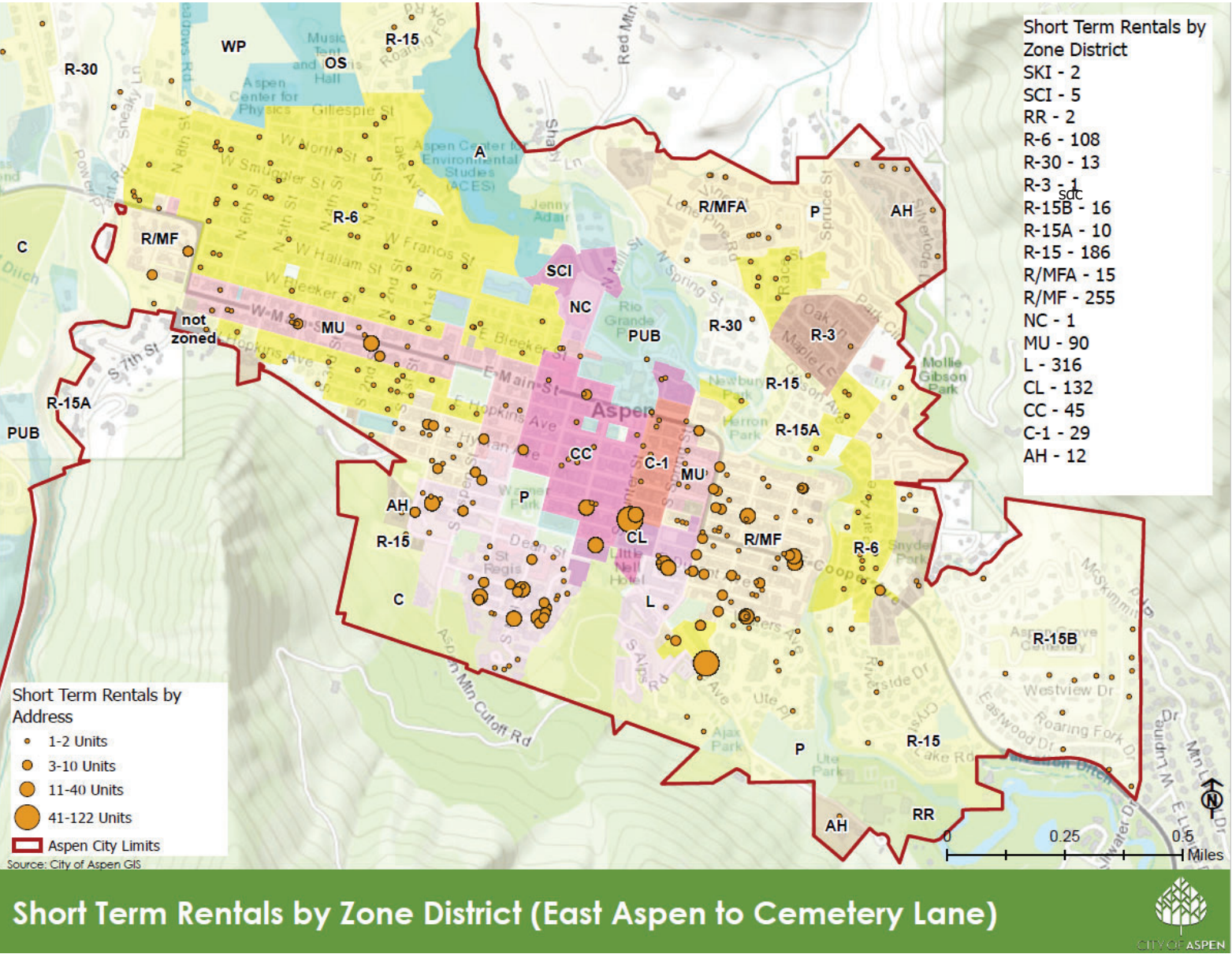
## SHORT-TERM RENTALS

### APPENDIX F: STR DATA POINTS OVERVIEW

#### III. STR DENSITY BY ADDRESS



#### IV. SHORT TERM RENTALS BY ZONE DISTRICT



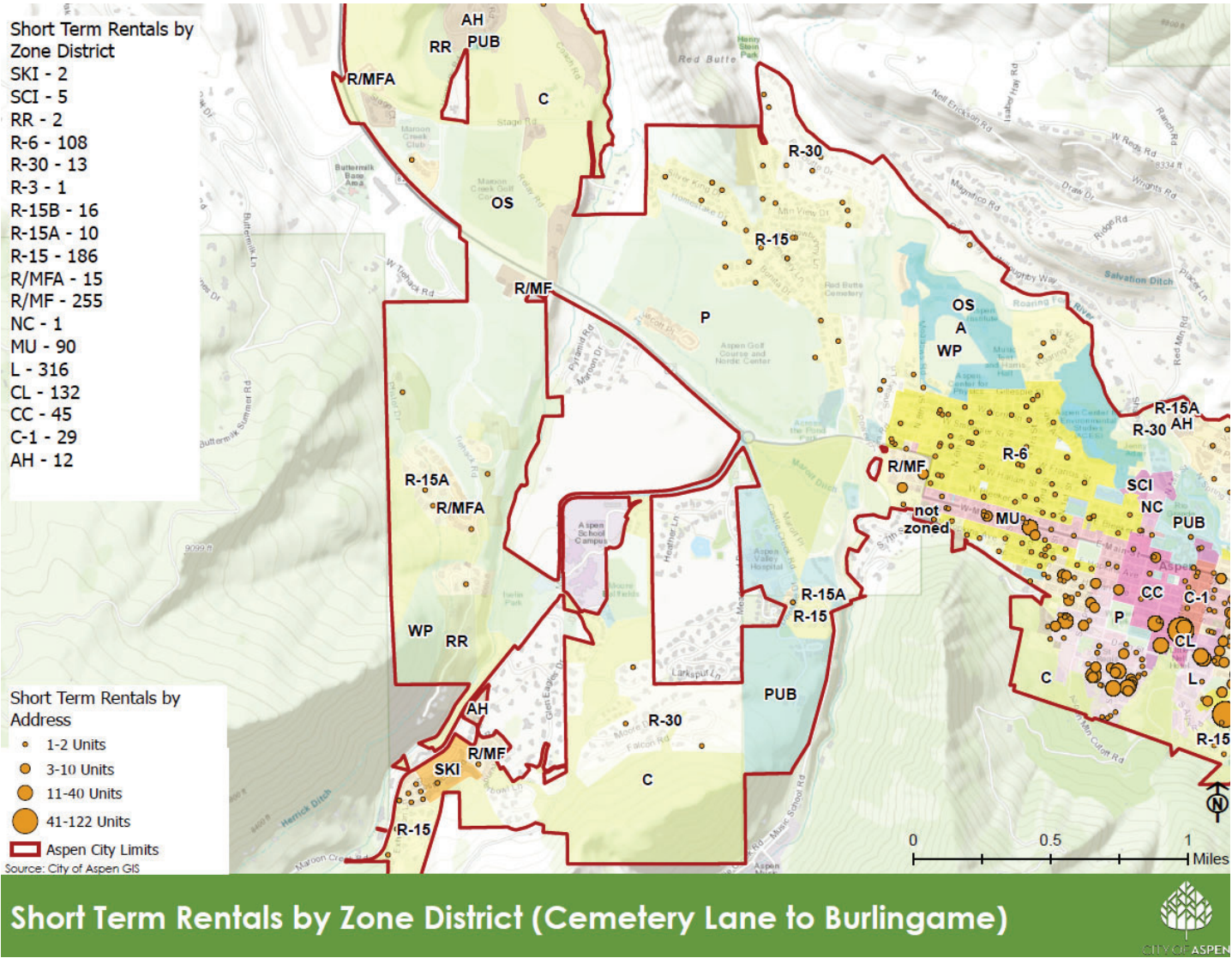


# Shaping Aspen's Built Environment

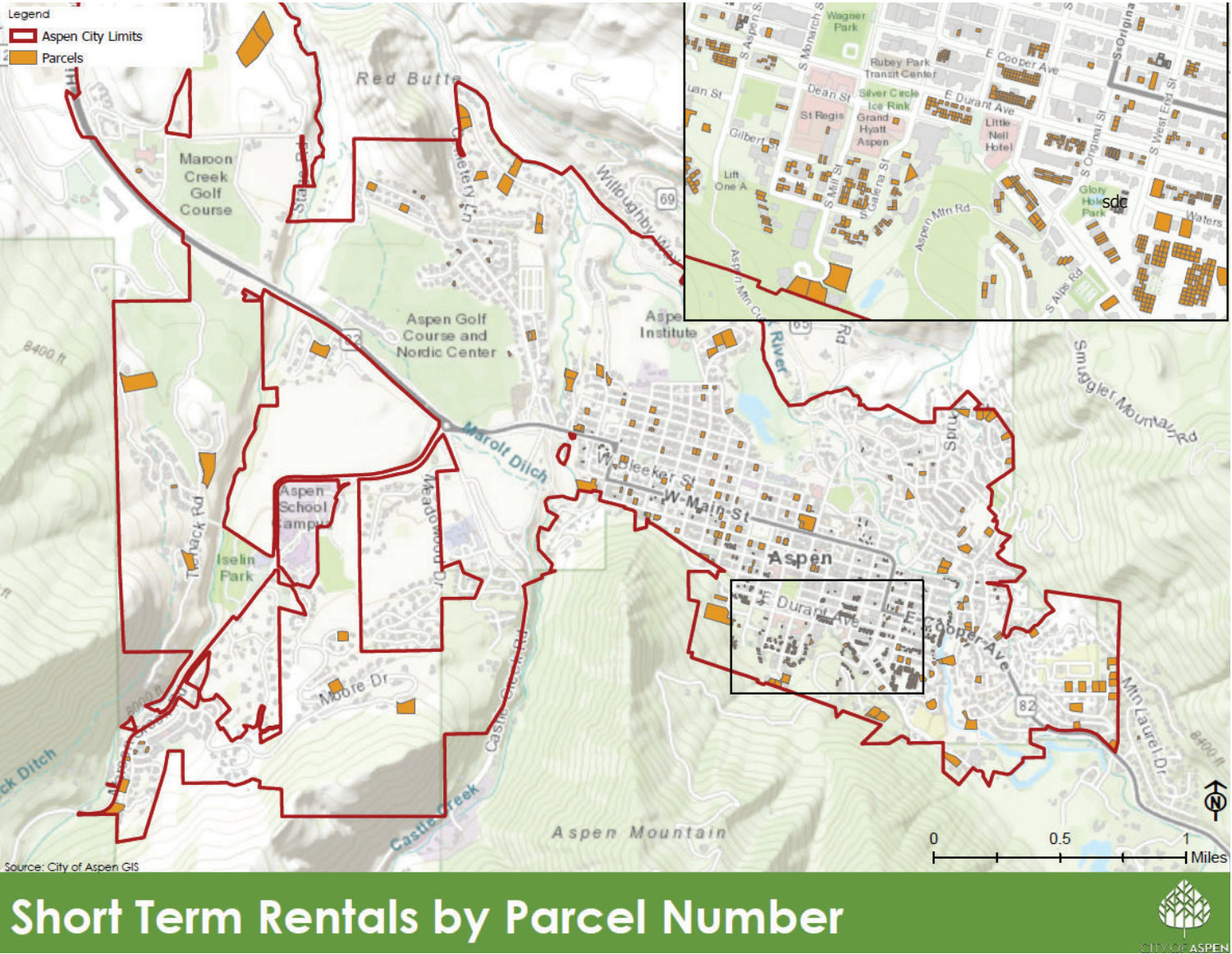
## SHORT-TERM RENTALS

### APPENDIX F: STR DATA POINTS OVERVIEW

#### V. SHORT TERM RENTALS BY ZONE DISTRICT



#### VI. SHORT TERM RENTALS BY ZONE DISTRICT





# Shaping Aspen's Built Environment

## SHORT-TERM RENTALS

### APPENDIX F: STR DATA POINTS OVERVIEW

#### VII.PROPERTIES WITH MULTIPLE VACATION RENTAL PERMITS

PROPERTY NAME	ADDRESS	COUNT OF VRPS
The Gant	610 S West End St	123
Aspen Square	617 E Cooper Ave	106
Aspen Alps	700 S Ute Ave	49
Mountain Lodge	311 W Main St	39
North of Nell	555 E Durant Ave	32
Chateau Roaring Fork	1039 E Cooper Ave	30
Lift One	131 E Durant Ave	27
Durant Condos	718 & 728 & 738 & 748 S Galena St	23
Independence Square	404 S Galena St	21
Chateau Chaumont	731 E Durant Ave	20
Chateau Du Mont	725 E Durant Ave	18
Chateau Eau Claire	1034 E Cooper Ave	18
Riverside	1024 E Cooper Ave	17
Fifth Avenue Condos	800 S Mill St	16
Fasching Haus East	747 S Galena St	15
Silverglo	940 Waters Ave	15
Chateau Aspen	630 E Cooper Ave	14
Fasching Haus	718 S Mill St	11
Cottonwoods	124 W Hyman Ave	10
Obermeyer Place	101 N Spring St & 501 Rio Grande Pl	10
South Point	205 E Durant Ave	10
Chateau Blanc	901 E Hyman Ave	9
Christiana Condominiums	501 W Main St	9
Cooper Condominiums	210 E Cooper Ave	9
Concept 600	600 E Main St	8
Le Clairvaux	803 E Durant Ave	8
Park Central West	210 E Hyman Ave	8
Timber Ridge	100 E Dean St	8
Ute Condominiums	1020 E Durant Ave	8
Dolomite	650 S Monarch St	7
Original Curve	725 E Main St	7
Clarendon	625 S West End St	6



# Shaping Aspen's Built Environment

## SHORT-TERM RENTALS

### APPENDIX F: STR DATA POINTS OVERVIEW

Little Nell	611 S West End St	6
Monarch Condos	700 Monarch	6
Old Hundred	900 E Durant Ave	6
Alpenblick	630 & 710 S Mill St	5
Galena Lofts	434 E Main St	5
Shadow Mountain Condos	809 S Aspen St	5
Silverbell	805 E Cooper Ave	5
St. Regis	315 E Dean St	5
Villas of Aspen	100 N Eighth St	5
Aspen Townhouse East	835 E Durant Ave	4
[No Name]	250 S Original St	4
Der Berghof	100 E Cooper Ave	4
Mittendorf	450 S Original St	4
Mountain Chalet	711 S Galena St	4
Aspen Edge	1235 E Cooper Ave	3
Aspen Townhouses	108 W Hyman Ave	3
Black Swan Hall	851 S Ute Ave	3
Cooper Aspen Victorian	1012 E Cooper Ave	3
Hy-West B	835 E Hyman Ave	3
Larkspur	800 E Hopkins Ave	3
Monarch on the Park	233 E Cooper Ave	3
Ritz-Carlton	75 Prospector Rd	3
Winfield Arms	119 E Cooper Ave	3
Riverview	1028 E Hopkins Ave	2
Villager Townhomes	1001 E Cooper Ave	2
Subtotal		0

# Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

## APPENDIX F: STR DATA POINTS OVERVIEW

### VIII. PROPERTIES WITH ONE VACATION RENTAL PERMIT

BIZ ADDRESS	BIZ ADDRESS 2	STREET #	STREET NAME
100 E Durant Ave	1D	100	E Durant Ave
100 E Durant Ave	2A	100	E Durant Ave
100 Park Ave		100	Park Ave
1001 S Ute Ave		1001	S Ute Ave
1004 E Durant Ave	1	1004	E Durant Ave
1006 E Cooper Ave		1006	E Cooper Ave
101 Park Ave		101	Park Ave
1011 S Ute Ave		1011	S Ute Ave
1015 E Hyman Ave	2	1015	E Hyman Ave
1016 E Hyman Ave		1016	E Hyman Ave
1022 E Hyman Ave	1	1022	E Hyman Ave
1024 Vine St	Hunter Creek 1024	1024	Vine St
1035 E Durant Ave	4	1035	E Durant Ave
1039 E Durant Ave	11	1039	E Durant Ave
104 Northway Dr		104	Northway Dr
104 W Cooper Ave	2	104	W Cooper Ave
105 E Hopkins Ave		105	E Hopkins Ave
105 Exhibition Ln		105	Exhibition Ln
105 Thunderbowl Ln	4	105	Thunderbowl Ln
105 W Hyman Ave		105	W Hyman Ave
107 Aspen Mountain Rd	2	107	Aspen Mountain Rd
107 Aspen Mountain Rd	9	107	Aspen Mountain Rd
107 Park Ave		107	Park Ave
107 S Seventh St		107	S Seventh St
1087 Cemetery Ln		1087	Cemetery Ln
1097 Cemetery Ln	B	1097	Cemetery Ln
1098 Cemetery Ln		1098	Cemetery Ln
1098 Waters Ave		1098	Waters Ave
110 E Bleeker St		110	E Bleeker St



# Shaping Aspen's Built Environment

## SHORT-TERM RENTALS

### APPENDIX F: STR DATA POINTS OVERVIEW

110 Meadows Rd	111	110	Meadows Rd
1109 Waters Ave		1109	Waters Ave
111 Neale Ave		111	Neale Ave
111 Park Ave		111	Park Ave
111 Stein Way		111	Stein Way
111 W Francis St		111	W Francis St
111 W Hyman Ave		111	W Hyman Ave
1112 Waters Ave		1112	Waters Ave
1115 Waters Ave		1115	Waters Ave
1118 Waters Ave		1118	Waters Ave
1120 Dale Ave		1120	Dale Ave
1145 Black Birch Dr		1145	Black Birch Dr
117 N Monarch St	2	117	N Monarch St
117 Westview Dr		117	Westview Dr
118 E Bleeker St	Lower	118	E Bleeker St
118 E Bleeker St	Upper	118	E Bleeker St
118 E Cooper Ave		118	E Cooper Ave
1180 Dale Ave		1180	Dale Ave
119 S Hunter St		119	S Hunter St
1195 E Cooper Ave	A	1195	E Cooper Ave
1195 E Cooper Ave	B	1195	E Cooper Ave
120 E Hyman Ave	3	120	E Hyman Ave
120 S Spring St		120	S Spring St
1205 Tiehack Rd		1205	Tiehack Rd
1208 E Hopkins Ave		1208	E Hopkins Ave
121 Robinson Rd		121	Robinson Rd
1210 Snowbunny Ln		1210	Snowbunny Ln
1215 Riverside Dr	A	1215	Riverside Dr
1215 Riverside Dr	B	1215	Riverside Dr
122 Eastwood Rd		122	Eastwood Rd
122 Northway Dr		122	Northway Dr
122 W Main St		122	W Main St
123 E Hallam St		123	E Hallam St

# Shaping Aspen's Built Environment

## SHORT-TERM RENTALS

### APPENDIX F: STR DATA POINTS OVERVIEW

123 E Hyman Ave		123	E Hyman Ave
123 W Hyman Ave	A	123	W Hyman Ave
1230 Snowbunny Ln		1230	Snowbunny Ln
1232 Mountain View Dr		1232	Mountain View Dr
124 E Durant Ave	7	124	E Durant Ave
124 E Durant Ave	10	124	E Durant Ave
1240 Riverside Dr		1240	Riverside Dr
1242 Snowbunny Ln	B	1242	Snowbunny Ln
1245 Riverside Dr		1245	Riverside Dr
126 Park Ave		126	Park Ave
127 E Hallam St		127	E Hallam St
127 Powder Bowl Tr		127	Powder Bowl Tr
127 Robinson Rd		127	Robinson Rd
1271 S Ute Ave		1271	S Ute Ave
1286 Snowbunny Ln		1286	Snowbunny Ln
129 E Hopkins Ave		129	E Hopkins Ave
1291 Riverside Dr	B	1291	Riverside Dr
1300 Red Butte Dr		1300	Red Butte Dr
1305 Red Butte Dr		1305	Red Butte Dr
131 W Bleeker St		131	W Bleeker St
1335 Snowbunny Ln		1335	Snowbunny Ln
1345 Sierra Vista Dr		1345	Sierra Vista Dr
135 W Francis St		135	W Francis St
135 W Hopkins Ave		135	W Hopkins Ave
1350 Mountain View Dr		1350	Mountain View Dr
1350 Sierra Vista Dr		1350	Sierra Vista Dr
136 Northway Dr	The Reliant Group	136	Northway Dr
1395 Snowbunny Ln		1395	Snowbunny Ln
1412 Sierra Vista Dr		1412	Sierra Vista Dr
1417 Crystal Lake Rd		1417	Crystal Lake Rd
1423 Silver King Dr		1423	Silver King Dr
1430 Silver King Dr		1430	Silver King Dr



# Shaping Aspen's Built Environment

## SHORT-TERM RENTALS

### APPENDIX F: STR DATA POINTS OVERVIEW

1439 Crystal Lake Rd		1439	Crystal Lake Rd
1445 Red Butte Dr		1445	Red Butte Dr
145 Miners Trail Rd		145	Miners Trail Rd
1450 Silver King Dr		1450	Silver King Dr
1465 Red Butte		1465	Red Butte
1470 Sierra Vista Dr		1470	Sierra Vista Dr
1490 S Ute Ave		1490	S Ute Ave
1495 Homestake Dr	2	1495	Homestake Dr
15 Westview Dr		15	Westview Dr
150 E Durant Ave		150	E Durant Ave
150 N Eighth St		150	N Eighth St
1530 Silver King Dr		1530	Silver King Dr
155 Exhibition Ln		155	Exhibition Ln
1564 Silver King Dr		1564	Silver King Dr
1635 Silver King Dr		1635	Silver King Dr
164 Eastwood Rd		164	Eastwood Rd
171 Cascade Ln		171	Cascade Ln
173 Skimming Ln		173	Skimming Ln
18 Roaring Fork Dr		18	Roaring Fork Dr
200 Prospector Rd	200	200	Prospector Rd
200 W Hopkins Ave		200	W Hopkins Ave
201 Silverlode Dr		201	Silverlode Dr
204 E Durant Ave		204	E Durant Ave
205 Roaring Fork Dr		205	Roaring Fork Dr
205 S Galena St	11	205	S Galena St
205 S Galena St	12	205	S Galena St
205 W Hopkins Ave		205	W Hopkins Ave
205 W Main St		205	W Main St
207 N Second St		207	N Second St
211 W Hopkins Ave		211	W Hopkins Ave
212 S Cleveland St	Upper Unit	212	S Cleveland St
214 E Hopkins Ave		214	E Hopkins Ave
215 Midland Ave		215	Midland Ave

# Shaping Aspen's Built Environment

## SHORT-TERM RENTALS

### APPENDIX F: STR DATA POINTS OVERVIEW

215 W Hallam St		215	W Hallam St
217 E Bleeker St		217	E Bleeker St
217 S Third St		217	S Third St
217 Silverlode Dr		217	Silverlode Dr
219 N Monarch St		219	N Monarch St
220 W Main St	210	220	W Main St
222 W Hopkins Ave	3	222	W Hopkins Ave
222 W Hopkins Ave	4	222	W Hopkins Ave
23 Smuggler Grove Rd		23	Smuggler Grove Rd
233 W Bleeker St		233	W Bleeker St
234 E Hopkins Ave		234	E Hopkins Ave
234 Vine St	234	234	Vine St
234 W Hallam St		234	W Hallam St
235 Exhibition Ln		235	Exhibition Ln
237 Gilbert St		237	Gilbert St
237 W Hopkins Ave		237	W Hopkins Ave
267 Roaring Fork Dr		267	Roaring Fork Dr
269 Park Ave		269	Park Ave
276 Coach Rd		276	Coach Rd
28 Maroon Dr		28	Maroon Dr
30 S Willow Ct		30	S Willow Ct
300 Lake Ave		300	Lake Ave
302 N Second St		302	N Second St
303 1/2 E Main St		303	1/2 E Main St
307 W Francis St		307	W Francis St
308 E Hopkins Ave	201	308	E Hopkins Ave
310 N Sixth St		310	N Sixth St
311 S Aspen St	2	311	S Aspen St
311 S Aspen St	5	311	S Aspen St
311 S Aspen St	6	311	S Aspen St
311 S First St	A	311	S First St
233 W Bleeker St	D	233	W Bleeker St



# Shaping Aspen's Built Environment

## SHORT-TERM RENTALS

### APPENDIX F: STR DATA POINTS OVERVIEW

312 W Hyman Ave	B105	312	W Hyman Ave
314 E Hyman Ave	102	314	E Hyman Ave
314 E Hyman Ave	200	314	E Hyman Ave
314 E Hyman Ave	300	314	E Hyman Ave
315 Park Ave	315	315	Park Ave
316 S West End St		316	S West End St
32 Prospector Rd		32	Prospector Rd
320 N Seventh St	2	320	N Seventh St
320 W Main St	A	320	W Main St
322 Coach Rd		322	Coach Rd
322 E Bleeker St		322	E Bleeker St
322 Park Ave	1	322	Park Ave
322 Park Ave	2	322	Park Ave
324 E Bleeker St		324	E Bleeker St
326 Oak Ln		326	Oak Ln
326 W Hopkins Ave	A	326	W Hopkins Ave
330 W Bleeker St		330	W Bleeker St
332 W Main St	C	332	W Main St
333 Vine St	333	333	Vine St
333 Vine St	333	333	Vine St
333 W Main St	1A	333	W Main St
337 Silverlode Dr		337	Silverlode Dr
340 Eastwood Rd		340	Eastwood Rd
342 Summit St	B	342	Summit St
345 Park Ave	2	345	Park Ave
350 E Summit St	C	350	E Summit St
350 E Summit St	C	350	E Summit St
353 Pfister Dr		353	Pfister Dr
355 Pfister Dr		355	Pfister Dr
36 Roaring Fork Dr		36	Roaring Fork Dr
387 Silverlode Dr		387	Silverlode Dr

# Shaping Aspen's Built Environment

## SHORT-TERM RENTALS

### APPENDIX F: STR DATA POINTS OVERVIEW

388 Exhibition Ln		388	Exhibition Ln
395 Silverlode Dr		395	Silverlode Dr
400 E Main St	101	400	E Main St
400 W Hopkins Ave	2	400	W Hopkins Ave
401 W Bleeker St		401	W Bleeker St
401 W Bleeker St		401	W Bleeker St
401 W Francis St		401	W Francis St
406 Aspen St	101	406	Aspen St
406 E Hopkins Ave	Penthouse	406	E Hopkins Ave
407 N Third St		407	N Third St
407 Park Ave	C	407	Park Ave
407 S Aspen St	104	407	S Aspen St
409 S Aspen St	105	409	S Aspen St
410 S West End St	101	410	S West End St
411 Pearl Ct		411	Pearl Ct
411 W Francis St		411	W Francis St
415 S Aspen St	202	415	S Aspen St
415 S Aspen St		415	S Aspen St
415 W North St		415	W North St
419 E Hyman Ave	Penthouse	419	E Hyman Ave
419 S Aspen St	102	419	S Aspen St
420 W Francis St		420	W Francis St
420 W North St		420	W North St
421 Aabc	G	421	Aabc
421 S Aspen St	101	421	S Aspen St
421 S West End St		421	S West End St
424 Park Cir	TH-3	424	Park Cir
424 Park Cir	TH-5	424	Park Cir
425 Park Cir	B4	425	Park Cir
426 E Hyman Ave		426	E Hyman Ave
426 E Main St		426	E Main St
427 Silverlode Dr		427	Silverlode Dr



Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

APPENDIX F: STR DATA POINTS OVERVIEW

428 E Hyman Ave	A	428	E Hyman Ave
43 Smuggler St		43	Smuggler St
437 W Smuggler St		437	W Smuggler St
437 W Smuggler St		437	W Smuggler St
447 E Cooper Ave		447	E Cooper Ave
449 Mountain Laurel Dr	2	449	Mountain Laurel Dr
450 S Riverside Ave	B	450	S Riverside Ave
501 W Hopkins Ave		501	W Hopkins Ave
503 W Main St	B101	503	W Main St
505 Park Cir	B	505	Park Cir
505 Park Cir	B	505	Park Cir
508 E Cooper Ave	201	508	E Cooper Ave
509 Race St	B	509	Race St
509 W Hopkins Ave		509	W Hopkins Ave
509 W Main St		509	W Main St
51 Thunderbowl Ln	12	51	Thunderbowl Ln
511 Walnut St	O	511	Walnut St
513 W Bleeker St		513	W Bleeker St
513 W Main St	E201	513	W Main St
515 Park Cir		515	Park Cir
520 E Cooper Ave	305	520	E Cooper Ave
520 W Main St	23	520	W Main St
521 N Seventh St	A	521	N Seventh St
525 S Original St	Glory Hole C	525	S Original St
525 S Original St	Glory Hole D	525	S Original St
530 W Hallam St		530	W Hallam St
532 Walnut St	100	532	Walnut St
532 Walnut St	B	532	Walnut St
537 Race St		537	Race St
546 Walnut St		546	Walnut St
55 Overlook Dr		55	Overlook Dr
550 Lazy Chair Ranch Rd		550	Lazy Chair Ranch Rd

Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

APPENDIX F: STR DATA POINTS OVERVIEW

566 Race St	B	566	Race St
570 S Riverside Ave		570	S Riverside Ave
570 Spruce St		570	Spruce St
575 Sneaky Ln		575	Sneaky Ln
58 Exhibition Ln		58	Exhibition Ln
60 Northway Dr		60	Northway Dr
601 S Monarch St	1	601	S Monarch St
601 S Monarch St	2	601	S Monarch St
601 S West End St	1	601	S West End St
601 S West End St	6	601	S West End St
601 S West End St	8	601	S West End St
601 S West End St	5	601	S West End St
601 W North St		601	W North St
602 E Hyman Ave	201	602	E Hyman Ave
603 S Garmisch		603	S Garmisch
603 S Garmisch		603	S Garmisch
604 N Eighth St		604	N Eighth St
605 E Main St	301	605	E Main St
611 S Monarch St	2	611	S Monarch St
611 S Monarch St	5	611	S Monarch St
612 W Main St		612	W Main St
615 W Smuggler St		615	W Smuggler St
616 S Galena St		616	S Galena St
616 W Main St		616	W Main St
616.5 W Main St		616	5 W Main St
620 E Hyman Ave	1	620	E Hyman Ave
623 S Monarch	A	623	S Monarch
623 S Monarch	C	623	S Monarch
624 W Francis St		624	W Francis St
625 E Main St	201 Penthouse C	625	E Main St
625 S West End St	15	625	S West End St



Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

APPENDIX F: STR DATA POINTS OVERVIEW

626 W Francis St	A	626	W Francis St
626 W Francis St		626	W Francis St
627 E Hopkins Ave		627	E Hopkins Ave
627 S Original St		627	S Original St
630 E Hyman Ave	301	630	E Hyman Ave
631 S Galena St	11	631	S Galena St
631 S Galena St	13	631	S Galena St
633 W Francis St		633	W Francis St
635 Sneaky Ln		635	Sneaky Ln
64 Prospector Rd		64	Prospector Rd
651 Pfister Dr		651	Pfister Dr
655 Gibson Ave		655	Gibson Ave
660 S Galena St		660	S Galena St
670 Moore Dr		670	Moore Dr
675 Meadows Rd		675	Meadows Rd
701 S Monarch	Caribou Club #4	701	S Monarch
702 E Hyman Ave		702	E Hyman Ave
702 W Main St		702	W Main St
704 E Cooper Ave	3	704	E Cooper Ave
704 E Hyman Ave		704	E Hyman Ave
704 S Galena St		704	S Galena St
705 W Main St		705	W Main St
706 E Cooper Ave	4	706	E Cooper Ave
708 E Cooper Ave		708	E Cooper Ave
708 E Hyman Ave		708	E Hyman Ave
708 W Bleeker St		708	W Bleeker St
709 E Main St	303	709	E Main St
710 N Third St		710	N Third St
711 W Bleeker St		711	W Bleeker St
711 W Bleeker St		711	W Bleeker St
712 S Galena St	A	712	S Galena St
715 E Hopkins Ave	2	715	E Hopkins Ave

Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

APPENDIX F: STR DATA POINTS OVERVIEW

715 W North St	Center	715	W North St
716 W Francis St		716	W Francis St
717 Aspen St	B	717	Aspen St
717 W Francis St	A	717	W Francis St
720 W Bleeker St		720	W Bleeker St
725 Cemetery Ln	Units 721, 723, 725, 727	725	Cemetery Ln
727 E Hopkins Ave	A	727	E Hopkins Ave
728 E Hopkins Ave	728	728	E Hopkins Ave
730 Bay St		730	Bay St
731 Cemetery Ln		731	Cemetery Ln
731 S Mill St	1A	731	S Mill St
731 S Mill St	1B	731	S Mill St
731 S Mill St	2A	731	S Mill St
733 W Francis St	1	733	W Francis St
735 E Bleeker St	Creektree 735	735	E Bleeker St
735 E Francis St		735	E Francis St
736 W Smuggler St	B	736	W Smuggler St
745 Castle Creek Dr		745	Castle Creek Dr
75 Overlook Dr		75	Overlook Dr
76 Exhibition Ln		76	Exhibition Ln
77 Westview Dr		77	Westview Dr
790 W Hallam St	3	790	W Hallam St
793 Cemetery Ln	1	793	Cemetery Ln
800 Roaring Fork Rd		800	Roaring Fork Rd
800 S Monarch St	1	800	S Monarch St
800 S Monarch St	5	800	S Monarch St
800 S Monarch St	9	800	S Monarch St
800 S Monarch St	13	800	S Monarch St
800 S Monarch St	14	800	S Monarch St
800 S Monarch St	#4	800	S Monarch St
800 W Smuggler St		800	W Smuggler St
801 E Hopkins Ave	2	801	E Hopkins Ave



Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

APPENDIX F: STR DATA POINTS OVERVIEW

802 E Cooper Ave	2	802	E Cooper Ave
802 E Cooper Ave	3	802	E Cooper Ave
809 S Aspen St	3	809	S Aspen St
809 S Aspen St	11	809	S Aspen St
809 S Aspen St	15	809	S Aspen St
809 S Aspen St	16	809	S Aspen St
809 S Aspen St	18	809	S Aspen St
809 S Aspen St	19	809	S Aspen St
809 S Aspen St	#1	809	S Aspen St
809 S Aspen St	#2	809	S Aspen St
809 S Aspen St	#20	809	S Aspen St
809 S Aspen St	#5	809	S Aspen St
809 S Aspen St	#7	809	S Aspen St
81 Thunderbowl Ln	16	81	Thunderbowl Ln
810 E Cooper Ave		810	E Cooper Ave
812 E Cooper Ave		812	E Cooper Ave
814 E Cooper Ave	814	814	E Cooper Ave
814 W Bleeker St	Aspen Villas C3	814	W Bleeker St
814 W Bleeker St	Aspen Villas C4	814	W Bleeker St
814 W Bleeker St	Aspen Villas E6	814	W Bleeker St
815 Bonita Dr		815	Bonita Dr
815 Roaring Fork Rd		815	Roaring Fork Rd
816 E Cooper Ave		816	E Cooper Ave
816 E Hyman Ave		816	E Hyman Ave
817 W North St		817	W North St
818 E Hyman Ave		818	E Hyman Ave
819 E Hyman Ave	2	819	E Hyman Ave
82 Westview Dr		82	Westview Dr
820 E Cooper Ave		820	E Cooper Ave
820 E Hyman Ave	A	820	E Hyman Ave
825 Cemetery Ln	1	825	Cemetery Ln
825 E Hopkins Ave	1N	825	E Hopkins Ave
825 E Hopkins Ave	2S	825	E Hopkins Ave

Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

APPENDIX F: STR DATA POINTS OVERVIEW

825 S Ute Ave	A	825	S Ute Ave
83 Exhibition Ln		83	Exhibition Ln
83 Ute Pl		83	Ute Pl
835 E Cooper Ave	4	835	E Cooper Ave
855 Roaring Fork Rd		855	Roaring Fork Rd
857 Bonita Dr		857	Bonita Dr
865 Roaring Fork Rd		865	Roaring Fork Rd
900 Waters Ave		900	Waters Ave
901 E Durant Ave	B	901	E Durant Ave
901 S Ute Ave		901	S Ute Ave
901 W Francis St		901	W Francis St
907 Waters Ave		907	Waters Ave
909 Vine St		909	Vine St
91 Meadows Trustee Rd	91	91	Meadows Trustee Rd
910 Gibson Ave	B	910	Gibson Ave
910 W Hallam St	8	910	W Hallam St
911 Waters Ave		911	Waters Ave
914 Waters Ave	1	914	Waters Ave
914 Waters Ave	4	914	Waters Ave
914 Waters Ave	5	914	Waters Ave
914 Waters Ave	19	914	Waters Ave
914 Waters Ave	20	914	Waters Ave
914 Waters Ave	21	914	Waters Ave
916 E Hopkins Ave	104	916	E Hopkins Ave
916 E Hopkins Ave	201	916	E Hopkins Ave
918 S Mill St	A	918	S Mill St
924 W Hallam St		924	W Hallam St
925 E Durant Ave	2	925	E Durant Ave
926 E Cooper Ave	1	926	E Cooper Ave
926 E Durant Ave	3	926	E Durant Ave
926 Waters Ave	101	926	Waters Ave
926 Waters Ave	102	926	Waters Ave
926 Waters Ave	202	926	Waters Ave



# Shaping Aspen's Built Environment

## SHORT-TERM RENTALS

### APPENDIX F: STR DATA POINTS OVERVIEW

926 Waters Ave	201	926	Waters Ave
927 E Durant Ave	3	927	E Durant Ave
928 W Hallam St		928	W Hallam St
929 E Durant Ave	4	929	E Durant Ave
930 W Francis St		930	W Francis St
930 W Hallam St		930	W Hallam St
934 S Mill St		934	S Mill St
935 E Hopkins Ave	2	935	E Hopkins Ave
935 E Hopkins Ave	6	935	E Hopkins Ave
935 E Hopkins Ave	9	935	E Hopkins Ave
935 E Hopkins Ave	10	935	E Hopkins Ave
935 E Hopkins Ave	11	935	E Hopkins Ave
935 E Hopkins Ave	12	935	E Hopkins Ave
938 S Mill St		938	S Mill St
940 Matchless Dr		940	Matchless Dr
941 E Hyman Ave		941	E Hyman Ave
945 E Cooper Ave		945	E Cooper Ave
950 Cemetery Ln	1	950	Cemetery Ln
950 Cemetery Ln	2	950	Cemetery Ln
950 Matchless Dr	A	950	Matchless Dr
979 Queen St		979	Queen St
981 King St		981	King St
99 Northway Dr		99	Northway Dr
990 Gibson Ave		990	Gibson Ave
991 Moore Dr		991	Moore Dr

Shaping Aspen's Built Environment

# SHORT-TERM RENTALS

APPENDIX F: STR DATA POINTS OVERVIEW

VIII. CAST SURVEY - LODGING & STR TAXES

CAST Member	Does your City/Town levy a separate lodging (30 days or less) tax?	Lodging Tax Rate	Specific Purpose?	Does your City/Town levy a separate tax on residential rentals?	Short-term Rental Tax Rate	Specific Purpose?	How are these taxes collected?	Have you passed legislation requiring marketplace facilitators to collect and remit the tax?	Have your tax collections increase as a result of this legislation?
Aspen	Yes	2.00%	Tourism Promotion - 1.5%; No-fare local transit services - 0.5%	No	NA	NA	Self-collected (Munirevs)	No	NA
Avon	Yes	4.00%	General Fund	Yes	2.00%	Community Housing	Self-collected (Munirevs)	Yes	Yes, significantly
Basalt	Yes	4.00%	Parks - 1.00%; Chamber of Commerce - 1.00%; Marketing/reimbursement of lodging improvements - 2.00%	No	NA	NA	Self-collected	No	NA
Breckenridge	Yes	3.40%	Marketing Fund - 1.40%; Excise Fund - 2.00%	No	NA	NA	Self-collected	Yes	Difficult to determine
Crested Butte	No	NA	NA	Yes	7.50%	Affordable Housing	Self-collected (Munirevs)	No	NA
Dillon	Yes	2.00%	Debt service for street reconstruction	No	NA	NA	Self-collected	No	NA
Grand County	Yes	1.8%. Does not apply to Town of Winter Park	County Tourism Board for marketing	No	NA	NA	Self-collected	Yes	Yes
Gunnison County	Yes	4% Marketing District Tax	Marketing	No	NA	NA	State Collected	NA	NA
Mt. Crested Butte	No	NA	NA	Yes	2.90% excise tax	Affordable Housing	Self-collected	Yes	Yes, significantly
Ouray	Yes	3.50%	Tourism, destination marketing and beautification	Yes	15.00% excise tax	50% - water/wastewater infrastructure; 50% affordable housing.	Self-collected	No	NA
Snowmass Village	Yes	2.40%	Group sales and marketing for large groups	No	NA	NA	Self-collected (Munirevs)	No. Contract w/ Airbnb & VRBO	Not clear, but feel all taxes owed are being collected
Steamboat Springs	Yes	1.00%	Recreational improvements that promote tourism	No	NA	NA	Self-collected	Yes	Yes
Summit County	No	NA	NA	No	NA	NA	NA	No	NA





# Shaping Aspen's Built Environment

# **RESIDENTIAL BUILDING**

**OUTREACH SUMMARY**

**MAY 5, 2022**

**PREPARED BY DESIGN WORKSHOP AND CITY EXPLAINED INC.**



# Shaping Aspen's Built Environment

## RESIDENTIAL BUILDING

### OUTREACH SUMMARY: PROJECT PLANNING AND SCHEDULE

In early January 2022, less than one month after the moratorium was declared, the City of Aspen began its planning process for the Aspen Moratorium Residential Building Project. The Residential Building Project was in response to Aspen City Council recently pausing residential development to explore solutions that will improve the Land Use Code regulations and respond to changes in the pace and scale of free-market development in Aspen. The project launched with an exercise aimed at defining engagement goals and objectives, in addition to understanding the various anticipated stakeholders involved and how best to communicate with them. This process culminated in a detailed Public Engagement Plan - utilizing values and ethics from the International Association of Public Participation (IAP2) - which defines the development context, promise to the public and how feedback would be put into action.

**Development Context:** Aspen City Council instituted moratoria, Ordinance No. 27, Series 2021, Ordinance No. 6, Series 2022, and then Ordinance No. 8, Series 2022 (passed on May 3, 2022 and extends moratorium until August 8, 2022) on residential building to allow for a period to evaluate current and future residential community development in Aspen. The This pause allows the community space to think critically about how to address key challenges related to stressors on Aspen’s built environment, including:

- Pace and scale of residential development.
- Affordable housing development and mitigation.
- Development procedures within the Land-Use Code including demolition.
- Construction and environmental impacts of development.
- Development impacts on utilities and waste.

**PROMISE TO THE PUBLIC:** The project team identified the need to work with the Aspen community in a bespoke engagement initiative focused on targeted conversations that determine community concerns and ideas for policy change thresholds. The engagement approach focuses on:

- **Informing** the community-at-large (public) of the project by providing balanced and objective information to assist them in understanding the “problem”, what alternatives may be appropriate, and what opportunities and/or solutions there might be to address change to current City policy.
- **Consulting** with internal and external stakeholders to obtain feedback on current process successes and barriers, data analysis, policy alternatives, and involve them throughout the process to ensure their concerns and aspirations are consistently understood and considered.
- **Involving** technical stakeholders on specific discrete policy questions that can further the data analysis and proposed code changes.

**PUTTING FEEDBACK INTO ACTION:** The project team identified the need to work diligently to summarize engagement initiatives and findings in real-time to provide for a continuous information loop in and out of the policy development process in order to:

- Set clear expectations with stakeholders and the community on engagement activities and how their feedback will be considered or incorporated in the policy development process.
- Provide status updates through Aspen Community Voice and make engagement summaries readily available to the public.

### PROJECT PHASING AND DATA ANALYSIS FLOW CHART

The chart below illustrates concurrent project planning efforts and data analyses with arrows indicating where data, information, outreach results and community discussions are informing project components.





# Shaping Aspen's Built Environment

## RESIDENTIAL BUILDING

### OUTREACH SUMMARY: SCHEDULE AND ACTIVITIES

Public engagement focused on facilitating dialogue about an aspirational vision for the community. A variety of mechanisms and tools were used to share information including targeted discussions with technical stakeholders, focus groups, and informal popups located throughout the City. The project team created a webpage on Aspen Community Voice that hosts project information, outreach opportunities, key project dates, events, meeting registrations and documents for review.

Through a series of online tools on Aspen Community Voice and questions developed for technical stakeholders and community members alike, the project team gathered data points to assist Aspen City Council and staff in furthering project discussions around:

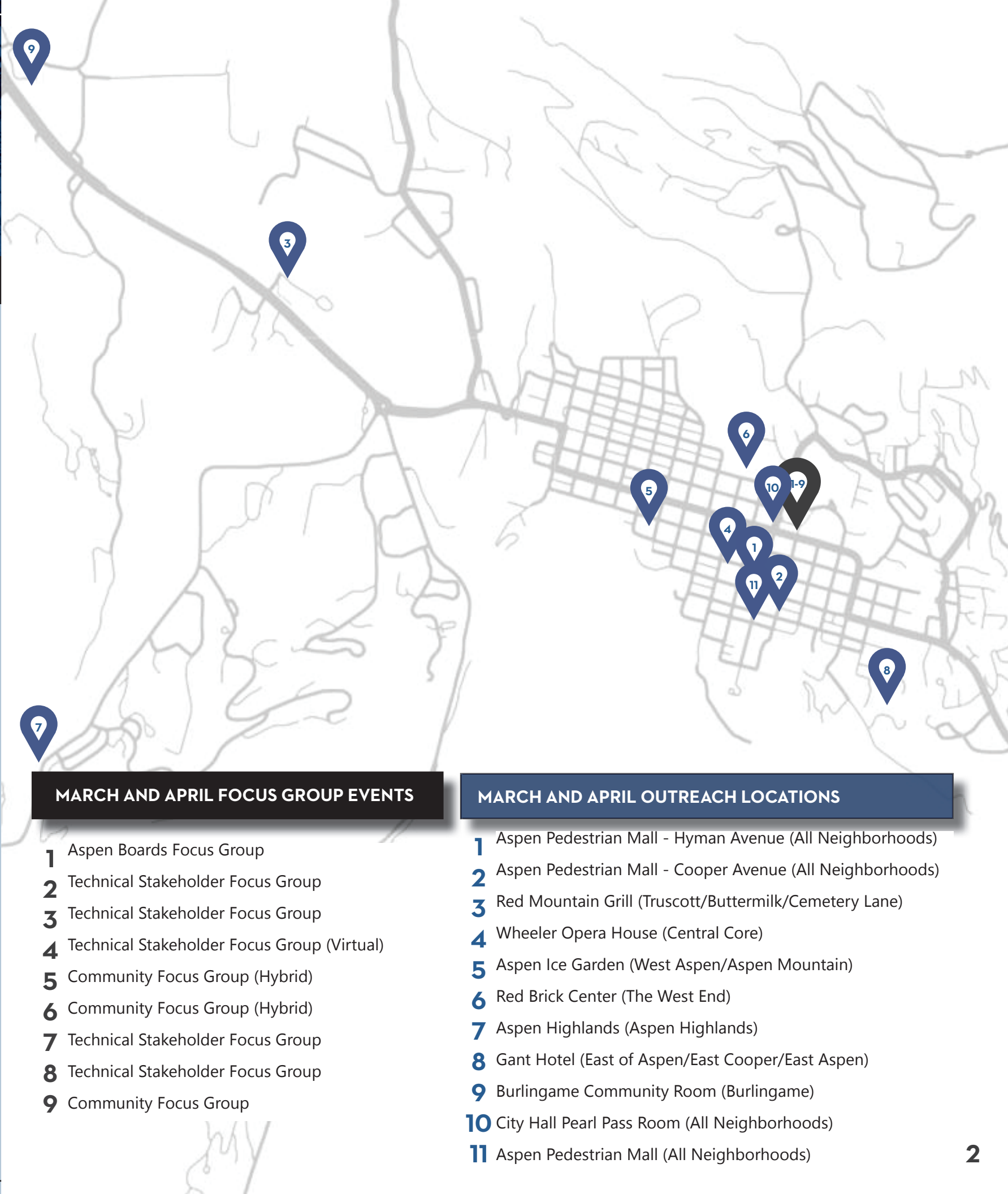
- The pace and scale of residential development.
- The development of affordable housing.
- Development procedures within the LUC.
- Demolition and construction trends.
- Environmental and climate trends.
- Landfill and waste trends.
- Size and scale of homes being built.
- Energy impacts from residential development.

These discussions, held both in-person and virtually, began with the launch of Aspen Community Voice on February 8, 2022, and continued with Round #1 engagement which consisted of stakeholder interviews throughout February and a six-day intensive engagement initiative from Saturday, March 5 through Thursday, March 10, 2022. Engagement included focus groups and a series of pop-up events at venues and locations in different Aspen neighborhoods. Each event type offered a different style of discussion with the project team:

- **Pop-Ups (Inform)** - Information sharing and values-based discussions based upon community members experiences living and working in Aspen.
- **Stakeholder Interviews (Consult)** - Deep dive into subject matter based upon collective expertise of interviewees to better understand existing conditions and development trends.
- **Focus Groups (Involve)** - Data- and values-driven conversations based upon initial data findings and policy questions pertaining to discussion points outlined above.

The results of these conversations informed the project team's data analyses and development of proposed code changes for discussion in Round #2 of engagement. The second round of engagement began on March 16, 2022 and consisted on in-depth conversations focused on presenting and discussing in-depth policy changes, potential effects of change, and rollout of hanges to the Land Use Code:

- **Pop-Up (Inform)** - Information sharing and values-based discussions based upon community members experiences living and working in Aspen.
- **Stakeholder Interviews (Consult)** - Deep dive into subject matter based upon collective expertise of interviewees to better understand existing conditions and development trends.
- **Focus Groups (Involve)** - Data- and values-driven conversations based upon initial data findings and policy questions pertaining to discussion points outlined above.
- **Open House (Consult)** - Information sharing and values-based conversations based upon community members experiences living and working in Aspen.



#### MARCH AND APRIL FOCUS GROUP EVENTS

- 1 Aspen Boards Focus Group
- 2 Technical Stakeholder Focus Group
- 3 Technical Stakeholder Focus Group
- 4 Technical Stakeholder Focus Group (Virtual)
- 5 Community Focus Group (Hybrid)
- 6 Community Focus Group (Hybrid)
- 7 Technical Stakeholder Focus Group
- 8 Technical Stakeholder Focus Group
- 9 Community Focus Group

#### MARCH AND APRIL OUTREACH LOCATIONS

- 1 Aspen Pedestrian Mall - Hyman Avenue (All Neighborhoods)
- 2 Aspen Pedestrian Mall - Cooper Avenue (All Neighborhoods)
- 3 Red Mountain Grill (Truscott/Buttermilk/Cemetery Lane)
- 4 Wheeler Opera House (Central Core)
- 5 Aspen Ice Garden (West Aspen/Aspen Mountain)
- 6 Red Brick Center (The West End)
- 7 Aspen Highlands (Aspen Highlands)
- 8 Gant Hotel (East of Aspen/East Cooper/East Aspen)
- 9 Burlingame Community Room (Burlingame)
- 10 City Hall Pearl Pass Room (All Neighborhoods)
- 11 Aspen Pedestrian Mall (All Neighborhoods)



# Shaping Aspen's Built Environment

## RESIDENTIAL BUILDING

### ENGAGEMENT ACTIVITIES

The activities listed below illustrate the engagement activities that included technical stakeholder interviews, focus groups and pop-up events between February 8 and May 2, 2022. In total, there were approximately 330+ participants across Aspen Community Voice (47), stakeholder interviews (31), focus groups (29), and Pop-Ups (204).

- 1

FRIDAY, FEBRUARY 4, 2022

Technical stakeholder interview on the pace and scale of residential development, affordable housing, and development procedures.
- 2

TUESDAY, FEBRUARY 8, 2022

Launch of Aspen Community Voice Shaping Aspen's Built Environment: Residential Building Project and online engagement activities.
- 3

MONDAY, FEBRUARY 14, 2022

Technical stakeholder interview on the pace and scale of residential development, affordable housing, and development procedures.
- 4

MONDAY, FEBRUARY 14, 2022

Technical stakeholder interview on residential development, building permits, demolition, construction, climate, and waste impacts.
- 5

TUESDAY, FEBRUARY 15, 2022

Technical stakeholder interview on utilities, consumption, residential development, and environmental impacts.
- 6

TUESDAY, FEBRUARY 15, 2022

Technical stakeholder interview on the pace and scale of residential development, affordable housing, and development procedures.
- 7

TUESDAY, FEBRUARY 15, 2022

Technical stakeholder interview on impacts of residential development, landfill patterns, and climate goals.
- 8

WEDNESDAY, FEBRUARY 16, 2022

Technical stakeholder interview on environmental impacts of residential development, landfill patterns and climate goals.
- 9

WEDNESDAY, FEBRUARY 16, 2022

Technical stakeholder interview on affordable housing, mitigation, development patterns, environment, and growth management.
- 10

WEDNESDAY, FEBRUARY 16, 2022

Technical stakeholder interview on affordable housing costs, existing development patterns, demolition, and impacts of construction.
- 11

WEDNESDAY, FEBRUARY 16, 2022

Technical stakeholder interview on the pace and scale of residential development, affordable housing, and development procedures.
- 12

WEDNESDAY, FEBRUARY 16, 2022

Technical stakeholder interview on the pace and scale of residential development, affordable housing, and development procedures.
- 13

MONDAY, FEBRUARY 21, 2022

Technical stakeholder interview on the pace and scale of residential development, affordable housing, and development procedures.
- 14

MONDAY, FEBRUARY 21, 2022

Technical stakeholder interview on the pace and scale of residential development, affordable housing, and development procedures.
- 15

WEDNESDAY, FEBRUARY 23, 2022

Technical stakeholder interview on the pace and scale of residential development, affordable housing, and development procedures.
- 16

WEDNESDAY, FEBRUARY 23, 2022

Technical stakeholder interview on the pace and scale of residential development, affordable housing, and development procedures.
- 17

MONDAY, FEBRUARY 28, 2022

Technical stakeholder interview on the pace and scale of residential development, affordable housing, and development procedures.
- 18

SATURDAY, MARCH 5, 2022

Pop-Up event at the Aspen Pedestrian Mall from 1-4:30pm highlighting project data and seeking feedback from community members.
- 19

SUNDAY, MARCH 6, 2022

Pop-Up event at the Aspen Pedestrian Mall from 12-1:30pm highlighting project data and seeking feedback from community members.
- 20

SUNDAY, MARCH 6, 2022

Pop-Up event at the Red Mountain Grill from 3-6pm highlighting project data and seeking feedback from community members.
- 21

MONDAY, MARCH 7, 2022

Aspen Board Member Focus Group on the pace and scale of residential development, affordable housing, and development procedures.
- 22

MONDAY, MARCH 7, 2022

Technical Stakeholder Focus Group on the pace and scale of residential development, affordable housing, and development procedures.
- 23

MONDAY, MARCH 7, 2022

Pop-Up event at the Wheeler Opera House from 3-5:30pm highlighting project data and seeking feedback from community members.
- 24

TUESDAY, MARCH 8, 2022

Technical Stakeholder Focus Group on the pace and scale of residential development, affordable housing, and development procedures.
- 25

TUESDAY, MARCH 8, 2022

Pop-Up event at the Aspen Ice Garden from 4-6pm highlighting project data and seeking feedback from community members.
- 26

WEDNESDAY, MARCH 9, 2022

Technical Stakeholder Focus Group on the pace and scale of residential development, affordable housing, and development procedures.
- 27

WEDNESDAY, MARCH 9, 2022

Pop-Up event at the Red Brick from 11am-1pm highlighting project data and seeking feedback from community members.
- 28

WEDNESDAY, MARCH 9, 2022

Community Focus Group on the pace and scale of residential development, affordable housing, and development procedures.
- 29

THURSDAY, MARCH 10, 2022

Community Focus Group on the pace and scale of residential development, affordable housing, and development procedures.
- 30

THURSDAY, MARCH 10, 2022

Pop-Up event at the Highlands Ale House from 1-3pm highlighting project data and seeking feedback from community members.
- 31

THURSDAY, MARCH 10, 2022

Pop-Up event at the Gant Hotel from 5-8pm highlighting project data and seeking feedback from community members.
- 32

WEDNESDAY, MARCH 16, 2022

Pop-Up event at the Burlingame Commons from 6-7:30pm highlighting project data and seeking feedback from community members.
- 33

WEDNESDAY, MARCH 16, 2022

Technical stakeholder interview on the pace and scale of residential development, affordable housing, and development procedures.
- 34

FRIDAY, MARCH 18, 2022

Technical stakeholder interview on the pace and scale of residential development, affordable housing, and development procedures.
- 35

FRIDAY, MARCH 18, 2022

Technical stakeholder interview on the pace and scale of residential development, affordable housing, and development procedures.
- 36

TUESDAY, MARCH 22, 2022

Technical stakeholder interview on the pace and scale of residential development, affordable housing, and development procedures.
- 37

THURSDAY, MARCH 24, 2022

Technical stakeholder interview on the pace and scale of residential development, affordable housing, and development procedures.
- 38

FRIDAY, MARCH 25, 2022

Technical stakeholder interview on the pace and scale of residential development, affordable housing, and development procedures.
- 39

WEDNESDAY, MARCH 30, 2022

Technical stakeholder interview on the pace and scale of residential development, affordable housing, and development procedures.
- 40

FRIDAY, APRIL 1, 2022

Technical stakeholder interview on the pace and scale of residential development, affordable housing, and development procedures.
- 41

TUESDAY, APRIL 5, 2022

Technical stakeholder interview on the pace and scale of residential development, affordable housing, and development procedures.
- 42

TUESDAY, APRIL 5, 2022

Technical stakeholder interview on the pace and scale of residential development, affordable housing, and development procedures.
- 43

THURSDAY, APRIL 7, 2022

Technical stakeholder interview on the pace and scale of residential development, affordable housing, and development procedures.
- 44

MONDAY, APRIL 11, 2022

Technical stakeholder interview on the pace and scale of residential development, affordable housing, and development.
- 45

WEDNESDAY, APRIL 13, 2022

Technical stakeholder focus group on initial policy direction for affordable housing, dimensional requirements, demolition, and mitigation.
- 46

MONDAY, APRIL 25, 2022

Launch of Aspen Community Voice Questionnaire on proposed policy directions.
- 47

WEDNESDAY, APRIL 27, 2022

Community Open House at City Hall Pearl Pass Room from 4-6pm requesting feedback on proposed policy directions.
- 48

SATURDAY, APRIL 30, 2022

Pop-Up event at the Aspen Pedestrian Mall from 11am-1pm requesting feedback on proposed policy directions.

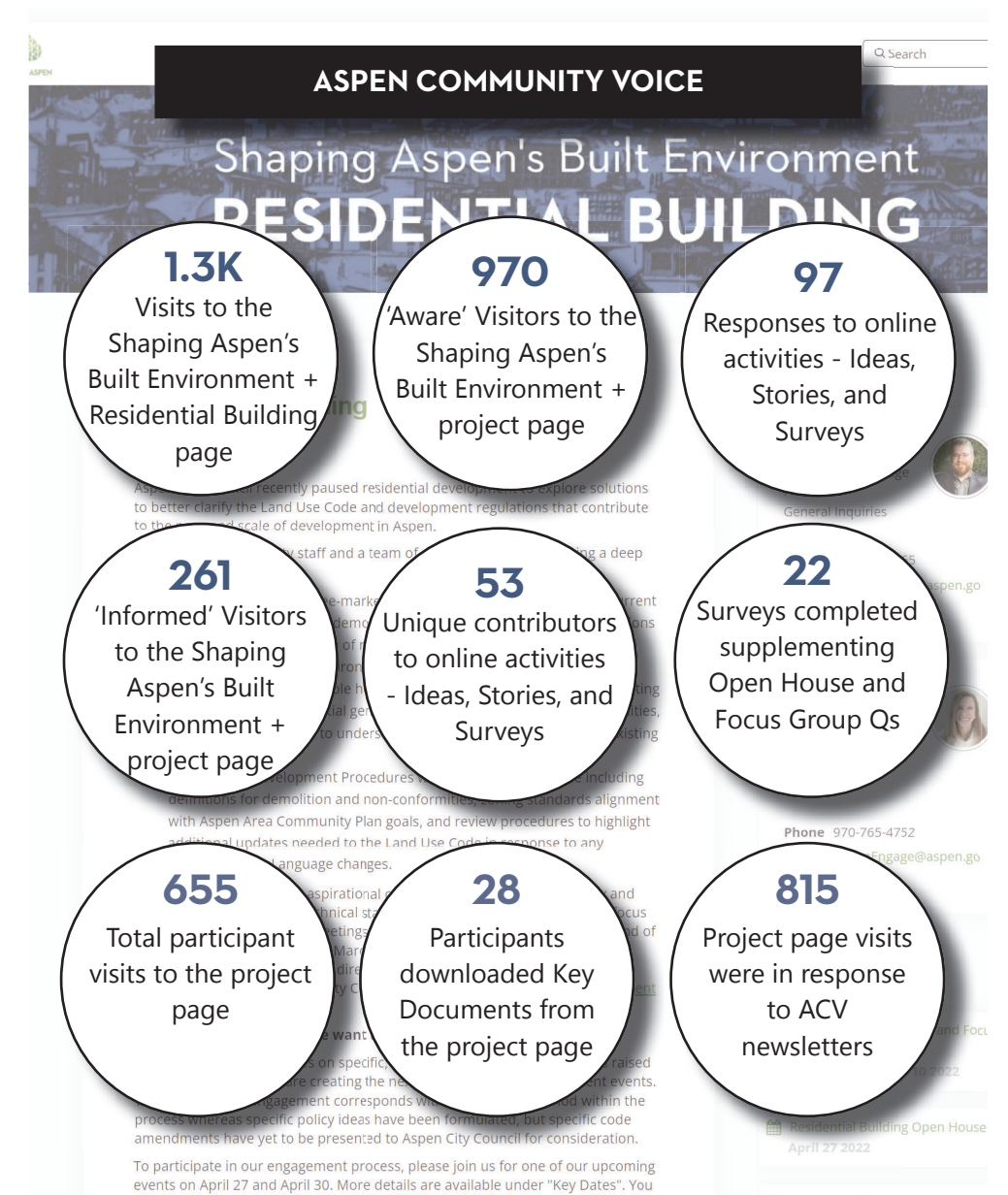
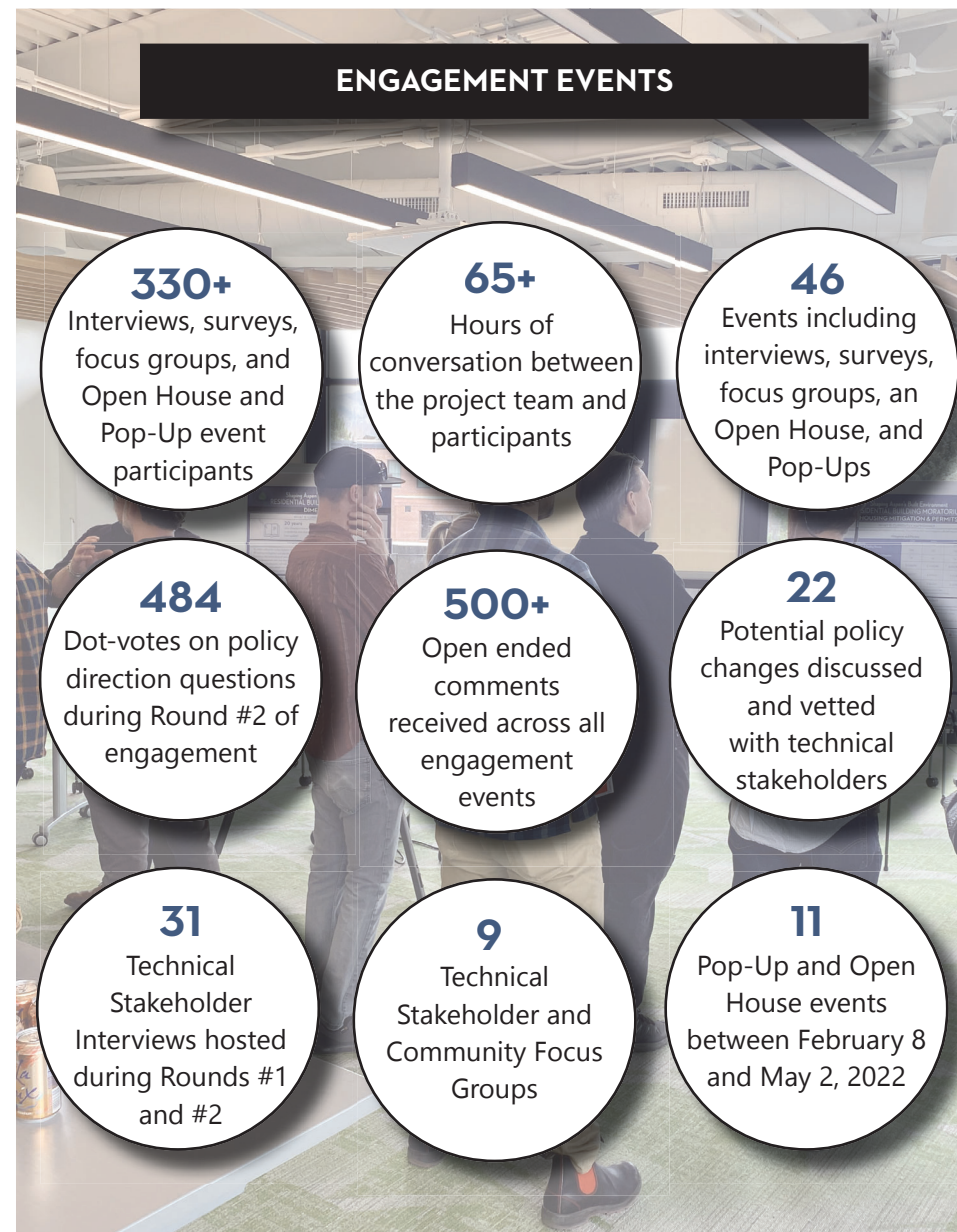


# Shaping Aspen's Built Environment

## RESIDENTIAL BUILDING

### OUTREACH SUMMARY: COMMUNICATIONS AND PARTICIPATION

In order to meet the goals outlined by the project team, it was important to employ a variety of tools to 'get the word out' about the project and go to locations that were geographically spread out around Aspen. The project team utilized several channels to create project awareness, which included: Aspen Community Voice ([www.aspencommunityvoice.com](http://www.aspencommunityvoice.com)), Aspen Daily News advertisements, Aspen Times advertisements, Twitter (@cityofaspen), Facebook posts and advertisements, Instagram, newsletters (ACRA, Colorado Conversations, and Community Development Updates), targeted event mailers for specific neighborhoods, and project posters put up at various locations between Basalt and Aspen. This coordinated communications and outreach initiative was intended to maximize information shared with the community and clearly identify opportunities for community members to engage with the project team both in-person and virtually. Below are some of the key numbers and figures of the communications effort and community participation.





# Shaping Aspen's Built Environment

# RESIDENTIAL BUILDING

## OUTREACH SUMMARY: ROUND #1 KEY FINDINGS AND PARTICIPANT FEEDBACK

General outreach trends included the use of virtual and hybrid meetings to allow participants to have equitable and safe access to events and discussions with the project team in response to COVID-19 restrictions. A particular focus was given to having in-depth conversations and allowing for deep-dives into the subject matter in order to attain high-quality qualitative data to support ongoing data analyses and case study work being conducted. Of particular note was the duration of time that attendees spent at events, with the majority of Pop-Up events having a significant number of participants in attendance for longer than one hour. Many participants were grateful to have the opportunity to meet with the project team ‘where they were’ and appreciated the events being spread out across town. Below is a summary of high-level findings from discussions (Aspen Community Voice, Interviews, Focus Groups and Pop-Ups) on affordable housing development, affordable housing mitigation, demolition, construction and environmental impacts, size of homes, utilities and waste. Key findings do not represent consensus but rather indicate either a majority response or important discovery through conversations with technical stakeholders and community members.

THEME	NO.	KEY FINDINGS	PARTICIPANT FEEDBACK
AFFORDABLE HOUSING DEVELOPMENT	1	THE LARGEST BARRIER TO AFFORDABLE HOUSING IS COST	<div>WHERE DO YOU THINK AFFORDABLE HOUSING SHOULD GO?</div> <div><div>65%</div><div>When asked where they thought affordable housing was appropriate, 65% of participants felt that affordable housing was appropriate everywhere in Aspen in all zone districts. Some participants felt that affordable housing was appropriate in specific areas of town and indicated areas such as Maroon Creek, Burlingame, the West End, and the East End of Aspen as areas that may be most appropriate.</div></div> <div>A majority of respondents believe that affordable housing is appropriate everywhere, with many participants stating that it should be compatible with surrounding neighborhood character.</div> <div>Many participants noted that even if affordable housing is allowed in all zone districts, it does not diminish the need to address cost as the biggest barrier to development. Participants were interested in the City exploring additional tools (both incentives and requirements) to reduce barriers to the development of affordable housing. Participants gave recommendations on potential incentives that could be utilized to promote the development of affordable housing, such as priority permitting, superseding zoning requirements, and by-right approval as potential options to help reduce current barriers to the development of affordable housing by the private sector.</div>
	2	NEED TO MAKE AFFORDABLE HOUSING THE MORE ATTRACTIVE OPTION FOR MITIGATION - TIME AND CERTAINTY ARE THE BEST INCENTIVES	
	3	INTEREST IN EXPANDING AFFORDABLE HOUSING ALLOWANCES TO MORE ZONE DISTRICTS	
AFFORDABLE HOUSING MITIGATION	4	THERE ARE EASIER ALTERNATIVES TO BUILDING AFFORDABLE HOUSING	<div>MITIGATION</div> <div><div>57%</div><div>More than half of participants felt that all residential projects should mitigate for their impacts on the community with a smaller group of participants indicating that they would be open to full-time residences being exempt from having to provide mitigation for redevelopment.</div></div> <div>Most participants acknowledged that the current code allows for several options to provide mitigation for affordable housing and that some have less barriers than others. Some participants suggested that the current affordable housing credit system, while very effective, has started to run out of credits and there may be new tools to re-invigorate the program including the city taking a more active roll in the program. Some ideas include the city taking a more active roll in the program by creating credits through city projects and/or looking into a dedicated staff position that could ease barriers in the application and permitting process and develop public-private partnerships. Participants suggested that the city work to identify a benchmark for the creation of housing units, which can be used to measure existing and long-term needs.</div>
	5	THE CURRENT CREDIT SYSTEM IS ALMOST DEPLETED OF CREDITS TO PURCHASE	
	6	THE CITY SHOULD EXPLORE ESTABLISHING A TARGET GOAL FOR UNITS OF AFFORDABLE HOUSING	



# Shaping Aspen's Built Environment

## RESIDENTIAL BUILDING

### OUTREACH SUMMARY: ROUND #1 KEY FINDINGS AND PARTICIPANT FEEDBACK

THEME	NO.	KEY FINDINGS	PARTICIPANT FEEDBACK
DEMOLITION	7	INCENTIVIZE DECONSTRUCTION OVER DEMOLITION	<div>DECONSTRUCTION VERSUS DEMOLITION</div> <div><div>72%</div><div>When asked about the appropriateness of deconstruction versus demolition, 72% of participants felt that projects should be encouraged to perform deconstruction over current demolition methods. Deconstruction is when a home is taken down piece by piece in order to promote the recycling or reuse of building materials. Demolition allows for a building to be razed without requiring any materials to be recycled.</div></div> <div>In Aspen, if more than 40% of an existing structure is razed, disassembled, or torn down it is considered demolished. The Land Use Code provides calculation methods for demolition, which is applied cumulatively across the lifespan of a structure. While many participants felt that the calculation generally works, they also expressed that at times the rigidity of the calculations can be problematic and cause unintended complexities. Specifically, this is seen when home owners attempt to heavily remodel or renovate instead of fully demolish a structure. Participants felt that the different requirements across City departments also can add a layer of unintended complexity where projects can meet one department's requirement for demolition but be above the threshold for another. Participants were highly supportive of incentivizing deconstruction and provided detailed comments on some of the new ideas and programs in the Valley that have been really effective at recycling materials.</div>
	8	CURRENT CODE THRESHOLDS FOR DEMOLITION SHOULD BE EXPLORED TO ENSURE BETTER ALIGNMENT WITH ENVIRONMENTAL POLICIES AND CITY GOALS	
	9	THE DEMOLITION CALCULATION METHODOLOGY MAY BE CREATING UNINTENDED OUTCOMES	
CONSTRUCTION AND THE ENVIRONMENT	10	RESIDENTIAL CONSTRUCTION HAS INCREASED OVER THE LAST SEVERAL YEARS	<div>TRADE-OFFS FOR LESS CONSTRUCTION</div> <div><div>68%</div><div>When asked about construction impacts and trade-offs, 68% of participants expressed that they would be willing to give up space in the right-of-way, including parking spaces, in the short-term in order to implement better environmental practices to reduce immediate stress on the landfill and on the community in general.</div></div> <div>Many participants were in agreement that construction in Aspen has had impacts on the local environment - including impacts to the longevity of the Pitkin County Landfill and increased truck traffic in and out of Aspen during active site work. Many participants noted programs and tools currently being used by construction companies in the Valley, and the County, that are significantly increasing the amount of materials being recycled from deconstruction and suggested the city adjust current demolition requirements to be more sustainable. Some participants expressed an interest in managing construction volumes and impacts to locals' quality of life.</div>
	11	DECONSTRUCTION SIGNIFICANTLY INCREASES THE AMOUNT OF MATERIALS RECYCLED AND REDUCES PRESSURE ON THE LANDFILL	
	12	THE CITY SHOULD EXPLORE INCENTIVIZING OR REQUIRING DECONSTRUCTION FOR RESIDENTIAL BUILDING PROJECTS	
SIZE OF HOMES	13	HOMES ARE BECOMING INCREASINGLY MORE COMPLEX AND HAVE A HIGHER VALUATION	<div>SIZE OF HOMES</div> <div><div>26%</div><div>When asked about the size of new homes in Aspen, 26% of participants felt that the scale of residential projects in Aspen is appropriate. The majority, 46%, felt that the scale is inappropriate, with the remaining participants stating that the conversation may be more nuanced.</div></div> <div>Participants had mixed feelings surrounding residential development trends. A large number of participants felt that that scale of homes was inappropriate and that newer homes were larger, but another group of participants felt that the size of homes was appropriate and that size trends have not changed. However, many participants agreed that newly constructed homes have changed in their complexity and require additional maintenance that can necessitate additional employees, caretakers, and vehicle trips in and out of Aspen.</div>
	14	CONVERSATION AROUND APPROPRIATE SIZE OF HOMES IS NUANCED	

# Shaping Aspen's Built Environment

# RESIDENTIAL BUILDING

## OUTREACH SUMMARY: ROUND #1 KEY FINDINGS AND PARTICIPANT FEEDBACK

THEME	NO.	KEY FINDINGS	PARTICIPANT FEEDBACK
UTILITIES	15	UTILITIES ARE LIMITED RESOURCES THAT WILL EXPERIENCE INCREASED DEMAND OVER TIME	<p>There is a cohesive understanding amongst participants that the due to the constraints of Aspen's environmental and legal regulations, Aspen residents must be cautious of their utility use.</p> <p>Water and electricity are both limited resources. Resource scarcity, both locally and nationally, is a concern and there may be a point where the cost of utilities exceeds what the average home can afford. To be proactive, participants suggested that the City think of sustainable alternatives, and work across departments, to ensure complementary policies are put in place. Participants noted that the complexity of new homes and their associated electric usage has already started to put stress on the existing electric grid with examples of individual homes having transformers on-site. Participants also brought up ideas for this such as hardening the electricity grid and adapting infrastructure delivery to support future demands of development.</p>
	16	DELIVERY OF FUTURE INFRASTRUCTURE NEEDS WILL NEED TO BE BETTER COORDINATED WITH LAND USE POLICIES	
WASTE	17	PITKIN COUNTY'S LANDFILL IS NEARING CAPACITY	<p>Participants noted that there are opportunities for the City to adopt and/or expand on <a href="#">Pitkin County waste and recycling regulations</a>, which were adopted in 2019, and have suggested exploring additional staff positions to help monitor recycling, deconstruction, and demolition of residential developments in order to create more structure and monitoring of building material waste. Current data indicates that construction and demolition activities are contributing more than half of the waste that ends up in the landfill each year which is an increase from the <a href="#">2016 Pitkin County Landfill</a> analysis of construction and demolition debris which indicated that 35% of the materials could have been recycled or reused.</p> <p>Additionally, participants felt that there may be opportunities to incentivize deconstruction over demolition and implement additional sorting facilities at the landfill. Participants highlighted the local market for recycled materials, noting that concrete, rock, dirt, steel and other materials are seeing reasonably strong demand within the Roaring Fork Valley.</p>
	18	THERE HAS BEEN A SIGNIFICANT INCREASE IN DEMOLITION WASTE GOING TO THE LANDFILL - THE MAJORITY OF WHICH IS FROM RESIDENTIAL PROJECTS	



# Shaping Aspen's Built Environment

## RESIDENTIAL BUILDING

### OUTREACH SUMMARY: ROUND #2 PARTICIPANT SENTIMENTS ON PROPOSED POLICIES

During Round #2 of engagement, the project team honed in on specific policy statements to share with technical stakeholders, community stakeholders, and the general public in order to assess community sentiment on different ideas and solutions that emerged from Round #1 of community engagement, the project data analyses, and conversations with subject matter experts. The policies listed below showcase the overarching policy areas, topics, proposed policies, and a heat map of community sentiment that uses GREEN for “Support”, YELLOW for “Support with conditions” and RED for “Do not support”. These results are cumulative responses from the April 13-15 2022 Focus Groups, the April 27 Open House, the April 30 Pop-Up Event at the Aspen Pedestrian Mall, and the Residential Building Questionnaire from Aspen Community Voice and include the opinions of technical stakeholders AND community members illustrating the spectrum of sentiment across professionals in development and design, residents, community organizations, Aspen Board members, and local employees. More detail on the individual events can be found in the Appendices following.

POLICY NO.		TOPIC AREA	PROPOSED POLICIES	COMMUNITY RESPONSE (%)		
AFFORDABLE HOUSING DEVELOPMENT	A	LOCATION	1. Allow multi-family affordable housing to be developed in all residential zone districts. Density allowances would be increased, but existing floor area and other dimensional limitations would remain in place.	53	34	13
			2. Create an administrative review path for affordable housing projects.	69	12	18
			3. Eliminate non-conformity limitations for non-conforming lots of record for projects that are 100% affordable housing.	67	33	
	B	HOUSING MITIGATION	1. Update employee generation rates to reflect impacts of construction and long-term operation of residential	77	12	11
			2. Update mitigation calculations to be based on “liveable area” rather than “floor area.”	41	26	33
			3. Eliminate the credit for existing square footage that did not previously provide affordable housing mitigation.	31	22	47
			4. Update the deferral agreement for local residents.	83	9	9
			5. Consider and evaluate a depreciation factor for affordable housing mitigation for residents. Mitigation requirements would be deferred for local residents while living in their home, and the required mitigation due would depreciate over time.	43	31	25
	C	FREE MARKET UNITS IN MIXED-USE ZONE	1. Allow existing free-market residential units to be updated and redeveloped in the Mixed-Use Zone District (MU), but prohibit the establishment of new free market units or existing uses being converted into free market units.	56	44	

# Shaping Aspen's Built Environment

## RESIDENTIAL BUILDING

### OUTREACH SUMMARY: ROUND #2 PARTICIPANT SENTIMENTS ON PROPOSED POLICIES

POLICY	NO.	TOPIC AREA	PROPOSED POLICIES	COMMUNITY RESPONSE (%)
DEMOLITION	A	PROPOSED ALLOTMENTS	1. Implement a growth management allotment system for demolition projects. The allotments would be part of the 19 allotments currently available for free-market units.	<div><div>24</div><div>27</div><div>49</div></div>
			2. Use performance criteria to evaluate applications for demolition allotments.	<div><div>31</div><div>41</div><div>28</div></div>
			3. Creation of a framework of performance standards and expectations for demolition projects that can be adjusted over time to respond to new trends and community desires related to projects that have significant construction and other impacts	<div><div>86</div><div>14</div></div>
	B	CALCULATIONS	1. Bring clarity to the definition and calculation of Demolition.	<div><div>91</div><div>7</div><div>2</div></div>
			2. Incorporate exemptions or adjusted applicability statements for certain projects to be exempt from the provisions of demolition (ex; unsafe structures, water damage, acts of god, etc.)	<div><div>87</div><div>11</div><div>2</div></div>
			3. Continue to evaluate Demolition threshold and calculation measurements.	<div><div>56</div><div>44</div></div>
	C	TRACKING	1. Implement a tracking system for cumulative demolition that "resets" after five (5) to ten (10) years of a Certificate of Occupancy (CO).	<div><div>50</div><div>31</div><div>19</div></div>



# Shaping Aspen's Built Environment

## RESIDENTIAL BUILDING

OUTREACH SUMMARY: ROUND #2 PARTICIPANT SENTIMENTS ON PROPOSED POLICIES

POLICY	NO.	TOPIC AREA	PROPOSED POLICIES	COMMUNITY RESPONSE (%)		
DIMENSIONAL AMENDMENTS	A	SETBACKS	1. Allow encroachments into setbacks for certain energy improvements, fire protection, etc.	49	31	20
			2. Allow increased encroachments into setbacks for subgrade mechanical structures.	56	29	15
	B	HEIGHT	1. Allow exterior energy improvements to a building roof to exceed building height.	44	33	23
			2. Allow mechanical equipment height increases that accommodate efficient equipment.	54	25	21
			3. Increase allowances for the development of solar panels (height or setbacks) or create an administrative review path.	56	31	13
	C	FLOOR AREA	1. Bring consistency and clarity to the terms, dimensions and calculations in measuring the internal, horizontal areas of a buildingOccupancy (CO).	80	18	2





# Shaping Aspen's Built Environment

# RESIDENTIAL BUILDING

## APPENDICES LISTING

<b>APP A</b> ROUND #1 STAKEHOLDER INTERVIEWS SUMMARY	<b>1</b>
<b>APP B</b> ROUND #1 FOCUS GROUP SUMMARY	<b>10</b>
<b>APP C</b> ROUND #1 ACV AND ENGAGEMENT EVENTS	<b>17</b>
<b>APP D</b> ROUND #2 APRIL FOCUS GROUP SUMMARY	<b>21</b>
<b>APP E</b> ROUND #2 APRIL OPEN HOUSE AND POP-UP SUMMARY	<b>26</b>
<b>APP F</b> ROUND #2 STAKEHOLDER INTERVIEWS SUMMARY	<b>29</b>



The team interviewed City departments and technical stakeholders in design and development industries in Aspen. This document contains the combined comments from those meetings. Comments below are organized by major topic areas for discussion, the questions asked, and participant responses. Responses were noted by project team staff and edited for legibility, tone, and tenor.

I. AFFORDABLE HOUSING MITIGATION

A. Do you feel the full-time employee (FTE) levels established in the Growth Management Quota System (GMQS) chapter are reflective of the real impact of housing on employment?

- New employees include maintenance, upkeep, remodels, landscapers, and property managers.
- These levels are not reflective.
- No one necessarily complains about the fees. - Fees are too low given how much labor is required for property upkeep.
- Most tasks within new large and complex homes may require help.
- I can understand the conversation related to full-time employees, gross number calculation, and mitigation. The credits being discussed and the difference in what is happening is a drastic difference in what the City was discussing. There are no credits available, but unless the City accepts cash-in-lieu, or the City sends own then there is no way to develop.

B. Do you have ideas related to what fee-in-lieu rates should include? For instance, should it cover the cost to build a new affordable housing unit, the cost to buy-down an existing unit, etc.?

- Buying down units is a difficult task. Not certain where else in the community buydowns can actually be achieved.
- Aspen will need to look at the impacts of constructing additional units. That has impacts of its own.
- Not entirely convinced that the massive construction of units is appropriate.

C. The City is exploring opportunities to change affordable housing mitigation requirements for residential development. A major change would require that sub-grade spaces (basements) would be counted toward mitigation requirements and the credit for existing floor area would be eliminated in scenarios where demolition occurs. In your opinion, does this seem an appropriate response in mitigating the impacts of residential development?

- It is rational, though it has an impact on people who might be wanting to do modest additions or changes. Not sure it is appropriate.
- Seen excessive basement development, but that is now regulated by double basement limitation.
- Residential housing is being developed at a size and scale that makes it more commercial as STR vs. being truly residential.
- The City should explore as many strategies as possible to keep the community character of neighborhoods.
- Some aspect of the market is ready to accept anything that is thrown at them. But need to keep being mindful of individuals and families that want to make an addition to their house but are unable to because of fee and mitigation requirements.
- Cost of utility delivery in Aspen is more expensive than throughout the Valley as are a host of other well-intentioned requirements and exactions.
- There is an element of mitigation that is current to the type of housing that is being built today. There is a lot of room in the profit of market rate development still.

- Room to increase mitigation to bring it up to a nexus based impact on the impact of housing. There has to be demand for credits for that to be a compelling tool to get housing to be developed.
- It is important to consider that higher mitigation rates may drive prices up even more.
- The City and developers are really out of options for growth with the exception of redeveloping older multi-family housing. Clearing house for credits could help to support pipeline of development. It would be great to have higher production of credits than demand.
- How would clients react? Could be both – cost of business and not move forward. If you include so much more FAR mitigation and increase the amount per square foot, the cost of affordable housing mitigation could easily get to \$750- \$1M for properties. That will get some people in challenging the validity of the assertion. Most of the time clients are not pushing back. They are willing to accommodate it because they don't want to lose time with a fight. Not sure where there is a break over point. affordable housing mitigation is very expensive, and it will only make the cost of property higher.
- Will be a cost of the market and properties will sell for higher.
- Those who can afford to live here is rapidly changing.

II. AFFORDABLE HOUSING DEVELOPMENT

A. Are there particular neighborhoods or zone districts that you think should allow more density to enable affordable housing development?

- Personally, I don't see the clientele that want to build a house in Aspen wanting to have employee housing on their property. Some may, but likely not the majority. Incentives probably don't matter, when there are other areas can be developed.

B. Follow up: What incentives do you think would help?

- Examine the ability to construct employee housing down valley where costs are lower.
- Raise the fee-in-lieu, but caution from "punishing" those who develop here.

C. Follow up: Is there a way to make people want to develop affordable housing?

- The City should hire a representative or developer who is just looking out for the interest of the city to figure out how to build housing in the most effective way possible. This would save money. Hire a good general contractor or development advisor to build employee units.

D. Do you feel the Affordable Housing Credits system has positively impacted affordable housing development? Why or why not?

- Yes, absolutely it's positive. It has produced affordable housing in a beneficial way. Projects are generally good ones designed to a high standard.
- Not everyone will work with the program. Working with credits requires a level of understanding with the program that not all clients have.
- Don't agree that people are using them as a commodity. It's not like the County Transfer Development Rights program.
- Can the City sell credits from the Lumberyard? There is not a negative right now – the City needs to pump credits into the economy now. It's not really creating competition.

E. Follow up: Is there a legislative policy that should stop holding of credits?

- Does not know that people are sitting on them and holding them. That may be own perception with speculative commodity. People are definitely sitting on transfer of development rights, affordable housing credits shouldn't be sold like those are.
- Seems like full time employees are now a barrier because there is a lack of them.
- Credit system and the number required makes it so that no one can develop affordable housing.
- Does not see it benefiting because there are no credits available.
- Going all the way to city council is not the highest and best use for approval.

F. Follow up: Is there an opportunity for the city to develop a project themselves and sell credits or create them and adding financial value?

- This would prolong the process of developing affordable housing.
- It is working to add another layer instead of identifying the issue.

G. Follow up: How would you/clients feel if affordable housing in all zones were incentivized and increased?

- Success in how it is mixed into neighborhoods, so the city is not creating one neighborhood with one type of housing.
- City should reach out to lots with affordable housing opportunities and develop a public/private type partnership.
- Could this be housed under Asset Management?
- Everything is well intentioned, but the load of work is creating more policy and time which drives cost and development.
- Ran into an issue on a project where they needed a credit, but that was not made clear in the preliminary review process. Learned about it when they came to pay fees, but there were no credits in the market. Have become stuck behind that process.
- Something needs to be done better so it doesn't happen in the future. The process doesn't allow for what happens when there are no full time employees – need a clearer relief valve.

H. What changes to the credit market could positively incentivize the development of affordable housing?

- There is an element of mitigation that is not current with the type of housing, how it's being built, what its being built for, etc.
- An important consideration is how to avoid hurting the developers that aren't looking to just make top dollar but are trying to develop high quality projects.
- Full time employee credits program was potentially successful, and not sure about the economics.

I. What challenges does developing housing within Aspen present (i.e., labor, materials, etc.)?

- Super high cost of developing. These costs are rapidly escalating. Overcoming these costs is an ongoing challenge.
- The City also plays a role in these increasing costs through new codes that are developed.

- Difficulties with labor markets related to subcontractors and trades.
- The housing must be reliable and produce good quality.
- Project contractors do not want to get involved in bonded work.
- Contracts cannot always negotiate the most favorable terms related to material cost increases.

J. What are your thoughts on public-private partnerships?

- Public projects that are done via the public private partnership offloads the work to private developers (public realm projects done by private).
- They are very similar, but more structured in their finances.
- Heavy lifting which leads to legal and administrative costs that go into agreements.
- We see that out-of-town contractors do not understand the difficulties here in Aspen as compared to other mountain towns.

K. There is the possibility that the City can develop affordable housing projects internally and source credits and guarantee the value of credits. What is your take on the possibility?

- We often hear folks say that the market should provide affordable housing as needed and the city should lessen their intervention.
- Aspen can be an investor in the credits.
- City can do so at a fee in lieu to "fix the bottom of the market" for credits.
- Private developer can buy from or sell to the city.
- City would not compete, but offer a minimum price for credits.
- Eliminated competitor and provided minimum guarantee on money for credits.
- Developers will do the work for us, we just pay a fee.

L. Are there particular neighborhoods or zone districts that you think should allow more density to enable affordable housing development?

- Every single zone district in Aspen should allow a certain amount of 100% affordable housing development by right.
- When a private developer buys a property, they can't buy it if it is affordable housing. It should be allowed in every zone district so that I don't have to buy a property with the risk of not being able to rezone.
- Citywide districts – duplex neighborhood. Tends to be more periphery. Prefer an overlay be blanketed rather than picking on one neighborhood.
- Residential multi family and mixed use.
- Changing zoning by zone district that still encourages and allows affordable housing by right in City.
- May also need to look at downtown district.

M. What impacts do you see that are not currently being addressed by the code?

- Current mitigation is inadequate. Cash-in-lieu does not cover costs.



- Too many exemptions – created so many ways that people can get off the hook and under mitigate and not just a gut instinct to back in up.
- Existing tools for mitigation plus carrots – finding every possible way to give people incentives.
- Established low threshold for mitigation for lodges as if they don't have employees.
- Things are built into the system that they are not capturing as much as they should.
- Seeing significantly larger homes being built.
- Mitigation doesn't capture operations and construction of it. Mitigation addresses additional employees that are generated by activity. Nothing in code that addresses current deficit of affordable housing. Doesn't capture construction, employees, old houses didn't capture mitigation. Looking at from full life cycling of building is what.
- Affordable housing certificate program is broken down. City makes new entitlement process overly difficult.

N. How can the city better incentivize the creation of affordable housing?

- Way for the City to seed the free market affordable housing credits. Seed marketing.
- Entitlements – have affordable housing zoning supersede underlying zoning.
- Nothing wrong with credits programs. Folks would be crazy to pursue it. Need to make it attractive option by reducing hearing processes.
- Banks don't recognize credits as having any value. City could back credit to allow them to have guarantee sale price. Some type of assurance of having value to credits. If they can improve when they release credits at different times rather just at Certificate of occupancy. City has resources available to back and guarantee credit program. Able to reduce cost of entry and address uncertainty in financial component.

O. How many new affordable housing projects do you see each year? Is your department able to provide expedited review to those projects? If expedited review was required, what would not get done or take longer in order to prioritize affordable housing development? How can the building department alter processes to lower the cost to develop affordable housing?

- Spending the time sometimes helps – depends on the architect's understanding of multi family construction requirements.
- Continuity of the approved plans in the field – there are always changes in the field.
- Affordable projects step in front of the others. Not mentioning any turnaround times for free-market right now.
- Having a local architect helped with the process
- Issues are typically response to comments from applicant.
- Getting reviews done is easy – the issue is having things that can be approvable.
- Not many affordable housing projects, so not a lot of impact. With the public private partnership project, there was a 3 month period that people had to wait.
- Fee schedule do not charge for 100% affordable housing projects. (Includes Zoning as well).
- Code requirements could be different.
- Be more aggressive on energy code / green code. Could be made easier on affordable housing projects.

- Incentives for allowed height and floor area ration would be good incentives.
- Would like to be more robust during review process. Would like to see better review process before they even submit. They approve process at conceptual nature. Require more in entitlement process and review process for expedited affordable housing projects.
- Not a lot and they are in line with everyone else in the review process.
- They want breaks from fees when it comes from all permits so this has been a discussion that hasn't really taken off so this may be a good time to look at this.
- There is a lot of grey area between public private partnership (fees, no fees, rushed, etc).

III. EXISTING DEVELOPMENT (BUILDING)

A. Do you have any suggestions about how to simplify and improve the effectiveness of the measurement of demolition? Is there a building code metric that could be considered?

- Do we want to capture more development as requiring mitigation?
- Do the calculation each time. Understand it is a cumulative measurement, but not sure it is being tracked.
- It is very difficult to complete. The measurements have changed overtime – it is very intricate. No one besides the architect and city reviewer understand.
- Really hard to document – that is true for other things as well, but especially for demolition.
- Potential to use the ICR.
- Usually in favor of zoning definition aligning with IRC. Even the gross FAR calculation is not the same as the IRC.
- This is a good parameter to work with – 40% is less stuff leaving.
- Can be difficult from a cost perspective – changing 2 windows required to create thresholds at a certain amount of work, demo calculations need to be submitted.
- At this point demolition is understood well enough to work with it.
- In demolition projects, there is a lot of reuse that occurs. One company takes regular construction debris and grind it down. That can reduce the volume to 50% of its original size. That equates to fewer trucks on the road and less volume in the landfill. They try to recycle as much as they can (metals, copper, etc). They then pulverize the concrete and take it to Denver or Grand Junction.
- Don't stop demolition but do it better.
- If the city stays with any part of what the code section says, then it's tough to say. The trickiest thing is measuring roof demolition related to the context of removing structure below that holds the roof up. It is complicated. It would be helpful regardless of what is used to determine demo, to make clearer. It's too open to interpretation from project to project.
- Talks of net zero – if existing structures are renovated and not demolished, there need to be provisions to allow for more insulation and changes to the envelope – roofing is not as easy as adding layers to the roof. This will impact the ability to support snow loads, which can lead to need to demolish the roof.
- If all departments calculated demo the same, it would be a huge step for community and staff. Engineering department thresholds leave grey area. This moratorium should allow us to trigger stormwater, etc compliance. Engineering currently is calculated as 50% interior remodel – all the drywall can be gutted, but they don't trigger the engineering review.
- Depending on what permit is leading, it would be good to trigger water line reviews because many of

them are old and need to be removed. Ex: Meter pit isn't allowed but they didn't trigger engineering so they couldn't tell developers to remove it.

- Clean up grey areas where it can be argued both ways.
- People have the ability to knock down perfectly good houses.
- Controls on age and quality of construction being considered in demolition may have a big impact.
- We are way too forgiving in letting people knock down perfectly good development.
- Want to disincentivize demolition.
- Deconstruction – plenty of examples out there but cannot do it with current staff. Need to establish a place to sell and display the materials. What is not demolished it moved to habitat.
- Pitkin County is leading the charge on putting a deposit down and you get back if you separate waste. But people are only paying the deposit. Tight city lots need multiple dumpsters to separate products, but there isn't always the space for that.
- Previously didn't have the space to comply with the efficient building program.
- Would be better to leave the buildings in place.
- Internation Residential Code information from alternation level 3 – more than 50% of structure (doesn't matter about the exterior versus fenestration). Also triggers the URMP and drainage for the property.
- Would like to have a single definition that could match building, engineering, and zoning.
- It is cumbersome to with the calculations and the issues in the field.
- Considering requiring continuous insulation on project, but that gets crossed with the land use code definition of demolition. However, it's needed if we want to make these older buildings more efficient.
- Zoning does want to come up with a single demolition standard, which will be helpful
- 40% was way too generous. Architects could do an entirely new house with 40%. But would do through the calculations in order to maintain non-conformities.
- Potential to push people toward scrape and replace because there is no advantage to not triggering demo. The only thing left is keeping non-conformities.
- Having a common calculation path from departments is important. Thinking will rely on 50% trigger for energy efficiency upgrades. Want to disincentivize people from doing demo. If don't align, then try to simplify. It's really tough when you get to 39% - are there exemptions that can be built in?
- From a construction waste perspective, measuring floor area ratio versus holes in the wall would be more meaningful. Include interior stuff.
- Majority of homes at the 39% demo are 99% interior remodel. It isn't meeting the spirit of the calculation. It doesn't seem like it's meeting the intent.

**B. Follow Up: How would you limit demolition?**

- Whatever is done with demo – language to alleviate historic resources. Don't want historic projects to get hung up in that. Trigger for demo is moving structure not picking it up off foundation.
- Three components of wall assembly: 1. Interior, 2. Sheathing, 3. Exterior
- Instead of demolition measure, have retention measure.
- Focusing on goal on that you don't want people to dispose of materials.
- People are always pushing for some type of exception – mold rot, something else, why didn't you demolish the moldy part and retain the sound park.
- Make the requirements for demo more stringent.

- We have listened to the community and are hearing 80% of people in the community are positive on certification.
- Certification drives accountability across city departments.
- When city council says that they want a net-zero certification, departments and partners are signing up to participate in this certification. It is accepted that they are signing up for the same requirements and goals.

**C. How many single family and duplex residences do you estimate are extensively remodeled or redeveloped each year? How about multi-family units?**

- Taking anything down to the studs is considered extensive.
- See MF one by one, don't often have 1-2 per complex per year. Gant and Alps do a few units a year. Will not see the full package. Some exterior renovations over the last few years.
- COs and Letters of Completion – 3-5 week pretty steady. Not a dramatic increase.

**D. City Council has raised concerns about the negative impacts of the mass and scale of new construction on community/neighborhood character, and the climate and waste impacts of developing large homes. Do you agree that mass and scale of homes contributes to these problems? If you do agree, what would be the most effective solutions to implement in response?**

- Yes, agree with this, mass and scale is an issue. It can be most seen in the changes to the West End and Shadow Mountain areas. In the past, we avoided a general downzoning of floor area in favor of design standards. Now, I'm thinking that the RDS program needs to be augmented by downzoning. Reducing the historic preservation bonus based on lot size has helped.
- We have worked to make the houses a little more street friendly but haven't controlled mass and scale.
- Demolition can impact what is going on with the landfill.
- A number of people work with want to do deconstruction. A lot of people will have Habitat come in and take the items of value.
- Excavation – that dirt is often not going to the landfill; it's going to other projects.
- City of Aspen used to have an efficient building code during the recession. Programs that could be used to encourage green building to offset impacts.
- Homeowners are pushing to do green building practices. Most have solar, etc. to address Renewable Energy Mitigation Program fees.
- Not seeing negative impacts.
- Houses today are being made much more efficient; all equipment is being made with energy efficient device.

**E. Follow up: Demolition vs Deconstruction?**

- The problem is there is not a market for a lot of the materials.
- Creating a market goes beyond regionalism.
- Material markets are nowhere near here.

**F. Follow up: Impacts of deconstruction vs demolition?**



- Took materials down and gave it all to Habitat for Humanity and it did not take a lot more time, but Habitat won't take items that have limited resale value.
- Pitkin County drop and swaps are worthwhile.

IV. GMQS AND DEVELOPMENT

A. What challenges does developing housing within Aspen present (i.e., labor, materials, etc.)

- Costs for labor and materials are, of course, increasing and labor is currently in short supply. Biggest issue is finding land for affordable housing development, which drove the Lumberyard purchase. Problem there is that the site is outside of the Roundabout and the perception is that it is too big a project.
- There needs to be an incentive for someone to develop it. It has been credits – there are not enough on the market now, which is a problem. In order for it to be feasible, it needs to cover the costs for development, plus a decent return. The credit program created that, so we need to maintain that.
- With any development, there are a lot of questions and variables. It's not a straightforward path to move through approvals and permitting even on the simplest side. With go to a board, call-up, etc. The process is unclear. Creates challenges where there is no guaranteed path and return.
- Affordable housing project on hold because of the moratorium because it was mitigation for a free market project.
- Cost of land, construction materials, and labor.
- Limited developable land.
- Business community needs to house their employees better, not all on COA/Pitkin County
- The city should be asking people to build housing.
- Past policy decisions have make developing on-site apartments more difficult.
- Makes for vibrant neighborhoods.
- May offset short term rental homes.

B. Follow up: How would you/clients feel about making ADU's mandatory?

- County already requires it so making it a similar regulation would work.
- Knee jerk that constantly happens focuses on 10% that will break the rules rather than the 90% that will follow them.
- If the city is trying to build housing, let's build housing and make the process less cumbersome.
- Within the current programs there are not a lot of tools in the toolbox.
- "Tried and true tool" are the credits, but this is not of interest to a broad spectrum of developers.
- The value of credits are not based on any specific metric, making it difficult for people outside aspen or outside the development community to understand.
- Tax credits are good but not an easy process in Aspen.
- Affordable housing zone district is not viable given land costs. Properties that are viable from a zoning or basic unit perspective have a significant barrier to entry because of the land cost.
- Overall cost and location are challenges.
- There are not a lot of places that people want to see employee housing. People do not seem to want affordable housing near them. Have seen that people would rather pay a higher cost to incentivize housing in other areas of the city. People want some privacy when they are here, and don't necessarily

want to see employee housing.

- The cost will be substantial to get employee housing that is desirable. It seems that what is being developed is not meeting the specific needs from a unit size or location perspective.

C. How can the city better incentivize the creation of affordable housing?

- Public private partnerships should be explored in ways beyond just the affordable housing credit program.
- Unsure that the city really needs, or can afford to generate the number of affordable housing units that the regional housing study indicated need to be generated in the upper valley, it may be better to rely on employee growth management.
- Any other residential project can be done by right. Creating a more administrative process would be helpful.
- Pitkin County has a good loan program, is that something the city or employers may be able to replicate? Use of city collected funds designated for affordable housing. Instead of the City being in the development business, put the dollars to work with a program like the County uses for it's employees for all APCHA qualified parties, so they can buy existing housing and convert it into affordable housing.
- If they don't want to mandate it, make it more attractive than cash-in-lieu.
- Increase cash-in-lieu so much that it makes more sense to develop.

D. Follow up: Would density allowances be helpful for affordable housing?

- Yes, definitely – we can't build affordable housing because of parking requirements so loosening zoning requirements to allow for housing would be very helpful.
- Unintended consequences – if there can be an easy conversation with engineering to understand how to master plan every block.
- How to deal with transformers, etc. to master plan utilities for next 30-50 years; what will we look like and where will infrastructure go? Where are utilities needed?
- Not about money anymore, all about time.
- Incentivize what the city wants.

E. Follow up: What timing are you seeing on projects?

- We've gotten interior permits for the city that do not call for engineering reviews within 6 weeks.
- Thresholds/levels that can easily go through reviews should be explored.
- City has money and the county has land. Is there a way for the two to collaborate to build housing?

F. What types of development costs are you seeing in the market today?

- Used to quote a high-level finish for \$500/sf. This has doubled to about \$1,000/sf
- Aspen is squeezing out the middle. The affluent developer and home buyer can navigate the cost increased but the city is unable to accommodate the middle class very well.
- Cost of construction have doubled – could be COVID. Things are just going up. That's not really city driven.
- Start off telling them there are permit fees of 15% of construction cost, not including fees. Often times

the City is making substantial revenues off projects.

- Costs are extremely high – parks fees, water tap fees, parks, street fees, etc.
- Some fees are waived for affordable housing, but they are still a barrier to entry.
- Cost of permitting itself is high.
- Comparison of somewhat relatable communities (Park City, Telluride, Jackson hole).
- Fees in Aspen for standard size house were categorized as outside.
- For multi-family housing: \$900,000 – \$1,000,000 per unit.
- Anywhere from \$1,000 to \$10,000 per sf and they will continue to increase - It was \$6,000 10 years ago, but now it is \$10,000/sf based on material and labor.
- Materials and lead time are extremely difficult here. Scheduling issues have caused delays.
- Construction is significantly more costly across the board.
- 5 years ago, it would be between \$700 - \$900 a foot. At this point was \$1300 minimum (a year ago) and that's likely gone up.
- Cost for 500 sq ft to a home in cemetery lane. Mechanical proposals north of \$50K, and before were about \$16K.

G. Follow up: Can permit fees act as a barrier to regular development?

- Yes, you’re competing for same resources as billionaires and now Aspen is competing with mid-valley projects too. Aspen is based farther away so if they can get similar prices, they will take that rather than spending time in the car to get to Aspen.

H. Follow up: What is the average rule of thumb per market?

- Ever since the big winter storm in Texas, material costs spun out of control.
- Rule of thumb no longer is reliable.
- 100% increases on steel and no stabilization in lumber market.

I. Do you view residential development / redevelopment on existing lots as growth? Or is this aspect of Aspen’s development context – something else? Do you agree that this type of development has impacts that should be appropriately mitigated?

- It is growth in the sense that it may not mean there are more housing units, but it tends to introduce many more workers into the community. As houses expand they require a larger workforce. And there are construction impacts, including increased noise, traffic and landfill use.
- Aspen always looked at growth in terms of units, but the growth may need to have another metric.
- For impacts to be mitigated, landfill impacts need to be addressed. Some projects try, but it needs to be addressed more closely. Increased construction traffic has been very difficult to mitigate, cannot easily be redirected to public transportation.
- Don’t see it as growth. There is not a lot left that is vacant land that can be developed. Even pushing into the county. A number of properties are not maintained – they are being sold for the and value. It’s rejuvenation, not growth.
- If it’s being redeveloped, there’s a desire to get the entire family there – wants to be able to have kids and grandkids able to stay. That is driving the bedroom count. Goal 95% of the time.

- It does have impacts – if you are doubling the size, pay the fees to do that. Free market development needs to pay to play. Will not go the other direction.
- Single family to duplex is growth or if the lots are not specifically used and they change the use, that is growth - Most growth that I have seen is City of Aspen driven – Burlingame and Castle Creek.
- Most growth has been related to affordable housing projects.
- Sees it as evolution; Growth is scary – growth automatically triggers people to think “bigger and bigger”.
- This is definitely growth, but existing structures are being redeveloped. There is growth in the structures getting bigger. There are really few undeveloped properties that have not been developed on. There are probably less than 50 vacant lots in the city.
- Not growth. It is customizing a building to suit the new owners or replacing construction that was not done with great quality and care when it was built. With the cost of properties, clients do not necessarily want to keep them.
- Some clients are moving to preserve homes and could be done more with more incentives. If the city wants to maintain the homes in their current form, then incentives would be more helpful than prohibiting things.
- A component of an addition that is included in these types of projects, so potentially some incentives

V. ENVIRONMENT:

A. What environmental impacts, if any, do you see with the type and scale of residential development that has occurred in the last five years in Aspen? How does this compare with older development?

- Habitat is widely used for existing furnishings.
- Had some clients do deconstruction but can’t recall the last time that occurred. County now has their waste program, but it is not really an issue for clients – it becomes a contractor issue to manage with things.
- Landfill is not well equipped to handle recycling of things. Maybe not as effective.
- Not sure that environmental requirements would be a disincentive. Deconstruction takes a lot longer than just demolishing, so will add time to the construction activity in the area. Will take more trips into town so will increase traffic. Materials need a place to go and need people capable of doing that work – it is a specialty contractor need. Not sure the market can fill that niche.
- From environmental health perspective, the impact on the waste stream has been extraordinary. The landfill is bigger and more frequent. We are seeing a tear down from the existing house and waste from consistent remodels.
- A home that used to be occupied 2-3 weeks of the year is now occupied 20 weeks and this has significant air and traffic impacts.
- Energy use and transportation impacts from higher occupancy and people required to service the home.
- Larger homes that are more efficient but larger and have way more items in them then they used to . The residential energy use is the largest piece of greenhouse gas inventory.
- Residential development is 95% of the waste coming in.
- Construction demo is up 17% tonnage from last year (record year) and up 3% from 2019.
- People need to be building with the future in mind when the building comes down to be more recyclable.



- Programs like in unincorporated Pitkin County for requirements for things that are typically and easily recyclable should be enforced.
- Some items are coming back around with relationship with Environmental Health. Code adoption process for environmental health and building will work on how they can be incorporated.
- In the middle of an adoption of building codes. Will be focused on energy and sustainability sides of construction. All on the table in this adoption cycle.
- Timeline – waiting on direction for timing. Trying to determine where can line up. Are there places where there are more stringent energy requirements that need to be in the land use code.
- Is a opportunity for the codes to work together to get to where need. Some of the current land use code regulations regs make the items people want to do on energy more difficult.
- Looking at more insulation and dealing with height and floor area ratio.
- Eastwood subdivision – series of lots platted in Pitkin County then annexed to city. No way to tell them no as long as they meet current code. In situations like that, the city should pursue purchasing properties and taking them off the books. Hillside is going to be forever scarred. Exempt from 80-40 greenline.
- These are just not homes, they are built for some other purpose. Amenities or features departure from what is a home.
- Notice the amount of traffic that results from redevelopment or maintenance. Normal homes are gutted and replaced with excess and size and energy consumption. Number of people required to maintain that type of property goes up exponentially. Construction jumps exponentially.

**B. Have you seen an increase in runoff and negative effects of that? Have green best management practices kept up with this?**

- The codes are quite good so in theory, the city tracks the amount of sediment that they catch in their basins.
- Tradeoff between redevelopment/construction and environmental impacts.
- Community tradeoffs are negative, though overall the remarkable impact on landfill space and time makes a tradeoff worthy. We need to build up a full circle economy on things like waste streams. We can recycle steel, but many of the other things being constructed do not have a viable end user.
- Finding a place where this stuff goes to not end up in ours or else where’s landfill.

**C. How are partnerships for end users created?**

- Pitkin landfill has a drop and swap but it is difficult to get information about this place out.
- Garfield and mesa county do not have a cost-effective market to come and deconstruct.
- There is no requirement or incentive for these connections.
- Recycling component is great for things that can be easily processed in a local market.
- There’s no space on site for a project to try and collect different materials.
- This has been a long-term narrative. Is this a true barrier?
- Folks know how to deconstruct and know that there is money in it, but there is not enough space for workers such as parking.
- Multi-tiered issue; cost of encroachment licenses.

**VI. UTILITIES**

**A. Are there any current or anticipated limitations to the city’s ability to provide utility services to customers?**

- Electric and water are both finite resources, our use should always be taken into account with any sort of development. To be specific, local water is very finite as we are in a desert-alpine environment. There are also constraints of western water law. We just completed an integrated resource analysis which looks at resources over next 50 years and aligns it with the UGB. With current resources, reuse, etc we can meet the demands over the next 50 years – this has a lot of caveats such as community development. On electric side, we are grid connected. We are 100% renewable supplied utility which creates interesting challenges for what we bring onto our grid. What lines can carry these resources? What can be created locally? Resource scarcity is going to become an issue and we are a very small fish in a very big pond. There may be some point where the cost of renewable electricity exceeds what an average market consumer can bear. In terms of infrastructure, we believe it is the right size and scope to handle the change to EV and we are incrementally making changes to harden the grid. We are well positioned to adapt to changes in the market place.
- UGB match – say 70% of use on an annual basis is outdoor, 30% is indoor. This indoor is not affected by density.

**B. How has residential electrical consumption in the last 10 years? What development activities lead to increased usage? Scrape and replace? Occupancy type? House size? Construction type/design? Others?**

- Its been very constant with maybe a slight increase through electric vehicles or electric heating, but were on that breaking point where we will see an increase in a significant way.

**C. Are there any future infrastructure projects planned that will increase the capacity of Aspen city utilities?**

- Establishing a maximum tap size for a particular land size/use and allowing them to back into what their building will look like is something we would be interested in. When we get territorial on people outside of our service boundaries we can get pretty tight because we are legally obligated to provide services. This potential would be inside city limits only.

**D. Are there significant stormwater impacts with differing residential types?**

- Every parcel has to detain and infiltrate run off. Residential has more flexibility to work with. The big difference is the ability to use greenspace for stormwater treatment.

**E. Follow up: Are there engineering remedies to help with runoff?**

- Best management practices (BMP) – rain gardens, green roofs, etc. Built infrastructure to try and mimic the natural infrastructure that the ecology relies on.
- Every parcel has to accommodate stormwater – first ¼ inch of a storm has to be infiltrated because it will carry all of the sediments and highest pollutions. Beyond this, the water in theory is cleaner. It is all volume based on how much impervious area the parcel has.

**F. How many additional taps do you see each year? Is there a limit on the number of taps that can be provided?**

- We do not have an explicit limit of taps. We can, by ordinance, limit any new taps. Generally since we are built out, most of the tap requests are re-tapping and existing taps. We probably do about 40 of these a year. 90% of the 40 is residential.

G. How has residential water consumption in the last 10 years? What development activities lead to increased usage? Scrape and replace? Occupancy type? House size? Construction type/design? Others?

- Water use has gone up, but varies year to year. Trend wise, we are using more water as a community, but it takes one summer to get back to what we used to have.
- New models must follow a water budget. It is a use of high and moderate use plants offset by low and very low. We have seen very good compliance with this ordinance. Generally, aspens aesthetic is important to our dynamic, so we don't push hard on the xeriscaping.

H. Is fee based on consumption?

- As you use more water, you bump up into a higher class. General users will be within the 1st and 2nd tier and large users will bump up to the 3rd and 4th to offset environmental impacts. On the electric side, this has unintended consequences. We have created a tier structure particularly for affordable housing to make sure that we are not unnecessarily penalizing someone. For taps, we are asking customers to incrementally pay their share.

I. Follow up: Would you raise the fee?

- We take into account a peak demand charge on our large commercial customers. We want to expand this to residential and small commercial at some point to capture the revenue stream but ultimately have a stream on the back end as well. These rates are trending up. Storage, development of wells will help the demand. A storage surcharge to fund, finance, and build the infrastructure.

J. Are there any neighborhoods that typically use more water or electricity?

- Luxury residential use a large portion of the systems capacity. Even when they are off, the elements can use much of the energy.
- Red Mountain uses more because of areas with larger lot sizes and per capita it is Cemetery Lane. During COVID we saw residential use come up as people were home more.

K. Would centralized growth assist with utilities and energy use?

- There are pros and cons of this.
- Water side ½ of customers is outside city limits.
- On electric side this concept is relatively sound.
- Our transformer footprint and associated square footage will need to be taken into account. Instead of 1-2 for each block, each building may need one.
- Setbacks are already helping be proactive about this.
- We can also help be proactive by informing property owners of size at the beginning of the process so that it is not a surprise later on.

VII. WASTE

A. Are there cases where someone would be turned away from the landfill?

- No, we have flow control on the books. The county can enforce it if they choose to, but they don't enforce it because it is not an issue at the moment.

- Landfill is in charge of budget and must make revenue so let people use the landfill despite room running out.
- Conserve landfill space through programs such as recycling at a lower rate.

B. Implications of recycling programs – flaws, thoughts, possible improvements?

- If you're in unincorporated Pitkin County and require a waste permit for demolition, you must divert 25% of waste or you lose a deposit (\$1000/ton).
- \$10,000 or \$35,000 deposit that will be returned if recycling requirements are met.
- 15 so far have fully completed program, but 100 or more that are actively going through the program.
- 70% recycling rate.
- Evergreen Zero Waste is one example of a company that is trying to get creative with the waste issue.

C. Is there a potential for staff to go out to development sites and advise? How do you see Aspen leverage what they already do to increase effectiveness?

- Workers would love the ability to be more hands on, but do not have the capacity.
- Staffing focus on this subject would be helpful.
- Building inspectors – proper utilization of the recycling program is not a priority.
- There is staff to do it, but not enough resources put to the efforts.

D. How do you think that the city can better incentivize recycling for projects where money is no object?

- Fee structure tries to incentivize more diversion.
- If you bring a load in, we have a \$100 load fee. The increase in the load fee per ton does not make a difference until it was bumped from \$100 to \$1000.
- Contractors are also tired of loading waste and make it a part of their program.
- Convenient to have people use one container and separate it out.
- Residual of larger projects are grinded and thus take a lot less space in the landfill.

E. What is the capital funding and restructuring requirements needed to implement sorting? Is there a large barrier?

- Money and equipment purchases.
- A million and a half on equipment purchases.
- On a \$60 differential fee we brought in 1.2 million dollars.
- In 2023, we hope to have basic equipment and have more automated in 2024.

F. Is there a market in purchasing recyclable materials?

- We see a lot of concrete which we process and sell.
- Rock and dirt come in and we crush topsoil into gravel. Land clearing goes into compost. Cardboard gets shipped to Denver.
- As we get more recycled products that we try to sell back, something that can be helpful is an incentive



to utilize recycled material in their construction practices. Right now, the economics of the two are comparable.

G. What needs to be added to mitigate impacts?

- Waste piece: some sort of a threshold where you’re required to mitigate in construction plan or a fee like for rampant energy consumption but for waste. This will help proactively prepare for waste.
- People build giant homes and they just need to be build efficiently which comes down to building code.
- Transportation TIA work should potentially be applied to residential.

H. Any communities that are exemplary on waste and transportation?

- San Francisco – they have great end markets. A lot of the other places are still struggling from a waste perspective .

I. Fee associated with waste collection

- Privatized service so there is no set number or fee. Economies of scale will balance this.

J. Is there any better coordination between things your department is focused on or the building department?

- On the waste side for sure, especially when applying for general permits to track for waste.
- Just an administrative switch.
- Ordinance for existing construction that requires a benchmarking for buildings.
- Waste would like benchmarking for all new construction using portfolio manager.
- Also has been discussed for commercial buildings over a certain size.
- Every other house in the west end is going to need a transformer – how will that work?
- Impact of heat pump arrays, etc. A number of things that are a challenge to get to the clean electric grid.

VIII. GENERAL QUESTIONS OR COMMENTS

A. Is there anything else you would like to share?

- Is there a conversation of sorting of demolition with the environmental health program?
- Presents a large community impact during construction such as parking, encroachment, etc.
- Important conversation between building, water and utilities. Taps are getting more and more restrictive. We are tying up a lot of demand for these fire systems. So much so that some cases where new commercial is potentially larger than main size on the street.
- Bringing constraints to the forefront of growth conversations is very important.
- We have always seen significant impacts, but never like we have in the last few years.
- GMQS is not being used to throttle development enough.
- City should consider using their tools more effectively.
- Growth in mass and scale in our neighborhoods is going to happen but should be more evenly and

spread out.

- Affordable housing is allowed to operate without people looking over our shoulder.
- I wish there was a way to manage the money and time spent on growth management quota system and what has it yielded.
- Conversation should be about what it has done for the community and benefits; what does the city get out of it?
- Construction and demolition diversion ordinance will be very successful.
- Program for unincorporated accounts for only 10% of projects in the area. Regional collaboration and same rules across the board would be a huge impact.
- Related to moratorium, we won’t see the landfill impacts until the future when the projects would be bringing waste in.
- The numbers on how many transactions happen each day on is a specific scale.
- Truck traffic, construction activity, etc numbers. Jan-Feb is supposed to be “slow”, but we are not seeing this.
- Need to be more aware of we are influencing everything people are complaining about. The city is part of the problem. Listening to public commentary not everyone things big houses are a problem or affordable housing is needed.
- The moratorium can bring insight on what the opportunities are.
- Aspen had a history of vacation rentals by owner which allowed the average homeowner an opportunity to further supplement their income. We need to find a way to allow that to continue, while addressing the rise of LLC ownership homes. Allow this for people who live in their homes otherwise, while regulating the STR market. That has had a major impact on the west end.
- I am concerned about the mass and scale, as well as the design quality, of the proposed Lumberyard project. Several points on this: Parking 400 cars for 300 units (in rough numbers) is absurd for an affordable housing project. Parking and unit count should be at parity for an affordable housing project to not become a huge traffic generator. Plus the visual impacts of parking are very negative.
- Use of the open area fronting Deer Hill is an affront to everything we have tried to do in protecting open space at the Entrance to Aspen. Use that area for open recreation, not vertical construction.
- Possible consider firing CTA and Schultz and putting in place a local team that really understands Aspen and will balance housing needs with a sensitivity to our other community concerns.
- Some of this is a knee jerk reaction. Most properties are owned by LLCs and trusts. These are people who have it needed for tax structure, not for companies. People need it for privacy or a tax structure. There is a misconception that all LLCs are trying to short term rent.
- There should be more foresight and planning rather than reactionary moves. Reactionary drives the cost up and does not benefit the community.
- We need to get specific and data driven.
- We create the moratorium, but how many buildings/lots can even be developed?
- City has to figure out where to spend time and resources.
- There is a misconception in earthmoving. Irresponsible earth moving is going to landfill. They have not taken earth to landfill in five years, but others are. o There should be more regulations that stop people from moving earth to landfill.

The Project Team held six (6) focus groups between the dates of March 7–March 10, 2022. The meetings were held both in person, at Pearl Hall Pass Room at City Hall and virtually, to offer multiple opportunities for community members to participate. In total, 29 members of the public participated in these focus groups which included City of Aspen Aspen Board members (Planning Commission, Historic Preservation, etc), technical stakeholders and members of the public. Common themes developed across each of these focus group meetings.

This document contains the combined comments from those meetings. Comments below are organized by major topic areas for discussion, the questions asked, and participant responses. Responses were noted by project team staff and edited for legibility, tone and tenor.

I. GENERAL TRENDS

- What is the goal of Council and how do they want us to help get there?
- Buy-down may be a good idea for finding affordable housing opportunities.
- The City is running out of vacant land.
- There are now highly sophisticated buyers.
- We need to assess the existing housing stock of affordable housing and requirements for who lives there.
- We need to update our [Aspen Area Community Plan](#) (last updated 2012).

A. What issues related to residential construction do you think are important for the city to address?

- How they are going to build affordable housing?
- Point values assessed to affordable housing concerns. Point value given to the continuation or time for buy-down conversation. Buy-down had a high score, but those are difficult. Default rate of a buy down is high because the affordable housing person cannot afford the HOA fees / assessments. 80% of the condo homeowners have written language to prohibit buy-downs. Time should not be spent on that issue (Council Housing Strategic Plan).
- Buy-down may be a term used for a broader idea of finding affordable housing opportunities in town.

B. When thinking about development in Aspen and our neighborhoods, what has been the biggest change you’ve seen in the last 2 years? (COVID impacts) 5 years? What challenges, if any, have you seen?

- Moving to remodels and additions. Running out of vacant land – demolitions and reconstructions are driving things. Getting closer to all the community being occupied.
- Everyone is trying to fix an old remodel and turn it into a newer remodel. People are coming in for the advantages that are available to them through the HPC Guidelines. Advantages are being given to historic properties are opposite of what the community is trying to do in other places. HPC Guidelines provides for a path to a larger home (500 sq ft FAR bonus, setback variances, etc). People buying historic homes understand the rules and have their eyes wide open (savvybuyers), and they really do not need the benefits – they are not going above and beyond their responsibility to the community. Offering a lot for historic properties.

- Land use codes are complicated. If you can hire those to navigate the code, you can get most out of code. Budgets are a concern, but not a barrier. Do feel like there are better projects coming through Historic Preservation Commission that are not asking for the benefits. People are coming to the board for incentives that an applicant / designer received previously so there is an expectation that the benefits wouldbe granted.d.Hear about projects that impact the parks.
- Visually, seems like there are a lot of scrape and replace happening. Land use codes are very complicated.
- No significant changes in what is coming to Planning and Zoning. People are selling the idea that this is their forever home, which may not be the case. Issues with local owners – looking to make changes, or made changes that were not recorded.
- Sellers’ market so sales are happening in 15-30 vs 45-60.
- Cash transactions happening over facetime.
- Credits are dwindling.
- People want personalized properties. People want to know what can we do and how long will it take. Telling people they are a year out for getting an interior remodel.
- As COVID decreases, people are going back to metropolitan areas.
- People are asking for the same things they always have.
- Size of homes are being driven by wanting to have them, not by feasibility of them.
- Highly sophisticated buyers. Understand highly complicated things and know how to assemble a team to get the job done. Sometimes they want something simple that is not simple.
- There is a dislike of the city and the bureaucracy.
- Pace and Scale is increasing.
- Most of the people building here have more development opportunities.
- It seems like the pace has always been this way. Had an office in town, but construction on all sides, so moved.
- Not seen a change in clients. Being careful about the clients take on. If working together, the project has to be an active agreement. Evolution and innovation – is a tool that could be powerful. Net zero house submitted in County, and that could be a model. Lean in on innovation. Look at pre-fab construction as a way to decrease traffic and landfill impacts. Aspen is no longer on the forefront of this – we have gotten complacent. Difficulty of housing a team and doing more with less. Engineering requirements continue to get more intense – have a master plan around that. Transformers are an issue – have to plan around and they seem to be going everywhere. HP work – gone through voluntary process and got a shortened permit time. Time is the biggest commodity. What are things that can be done on a graduated schedule? It would help the city’s load. Be thoughtful in the design – want to change the dialogue about maximizing.
- The entitlement and improvement process is more onerous and takes longer than it ever has. The requirements of someone constructing a structure are extremely rigorous and getting even more rigorous as houses get more complex; both land use and permitting process
- It is worth acknowledging that we are in a global up period in the cycle of construction development; we have lived through very little development in Aspen. We don’t have control nor should we have control over this. It is not a forever thing and there will be less busy periods.
- We’ve recently gone through a permitting process and it is extraordinary in the amount of time it takes and total costs. Aspen is leading edge on standards in terms of climate. That doesn’t feel like the core of the issues. We have to overlay the sheer amount of volume that the city is dealing with. We should develop a policy off of the last 2 years of experience because realestate is very cyclical and we cannot



confer a straight line of what has happened in the last 2 years. A lot of the impacts we are feeling are from the volume and the speed that they happened.

- I believe that because of COVID, town has been inundated with second homeowners coming in and wanting to stay. This will likely not remain the same. The process has become extraordinarily time consuming and difficult. Clients are frustrated with the professionals trying to get permits. The city should look at, because of this huge influx, the commercial also plays a role. The city recently looked at trying to get information from different departments. Can we outsource people who can answer questions and help the process?
- As people are developing and complying with increased requirements and doing everything that is asked of them and paying increased fees, it feels like the service is becoming less existent. It doesn't seem like there is any appreciation in the effort that goes into a permitting process from the developers.
- New houses are more complex and take longer to build.
- In 2010 it got really quiet. We were susceptible to market trends. Growth due to more speculation in the market and COVID; it will not be sustained in the next 20 years.

II. PACE AND SCALE

- Though some redevelopment provides new employees (maintenance, housekeepers, chefs, etc), there are still locals who do not require them. Those local residents should not be penalized.
- Is there an opportunity to have different criteria or requirements for locals?
- Need to have development that is feasible for the middle class.
- More requirements increase land costs.
- Lack of available lots so we must focus on infill.
- Focus on the long-term issues and goals, not just today's.
- Majority of development is single-family, not multi-family.
- It is a seller's market.
- People can use money to propel themselves out of certain situations.
- Redevelopment is growth in terms of number of people working it and emissions, but not if it is existing and not significantly expanding.
- Though the homes are huge, scale is appropriate for what Aspen is. People are building within the requirements of the zoning code.

A. Do you consider the redevelopment / expansion of existing single family and duplex homes as growth and as development that needs to be mitigated in some way?

- Difficult to make a distinction. The complexity of these buildings means that there is some level of growth. It takes a complex team of people to work on the buildings and service them. There is a complicated code that can get local residents stuck. Creating separate tracks could be more complicated and could be taken advantage of. Instead, maybe look at the total square footage of the house, or the cost of construction. Something that can be more easily applied.
- Agree. Designing homes that are empty for a while and then it is rebuilt. When the new owners come, there are new employees that are coming.
- Housekeepers, maintenance, chefs, etc. all come in to maintain a house.
- Majority of homes have the ideas of bringing in workers, but not all of them. There are many local

people who still live here and don't require these services. You do not want to penalize those people. Not sure there is a way to do both though.

- Redevelopment – if you go from a 1,000 sq ft to something bigger, is that growth? There is something in there do define, but do not want to harm local residents.
- If you max your lot area – is that considered growth? Yes. Something in there that could help define what exactly growth is. Code makes it difficult for normal residents to navigate code because the city is trying to protect themselves from 10,000 sf.
- Same as the affordable housing deferral, is there an opportunity to have different criteria or other permitting requirements for locals. Another function of demand is price – when you sell home the new buyer will have more people working in the property. There seems to be a correlation between the price a home sells for and the amount of people needed to service it.
- Creating separate tracks for people creates complicated. Can you take total square footage of house as a way to separate? Cost of project? Something that can separate out locals.
- Growth is so many things. It's the natural progression of places that are beautiful and desirable to live. It is evolution. Everything is so interconnected – as soon as we have more requirements the costs go up. How many undeveloped lots are left? (not many). Everything is redeveloping as infill.
- In the 70s it looked like growth because there were empty parcels. It doesn't feel like growth now – there is inventory that is dated and old. If we prioritize upgrading infrastructure, then we should be in support of the old structures being updated from an energy perspective. Knee jerk reaction of change – can make people worried. Intrinsic value of property exists. Should not stop or prevent.
- Most of the development is in residential areas. The growth in the last moratorium was downtown, and that was clamped down in that process. That has pushed pressure out into single family neighborhoods. Commercial redevelopment has higher mitigation requirements than residential. Community tried to fix a perceived problem of infill, and that has pushed development out. There is not a lot of multifamily happening. Each fix creates another set of problems.
- Need to define growth. Replacing a single family home is redevelopment, it is not growth. Unless single family homes are being converted to multi-family that is growth. It is replacement.
- Question has been answered by city council. Yes and no. Largely change that is associated with redevelopment.
- Mass and scale: Technology has changed. People want less log and stone and more modern. Mass and scale is largely the same.
- Setbacks, FAR, etc. have not changed. Energy codes have changed.
- Building department has been paced for year. What else can you pace?
- This pace is happening around the world. This is more of an evolution, and we need to understand how to guide that without making it so stringent that the costs are driven up. Want to keep a balanced community with different economic groups, so be careful on the code remedies. City should be building the projects instead of focusing so much on exploring and considering the options. The city needs to understand macroeconomics to see the broader forces in the world. The process is opening the door to buyers like Picasso because they can stomach it. Costs have just exponentially gone up.
- The sales prices can absorb it. The regulatory environment pushes the costs up. It's a developer or a second or third homeowner. Not sure that is new. Observing building in Aspen, there are not a lot of locals. Are we trying to stop a tidal wave that started in 1995? How different is this development from previous times and the future land use map. Aspen has incredible pressures on it and the pandemic pushed it even more. How do you survive the kind of build out. All the properties that are being updated. We lost the middle class 20 years ago.
- The Growth Management System (GMQS) is based on units. But we haven't been adding new units. What is happening is seeing residential redevelopment and expansion. For some segment of



the population there is no tipping point for the exactions, but the middle class is being priced out. Makes timeshare units more appealing to a developer – they can handle this. A pacing system for building permits is a possibility. If there is a way to restrict ownership to real people versus corporate ownership..

- If you have an existing development and redevelop it, no.
- No, there is math that we can use (net floor area ratio change). By definition, the only growth is the single family increase that occurs.
- Seems like obvious growth to me in terms of materials brought up, people coming in, all of the resources. You are adding space/capacity then you are growing. That speaks to the taxes that you are adding by updating.
- Mitigation is appropriate, but it needs to be backed by data and if we are going to talk about attendance change overnight than we should talk about implementation of that. Mitigation is appropriate, we all understand that across the board, 2022 vs 1970 house has a different employee load. Mitigate appropriately with data that supports it.
- How many people does this apply to? You also only need to mitigate once so at some point this will phase itself out. If it is keeping someone from updating a 1970's home, then that is not community-oriented, but in general my opinion is you need to pick up the pieces. A large number of residents who are full time do not work the same amount of hours required by APCHA.
- Local/full time residents is too hard to police. Require mitigation for everyone.
- The deferral process works great for me if I try to make a tiny addition to my condo but you are taking a gamble that fees will increase dramatically. My fees would have gone from \$10,000 to \$60,000. It doesn't seem reasonable to have to pay \$60,000 in fees for a small condo addition. Perhaps the same fee (\$10,000) with interest would be more fair.
- In terms of occupancy, you have the same capacity, but are increasing economic activity.
- My concern is the double standard that redevelopment is considered growth. Redevelopment of existing may actually improve the performance of a home from an energy or efficiency perspective and while it may be "growth", it may not necessarily be negative growth.
- The complexity of the codes drives up the cost of building or remodeling, limiting the type of owners who can afford the process and necessary consultants.
- Redevelopment/expansion brings in more workers for the homes which can be considered growth.
- New development does not equal new growth, its redevelopment.

**B. Is pace and scale a problem? Is it just something that is part of Aspen that has always been here, or is it different?**

- Scale and pace is directly impacts by COVID-19. It was not headed in that direction before COVID-19. Uptick in last 2-3 years, but do not see it being sustainable. The pace cannot be maintained for 10 years – can only remodel a house so many times in 3 years. Get large things on lots because they can. It was snowballed. People are investing and parking their money here. That has always been the case, but the ability to buy and sell real estate will continue. c. People are still coming up with more. Not sure if need to focus on new development or remodel more. Feel like the new lots are vastly lost. People want the most value out of their lot –that will not change. The only change to mitigation rates can recall was a reduction in them (2015 code amendments).d. Think the majority of the construction experiencing now was pre-pandemic. The next 5 years is going to be the impact of COVID because of how long it takes to go through the process. Easy to respond to what is happening in town, but what is the right amount? Understand the pace and scale, but people will always build as much as they can. What are we trying to do?e. What are we trying to solve for and what is the right way to solve it? f. We

will end up with huge homes on small lots because they want the highest utility for land purchase. We should continue to focus on infill rather than expending – updating technology and insulation etc is natural evolution of a desired space like Aspen.

- No multifamily development occurring – no place to put it.
- Prioritize redeveloping older homes over newer homes.
- Think there is still demand because there are a lot of backlog. There are 3-4 years' worth of backlog right now.
- The basis of the problem is not right. Our average house size is similar to other places in the US. Pushing square footage underground is now seen as an issue. 3500 sq ft is not massive. Time of construction tends to be the result of the process here. Person building the home wants it done quickly.
- People have been maximizing their square footage for 30 years.

**C. Are there things that can be done to get at mass and scale without touching floor area?**

- Think that council will want a solution that limits the size of home (remove exemptions, or reduce allowable size), or make measurement changes (height, FAR exemptions, etc).
- Where is the city heading with building IQ? Would the city consider a residential component?

**D. How do you view the overall pace, scale, and impacts of development in Aspen? How has this affected you personally? How has it impacted our community-at-large?**

- Have not really heard an articulate argument for mass and scale.
- Could be perception that construction is ongoing. Because it is happening in free market area people are wondering where is the employee housing.
- Impressed with the management of construction sites in aspen. If maxing out there is no where to put anything. If anywhere near it, you will feel it. The traffic from construction seems like a lot – notably a lot. If pacing the growth, the cost will go up. Is there an alternative? It makes the people coming in more wealthy and corporate, but helping the people here now. 50 -200 years in the future? Study the impacts of development in the future – look internationally. Pacing development with there is an insatiable desire for development. Who else has done that? By keeping it livable we. All these impacts impact the people who are living down valley. The locals in Aspen are impacting the plumbers and framing groups from down valley. Clients are here because Aspen is here.
- Modeling is powerful. With the pressure we have it's redevelopment and it can only go so high. It will be similar to what it is today. What is the percentage of traffic with other communities? Manhattan is an example – what we are faced with other communities deal with; what is the tax revenue from con.

**E. What is your opinion of the current pace of development in Aspen?**

- This is cyclical. We cant overreact to what has been happening when we don't know what the long term is. Our funding for affordable housing depends on development so development is not a bad thing. The offset fees and real estate taxes benefit us. It seems intense now in terms of traffic and construction, but we also recall periods where very little was going on and markets were depressed.
- Too much overall. To the point above, there is too much of everything right now. I am much more hesitant to predict the future with what this trend has brought in the terms of current scale. I am not an architect nor a builder – just a resident living and working here. It feels like an overwhelming tsunami is hitting us. I know unregulated growth is not possible but it feels possible here.



- You will feel impacts of what you are surrounded by. There is short term pain associated with construction for all of us. There are always impacts of construction. We are at a high point of the cycle.
- Comfortable with what is going on but also believe that it is cyclical. This is dependent on where you are. It is hard to see so much going on with all of the trucks coming in, but then you have people who have been working on plans for years and want to start building and can't. I want to do small work on my condo and the prices have just shot up. For people who own properties and want to remodel, and then are told they can't it doesn't seem fair. People should have the right to develop their own properties within what the code allows.
- Cyclical market, pace won't be sustained in 2-3 years from now.

F. Thinking about scale...

- Scale is appropriate for the city of aspen. Maybe not when compared to other places such as Steamboat Springs, but for Aspen only it seems highly appropriate.
- Homes in shadow mountain – I agree in general, but there are some homes that are monstrous and feel completely out of scale. Houses are built there and right next to each other. It depends – there are things currently being built that I am puzzled by.
- Properties in Aspen are in scale. The properties discussed above are in Pitkin county. To understand this question, you need to know Aspen limits and code which is highly restrictive.
- Zoning codes are very restrictive. Going through the west end, I haven't seen any that are oversize for the lots or neighborhood. The codes we have now that restrict size are working.
- My understanding is that basements have been restricted. You are restricted by total height and FAR. The restrictions meaningfully limit the size of basements. No meaningful difference in construction time between a thousand-foot difference in basement size. I don't understand what difference it would make whether the basement is built a little bit bigger than not. If anything, there would be more fees to the city because affordable housing fee is based on square footage I would agree with this. I think also the new requirements for civil engineers have become stricter which is for the benefit of everyone. I don't see how a larger basement would have any detrimental effect.
- The houses that are being built are social engineering those neighborhoods. They are not being built for a local family to live in year-round, they are being built to rent out or gather and then be empty. Our code is appropriate, and we are complying, but we are changing the dynamic of our neighborhoods based on what is allowed. The houses are more or less the same size.
- What would strike me is if there were huge homes next to very small homes; No sense that things are going awry.
- Bonuses in development – 2 leading causes are for greater scale.
- Grew up in Aspen, now live in Carbondale. I took a walk on the Rio Grande bike path. The size of the homes stunned me. Homes looked like they should be homes, offices, museums, or schools.

III. AFFORDABLE HOUSING

- If the goal is to create units, what tools do that? Not fee-in-lieu.
- A consideration of a deferral agreement should be that it is limited by who monitors it.
- There are no affordable housing credits left.
- Affordable housing credits are not profitable.
- Housing comes before the impact. Bifurcate the permitting process.

- Fee-in-lieu should be used by a certain time or returned.
- ADU's are a worthy consideration in solving for affordable housing.
- Though there is a fear of second owners creating conflict and loss of control or people not using them correctly.
- Affordable housing should be allowed, by right in every zone district with density and compatibility considerations
- Incentivize development further down valley.
- Monetary fees do not mean much to people here.
- Existing bottle neck of building department is a barrier to affordable housing development.
- Incentivize people giving mitigation through letting them speed through the process, grow larger, skip permits, etc.

A. In general, do you believe housing mitigation should be provided through a cash-in-lieu payment, on-site housing, housing credits, built units, or that no mitigation should be required?

- Deferral agreement – only concern is it's only as good as the people who watch over that. Is it even valuable to consider that option? Support affordable housing certificate program. It's only as good as the people managing it. Every time it comes to a slow down, the ability to get a return on the investment it gets behind the curve. The studies are obsolete by the time it makes it into the code. There are no affordable housing credit applications because people cannot be profitable. Certificates might be but it's not being kept up with. Affordable housing is the best because the housing comes before the impact. Dollars for sale of property to a single-family home versus multi-family affordable housing complex needs to be commensurate. Concern about cash-in-lieu because the money needs to be used by a certain time. There should be a "nuisance" number built into the fee in lieu number because the city has to build the housing. If fee in lieu number was recalculated after each city/affordable housing project (including 100% of staff, land, construction, design etc), then it might be more appropriate.
- Fee in lieu payment should be quantitative against person paying cash-in-lieu. If you don't use money in five years they have to give it back to you. When city takes cash-in-lieu they are putting city to work. Why isn't there a nuisance number brought in to take into account that the city is providing a service.
- Credits are the best way to encourage affordable housing development, but there are no credits available. Fee-in lieu payment should have specific criteria.
- Agree with the issues related to fee-in-lieu. The lag is a particular issue (collecting fees for projects that are constructed further down the road). One good thing about fee in lieus is that as a community we get to decide how and where those units are built. Have more agency.
- No new applications for affordable projects because of price of land and cost of creation. Until a person who is building project can buy land competitively and until sales from affordable housing can make a profit nothing will get development.
- Credits are not profitable for anyone that wants to do it.
- Is the goal to deliver units? Then fee in lieu doesn't do that. If I am redeveloping my house for the same square footage, then I shouldn't have to pay mitigation. APCHA units should be paying real estate transfer tax (RETT) and housing mitigation like free-market does.
- How will mitigation changes impact long time locals?
- If you require mitigation payments for developments for the whole – you will price out local individuals and lead to more billionaires who live here a week of the year to become our residents of the city –

opposite of the goal of Council.

- APCHA redevelopment should be paying full mitigation fees – no exemption.

B. When thinking about built affordable housing units, what types of units should be provided? Buy downs, on-site ADUs, off-site units?

- The land is not in Aspen – work with county to incentivize development further down valley.
- ADU would not work in 90% of properties. Fear is that second owner would be a bad tenant. This scenario could be avoided by selling to a qualified purchaser such as hospital or school so there is someone to call and account for bad behavior.
- Anything that can be done to make developer affordable housing easier should be done.
- If there was an easier way to get a unit built that would be better.
- How many units have been added over the last 20 years by year? How much revenue has been generated over that same time? Need flexibility in the program – not a one size fits all program. Allow units to be underground with good light wells, allow to be on property, etc, because there is limited land. Incentivize people to choose from a menu of options. There is a pace in the FM world that is not happening in the governmental world. People will feel better about paying in if the money was being used. Look at how much money we get from development, which translates to new housing units.
- Where are you building additional units? There is no land? The land is not in Aspen, so need to be building outside.
- Look at things as the upper valley – allow housing development in the region, not just in the city.
- Redefine transit oriented development (TOD). County has land and city has money. They should work together. Allow some additional transition in the system and allow people to live in other places in the upper valley. By down, new, RO deed restrictions, etc. Find mobility rather than just development.
- The ship has sailed on the west end. Locals are not moving back into these homes because the prices are so high. When looking outside of the city, development is more attainable that makes more sense.
- For the caliper of this resort town, the hotel product is grossly insignificant. From a quality and number standpoint. The saving grace are these homes. Families stay in these homes and they do serve a purpose. This is a resort town first and foremost. The people coming here are paying for everything – RETT, sales tax, mitigation, etc.
- Can develop more down valley, but there is more pushback happening there. Do not like the idea of buy-downs outside the city, because it pushes the impacts down valley.
- There needs to be a mix of options and need it all. This is a valley-wide and I70 corridor problem. Getting communities together is important. Want to encourage more density – we get so focused on the people who are breaking the rules that we miss the majority who want to meet the rules. The time incentive is the most important. Buy-down down valley seems easy. Need to focus on the more difficult ones that can create housing here in Aspen. Want the ADU options.

C. If affordable housing development matched the mass and scale of current single family and duplex development, would you be comfortable seeing it in Aspen’s neighborhoods? (Visual preference, or take data of new / remodels of single family and duplex and identify how many housing units could be accommodated in that space)

- Does it make sense to go in and build a bunch of units through a PD process? Have more discretionary flexibility depending on where it is located. If we want more affordable, then let’s incentivize to get more of it. We are talking mass and scale, but maybe this is more about housing.
- LA is looking back to the fourplex, which was popular in the 20s there. It would be a fight worth

fighting. The only way to manage affordable housing is to sprinkle it in. It’s great to have the larger complexes, but they are out of town and have transportation impacts. Sprinkling into neighborhoods is what Aspen is about. The gondola is the great equalizer – people like how grounded the community it. People want local friends. Locals are what makes Aspen great and it’s what people want.

- Incentivizing affordable housing is where everything should be on the table. Give more floor area, quicker time, etc.

D. Map – where do you think affordable housing is appropriate? (Area for “not appropriate anywhere” on the side of the map)

- Pick R6 as one district where affordable housing should not be allowed by right. Make it by right by code in other zone district and make density tolerable.
- Affordable housing should be allowed in any zone district, but no multi-family projects, quad or triplex in single family.
- Keep housing out of commercial core – have more commercial development because that generates additional tax revenue. Let the downtown serve the purpose it needs to serve.
- Overlay is great, but there has to be incentives.
- Don’t see Affordable housing by code in R-6. If have to pick a zone not allowed by right, would be R-6. That is where historic buildings and SF homes are. We have limited it to SF homes there. But then make it by right in other areas and increase density. Requiring on-site affordable housing in commercial core only makes buildings larger and commercial provides a lot more taxes each year. Looking at commercial core and people put a unit there, that might be their choice, but having it by requirement is an issue for commercial space.
- It will eventually circle back to parking and density.
- Allow affordable housing in any zone district (ADUs in R-6, maybe a quad).
- You can develop everywhere, you shouldn’t need an overlay.
- Make sure that our solutions don’t hurt developers that pursue affordable housing making them lose to free-market competitors. Incentives for affordable housing need to be increased.
- Only commercial developers are able do that type of development. Not a lot of people here can do that.
- Right type of affordable housing can be appropriate anywhere. People have to take the idea of Burlingame out of their minds. We should make the most of our existing projects without making it too dense and uncomfortable.
- The city can’t solve all of this. I don’t think we create positive incentives for developers and homeowners to contribute to the housing stock. It is “a lot of stick and not a lot of carrot”. We should leverage people’s selfish motivations to get housing built. I would be fine with larger basements but you get the opportunity to build that if you contribute in some meaningful (bigger than normal) way to affordable housing whether it is a financial contribution or a new mechanism. Give people a fast track through the process if they’re willing to contribute more. There is a finger wagging approach to those who want to develop properties. Why not leverage their motives to get what the city wants? I don’t think we tap into that.
- From the residential side, I would think about things that people really care about. Why not give
- I think you will get insane pushback on increasing density. I don’t think that’s the best route to get housing added. Buy-downs and incentives is likely a much better trade. I do think anywhere in the community is appropriate, but ADU’s must be livable and you have to allow people to be human.
- I think the idea of incentives of expedited permit or increase in single family is a great idea, but I



am very concerned that ADU's turn into guest bedrooms. The long time local that has been here and raised a family here and expand a house to meet the needs of the kids. They should be given different opportunities than the person who came to exploit the financial opportunities here. Long term families that have been here, work in the community, and are fortunate to have a home should not be penalized because they have been fortunate enough to grow up here.

E. Should more affordable housing be provided in Aspen’s neighborhoods?

- Yes, throughout the city, county, and valley.
- Yes throughout the city. This question begins to get complex with tradeoffs introduced. Our baseline understanding of our affordable housing program is limited. It feels like we need to understand the existing stock and who is in it. We also have to answer “for whom?”. This should be properly answered for the updated answer in time for where we live. Of course we want more, but this is a very complex problem. It feels like starting with the stock we have and understanding what is going on and how to use it better. I read stuff from the city and I get the impression that we don’t know what is going on with the stock and how to improve it and our value of what the community gets out of it. Yes of course we need more affordable housing and solutions are very complex.
- I don’t think there is ever a possibility for us to add too much, so we should build as much as we can.
- I know this issue is super complex and years ago when it began it was not taken into consideration that people would move in and stay and raise families. We now need to address this and come up for options for those who come in for the season.
- I live in employee housing, I would never be here if it weren’t for affordable housing so I am supportive of more. I do see the irony in the questions that we are asking of development and building and then discussing building more affordable housing. I am feeling that there is too much development, but saying that there should be more for affordable housing. This next question of where and how to build it is very important.
- Main street is a good example. Main street was always a corridor, but it has changed from what it traditionally was. What is the number that council is looking for? How are we going to get to a certain number of affordable housing units if we don’t have a quantitative goal?

IV. DEVELOPMENT PROCESS

- Need to rely on code and staff for the process, not the public.
- Need a streamlining process to forgo affodrable housing from public criticism.
- The code needs incentives for affodrable housing development.
- Height, scale, permitting, and fee reduction need to be considered.
- Consider the importance (or lack thereof) of parking. Projects should not rely on parking.
- Demolition has become complicated and conflicts with the goal of deconstruction.
- People will pay more for less time and an increase in certainty.
- GMQS review creates limitations on the affordable housing projects.
- People will make tradeoffs if they can get time in turn.
- The process is overly long and complex.

A. From ACV: How important is it that the city create a more streamlined approach, reducing barriers,

and providing more clarity in the review process for affordable housing projects? Do you support creating new opportunities for affordable housing to be built in existing residential neighborhoods?

- Need to rely on the code and staff experts for density – the old parking issue needs to be ignored. Car is going away, but we are mitigating for them based on an old approach. Applications for 100% affordable housing and have no variances should not be subject to scrutiny by neighbors. Need an overall streamlining of process to forego public criticism where it doesn’t belong.
- When we are talking about projects that conform to land use code that is valued by community then we need to prioritize those.
- Need to set precedent that affordable housing is going to happen.
- Trying to be proactive about building housing and buying credits and then thinking about the next wave to mitigate. Building 60 some apartments to balance out future. City couldn’t process them separately.
- Needs some overall portfolio to work within. Easier for someone like Mark to do it, versus the one off affordable housing developer. Can the city guarantee the credits.
- Let the city be a clearing house for the housing credits? Then the overlay makes more sense. But need more incentives.
- If affordable housing could be administrative, that would cut years out.
- A affordable housing should be by right. Everyone should be able to build a unit, and sometime more than one.

B. Knowing the impacts development has on the landfill, should deconstruction or other requirements be implemented?

- Pitkin County process works well and encourages energy efficiency. Historic preservation guidelines are in conflict with the city’s energy and sustainability goals.
- Incentivize the process. Can it be linked to other bigger items?
- When create, be enforceable and getting the benefit out of them. Where does the community place its values? Would value more sustainability over maintaining a historic roof. .
- Maybe focus on the remodeling of existing homes rather than full redevelopment.
- If there is waste diversion, what do you do with it?
- Need to be honest about the fact that the landfill is done, so what is the long term plan? Things will calm down when there is a recession.
- Could a muncher be used at the landfill?
- Goes back into the incentive conversation. If there is a scoring system for the pace, then include it in the system. Have a scoring system that provides points for deconstruction.
- Deconstruction is not particularly labor intensive so just talking about dollars. Should be done and advocate for it. Certain buildings are easier to deconstruct. The buildings from the 60s – 70s have little value in deconstruction. What talking about is more effective recycling, not requiring the materials in other construction. Costs are piling on though. Some of the remodels are on houses that are less tan 10 years old, so that is concerning. Some of the stuff from 10 years old are less usable than 50 years ago. Conversation is not about requiring – the harder question is how do we make the things that we are making no more construction friendly.
- The 60/40 threshold has been a powerful tool with clients. The best tool is to keep structures, and it allows you to keep 60% of the structures. What are stats around it? Going back to use tax or loads, what is the difference between deconstruction versus demo. (Roof is a huge percentage – minute start

altering the roof you get to 40% really quickly. 40% is a meaningful threshold and is fine. Can get into trouble with the building science perspective and more sheathing needs to be updated. Never been in a situation when got to 45% that go straight to a scrape. There is an incentive to do a remodel. Is there a faster process or different fees? The percentage has been helpful in conversations with clients.)

- Can share information – information in real estate community in transactions, etc. but construction is a black box. It shouldn't be that way. Need to understand where things are.

V. ENERGY

- Encourage energy efficiency.
- Reassess guidelines (HPC) to ensure that they are not in conflict with goals.
- Include scoring system that provides points for deconstruction.

VI. OTHER COMMENTS

- It's been 10 years since the last AACP update. Is there a conversation about updating the plan? Perception of mass and scale being contrary to the AACP is a concern because it might be out of date.
- Pacing of construction – will that result in a conversation about vesting?
- If you go after floor area and size then you're going to get people going after you with their attorneys. You can restrict height, etc. But if you go after FAR and how it relates to gross floor area you are going to get pushback.
- Mitigation fee increasing is not going to a major dent.
- Net zero is a bit of push but they have individuals that will get as close as possible.
- Amount of electrical needs is large as move to more electric systems. There is a limited amount of area – look at R-15 and R-6 how would it be done if pushed the sustainability. What is happening with the loads that are going onto the infrastructure is problematic. Recent conversation with a realtor – concern about needing to update. There is a disparity between the real estate community and what is takes to do something. Did not understand the consultants and time needed to get in for permitting. Go through different project types, what are loopholes, etc. Takes a minimum \$500K to get through DD. People have been wanting to do more illegal things because it's so long and expensive. Even small changes in the process are impactful – how name sheets, etc. Is there a minimum information that is needed?
- Wish people knew the costs of developing. It costs \$1M - \$1.5M to get into the process. There should be a loophole for the really small projects. The people who want to remodel their kitchen, add a porch, etc. Should be easier for those smaller projects. There are a lot of code violations (particularly in the County). The way the code changes and the ball moves – it is hard to keep up with them. If city of Aspen and Pitkin County could get on the same page it would help with predictability. Sustainability regulations in Basalt, Carbondale, Aspen, and PitCo are all wildly different.
- What are the three big priorities of council and measurable tactics to reach that?
- Landfill seems like a sacrificial animal. Regardless of the pace, the government is responsible to solve this. It seems like no matter what we do, the landfill has a very short lifespan left. It seems like we are using this as a pawn. It is distracting and irrelevant because construction is not solely to blame for this. I am upset with the fact that it is so prominent in this information. We shouldn't be distracting this conversation.
- I agree and it is not just residential and doesn't solve the problem to just tag it to that and not commercial.

- On the issue of climate, it is a bit disingenuous for the connection of climate goals to moratorium to residential construction. The existing housing and building stock is a much bigger issue than the new stock which generates emissions as you are building. These new ones are very efficient so we need to reassess the stock. I'd like us to be leading edge in incentivizing the installment of energy efficient technologies. I love climate policy but we should connect it to the real problem and create incentives on that side. We need to upgrade windows and put solar on homes.
- A lot of the emotion tied to development is for commercial, but being taken out on residential.
- We should bring over technology and code from the Netherlands. It is the existing buildings that need to be updated.
- One of my major concerns as a resident of Aspen is that I am unsure about APCHA's residency standards and enforcement of residency requirements. What are our housing needs and the cost of housing? Are the units that we currently have occupied by those that need them? We need to effectively utilize the existing inventory and ensure that they are properly occupied.



# Shaping Aspen's Built Environment

## RESIDENTIAL BUILDING

### APPENDIX C: ROUND #1 ASPEN COMMUNITY VOICE + ENGAGEMENT EVENTS

The project team hosted a project webpage on [Aspen Community Voice](#) and posed five questions to gauge participants thresholds for policy changes and to garner ideas for new ways to provide affordable housing opportunities, re-think existing development review procedures in the Aspen Land Use Code, climate action leadership, development mitigation rates, and construction impacts. These questions were also asked at Pop-Up events in March.

This document contains the combined comments from both online participants and in-person events. Comments below are organized by major topic areas for discussion, the questions asked, and participant responses. Responses were noted by project team staff and edited for legibility, tone and tenor.

#### I. NEW WAYS TO PROVIDE AFFORDABLE HOUSING OPPORTUNITIES

- Current system is mostly stick, little carrot. Focus on positive incentives for developers and owners to build and rent to local workers.What is the goal of Council and how do they want us to help get there?
- Give up a little open space at entrance to town. Run HWY 82 through Marolt. Build in current HWY 82 corridor, with pedestrian thruway replacing current HWY 82.
- Be creative and utilize Aspen’s extensive land use holdings - The City is the largest landholder and has many underutilized parcels that could creatively accommodate housing. The City and community need to compromise where to accommodate what it seems is our greatest need. If there’s a historic designation creating limitations, get rid of it. If there’s a zoning issue, fix it. And the City should submit an RFP for a private developer to handle the development and construction work on properties it owns. Additionally, partner with other communities in the valley and create pooled resources to develop housing, even if it’s outside of Aspen or the urban growth boundary. Who cares where the housing is exactly positioned so long as it reasonably serves our community? Woody Creek, Basalt, El Jebel, unincorporated Pitkin County - these are areas that can and should absorb some of the affordable housing burdens.
- Transit hubs + affordable housing - The intercept lot needs to be developed into a mixed-use complex that has affordable housing. This would help encourage riding on RFTA as a transit hub. While you are at it, the City needs to provide a carbon refund, a la the food tax refund, for all downvalley employees who utilize RFTA to commute into Aspen at least 50% of the year.
- We need a measurable goal before we explore ways to create more affordable housing. Who are we currently housing? Who is being left out? How much more do we NEED?
- Homeowners gone short term after renting to long term people for years. 2nd homes allowed units that are not used for long term. Fix it.
- Why aren’t we building 2/3/4/5 units wherever we can fit them? Start building smaller projects on city/county parcels. Build no matter how small the parcel. Every unit helps. We don’t have to wait for a 10 acre site and space for 300+ units to commit to more housing now.
- Aspen and the RF Valley will never be a community of mid or high rises.It is therefore incumbent on the City to acquire and/or reclaim available land for development in an environmentally sensitive and transit-oriented manner. Both are challenging endeavors in themselves. To tackle the Valley’s Affordable Housing crises, taking a cue from how large cities are addressing such shortages would be valuable. If not already being required by Aspen, residential and mixed-use developments should be required to provide a portion of the units as affordable housing either on site or paying a fee to a specifically earmarked fund for the construction of off-site affordable housing. Perhaps code or zoning incentives could be considered for developers to provide more affordable units. After all, developers are in the business of maximizing the return on investment and if it can be shown that it’s advantageous to build or contribute money for more affordable housing, maybe it moves the affordable housing needle a little bit more.

- Do a better job of managing existing affordable housing inventory. Ie: No more single individuals living in 3-bed houses.
- Affordable housing should encompass rental only properties. No new ownership of Affordable Housing units.
- Units were turned into seasonal studio rentals on 2 floors with small local owned/essential business on main floor. No more “meeting space”!
- I am trying to think bigger than just the symptoms and short term needs. If the collective desire is to significantly reduce vehicle traffic coming into and out of the Upper Roaring Fork Valley (URFV) communities of Old Snowmass, Woody Creek, Snowmass Village and Aspen then we might prefer funding RFTA to an obscene amount so they can invest in an all-electric fleet prepared to accommodate every sector of our workforce. To that end, it must be affordable, desirable and dependable for 85 percent or more of our current commuting workers. It must be designed to grow along with our future expectations of public transportation. It must be a more expedient option to taking a personally owned vehicle and it must be able to reach to the extremities of our neighboring Garfield County, so as to provide an option for the throngs of workers coming up daily from Rifle, Parachute and DeBeque (technically Mesa County). It also is critical that the new capabilities of our mass transit system include vehicles capable of transporting crews of workers and their equipment to urban and rural job sites year-round and in all conditions. Lastly we would need improved transportation “hubs” with amenities such as restrooms, vending machines and staffed RFTA agents to assist visitors. It may come as a surprise to some, but a lot of the working class who make the commute to the URFV do not want to live here. They commute for the higher wages which allow them to enjoy a better ROI in their preferred down valley communities. I believe many of them would also gladly leave their vehicles at home if they had a reliable alternative. If the purpose is to build sustainable communities within the URFV they will almost have to be comprised of a diverse citizenry meaning people of any income will have an opportunity to find affordable housing while they work here. I’d like to see how current residents choose to reimagine our potential to build lasting communities while also finding out who really wants to be living here long term and establish roots. In terms of constructing more affordable housing for current URFV employees I would recommend beginning by designing several communities similar to the recent construction Snowmass Village has done behind the recreation center. Single family homes, duplexes and townhomes were constructed with families with school-aged children in mind (the only demographic that is required to physically live within the school district boundaries). The households with school aged children who have begun their education in the Aspen School District have an even stronger resolve to make it work! By prioritizing local families in need of housing we will help to create a network of families (also known as a community) establishing roots across generations in the URFV. Working class families (I define as APCHA Classes 1-3 ) have shown the gumption to make it work up here in spite of the many obstacles in affordability. I believe they do so simply because they want to allow their kids to enjoy everything offered and to preserve their social connections during their formative years. These families have what it takes-apart from the job alone-to fight for their places in the URFV. Can we convert any open space parcels into housing communities? Can we accept a reduction of influence and inventory of Historical Preservation? Are we willing to expand the boundaries for enrollment in the Aspen School District? Are we able to operate APCHA to the fullest extent of it’s abilities and still utilize our skilled valley contractors to bring existing inventory up to excellent condition? Are we determined to have our representatives direct sufficient resources to plan for and build affordable housing and make investments of lands and capital until the goals have been achieved? If we can come to a conclusion on these collectively, then I have no doubts we can answer the bell on the green-construction side of things.
- All affordable housing should be rental only.
- Investigate fraud in affordable housing. Too many people who hide assets and claim eligibility.
- Don’t build anymore until we have housed all the employees generated by projects that have already



been approved. Tabulate the number of employees generated, then calculate the number of units/ bedrooms required to house them. Compare that to the number of employee units actually created (by both private developers and local government). Until those numbers “match” nothing else gets built.

- Spend some of the City's war chest to hire powerhouse sustainable development attorneys to claw back Gorsuch/SkiCo. Sweetheart approvals that reduced mandated affordable housing units will just put more underpaid employees for the proposed high-end hotel (into the general APCA pool). More workers needed - maybe there is room along HWY 82.
- House qualified residents in existing housing. APCA enforcement efforts, while improved in recent years, remain weak. Covid adaptations allowing remote access to many positions undoubtedly increased access to employment that does not meet the APCA standard for valley employment. I suspect 10 - 20%, possibly more, of affordable housing occupants do not meet basic APCA standards. 300 to 600 units can be created at little or no cost if APCA/City/County were to better enforce APCA residency & employment standards. I also believe APCA employment/residency standards should be strengthened. A requirement for only 1,500 hours of annual employment is way, way lower than necessary for those living in free market housing. APCA affidavits should be subject to robust and random audit. At a public subsidy of over \$300,000 per FTE, enforcement is by far the cheapest way to create work force housing - and does not create growth.
- The City of Aspen has failed to build reasonable density on very limited and expensive workforce housing sites. Every urban affordable project should be at least 3 stories. We have an abundance of open space. Creating small pockets of open space areas as part of AF projects is a waste of resources.
- Affordable housing is critical to keep the work force in place. Aspen needs options in size and location. Additional units should offer more size options (3/4 bedrooms). Middle missing housing should also be considered. People need more options.
- Cash-in-lieu should track with the overall free market sales prices/construction costs.
- Cash-in-lieu numbers should reflect current land and construction costs.
- Make affordable housing units high quality in town. People may downsize.
- Buy the land, have the mitigation credits work toward an actual project in progress.
- More affordable housing needed! Missing middle housing needed!
- Very important to build in existing neighborhoods - we are out of land.
- RETT is key and a good mechanism.
- Some people are violating APCA salary and work requirements.
- Affordable housing can go on Red Mountain, up Castle Creek, and ABC
- Appropriate where density is permitted by underlying zoning. Affordable housing should be dense, cant do it in single family measures. Want to be in single family area – HOA is more strict than the underlying zone (R-15 A). There may be opportunities to rezone. USFS- huge lost opportunity. City should've bought the lot. Appropriate for a rezoning. One site in core that should be a priority for relatively high density development. City has missed out on reasonably maximizing attainable affordable housing sites. Affrdable housing needs to be efficient given cost of land – needs to be dense. 300 units at lumberyard is not enough. Reduce open space. Sales – RETT payment is mitigation – massive amounts of mitigation. Inappropriate to say it is not mitigation.
- Fee in lieu and FTE calculations should not changed to the extent that's being proposed. Increasing fees is reasonable but not the proposed extent.
- What do you do for families who own properties for 2 to 3 generations and are finally getting ready to sell? They are not flippers or developers. Could there be a separate category with certain benefits.

- Floor area ratio should not be increased. I do not want to jam packed residences in to City lots even if it's for employee housing. Employee housing must comply with the zone district.
- There is a built in prejudice against affordable housing. We need to work to bring down these barriers. I live in affordable housing and it is a great neighborhood.
- Let's first used the housing we've got. Make Sure APCA Residents are complying with the rules. Incentivize residences to downsize or move but don't force them!
- It's important to have a demographically diverse community here.
- Utilize city land holdings and partner with neighboring counties.
- Build outside urban growth boundary, buy down deed restrictions from multi family owners, and right sizing are all potential opportunities. Public private partnerships with competent multi family developers the city is not a capable responsible developer.

II. RETHINKING EXISTING DEVELOPMENT PROCEDURES IN THE ASPEN LAND USE CODE

- This is not just an affordable housing issue. The permit process for all construction raises the barriers and cost, driving prices higher.
- Misguided approach. I don't believe that any amount of land use code language revision will result in a meaningful amount of affordable housing to be built by private homeowners in residential neighborhoods. It is unlikely that there will be sufficient rewards to the private sector to develop affordable housing versus free market, and the free market use cannot bear the entire brunt of supporting our community's affordable housing needs. The City needs to focus on creative solutions (ie repurposing land the City owns, fixing broken policies within the APCA system, and handing off the expensive, time consuming, and risky development and construction processes to more efficient private developers.
- Development of new Affordable Housing is growth. From the Strategic Plan, “Alter zoning standards to permit more density, intensity, and available land for affordable housing development within the City Limits.”
- The City should get out of the development game and incentivize private developers that know what they are doing.

III. CLIMATE ACTION AND MITIGATION LEADERSHIP

- The existing base of homes is bigger climate issue than new. New build standards are leading edge. Focus policies to incent fleet update.
- Short-term vs long-term. Good demolition practices of outdated, energy inefficient structures is a short-term issue compared to the long-term benefit of significantly more energy efficient structures. The new structures often have on-site renewable energy source and pay significant REMP fees which goes towards community energy efficiency projects. It seems we'd make a larger climate impact by upgrading Aspen's aging structures and infrastructure than worrying about the construction debris, which can be mitigated using good demolition practices (reuse and recycling of materials, grinding, etc) - most of which are already in place.
- Develop markets for recycling and reuse. COA should work with Pitkin County, NWCOG, State of CO, and the Federal Government to develop markets for deconstruction products. This should not just apply to construction demolition. Every item that is sold and bought should be the responsibility of the manufacturer to take back at the end of its useful life. Every product, every manufacturer, or it's not



available to be sold or bought.

- Significantly limit new building permits.
- Aspen is already is at the forefront of climate action – some of the most restrictive environmental codes anywhere.
- Aspen should be at the forefront of climate action because we’ve got a lot of money and we can afford to do it. By doing so we will set an example for what is possible.
- We need to set the pace CORE is taking a leadership Roll with city county and roaring Fork Valley.
- Deconstruction should take place at the landfill.
- City has worried about filling up for decades. Think capacity can be increased/accommodated. For reducing waste, but no credibility. Disappointed in COA'S waste/recycling program. Rio Grande used to be a good facility and it is now limited use. No cardboard in pandemic is problem – use of cardboard dramatically increased. City advocates for composting – good idea but a bad execution. No place for low cost composting. Compost service would be 50% increase in waste hauling so no one does it. At wife's office there is a compost area but it is never full. Should be one at the recycling center and mor economical solution. Waste ordinance – no enforcement on the requirements. Don't do the reporting. Companies required to notify customers of recycling information yearly, but it never comes. Got itonce in 15 years.. Waste companies don't have price for 32 gallons. The idea of being waste conscious is good. Deconstruction scale: Not reasonable resolution, so not a 10 – try to be effective on deconstructive (5). Construction impacts are significant in neighborhoods and aggravated by city policies.

IV. DEVELOPMENT MITIGATION RATES

- Infill development does not equal growth. We need to stop conflating infill development (replacement of existing built environment) with growth. Replacing a 5,000 square foot structure with another 5,000 square foot structure is NOT growth. It is a basic property right to be able to improve one's property and we need to focus on mitigating true development impacts, with data to back it up. GMQS is designed for adding new housing and commercial development where there previously hasn't been such. It is not the City's place to meter the pace of ordinary non-growth producing infill development.
- This question feels slanted towards housing and not the other impacts. In many ways we are fortunate to have redevelopment activity. It drives our economy, provides employment, and accounts for a significant portion of our tax revenue. How can we support this part of our economy while managing its impacts is a more constructive approach. Redevelopment is not the sole reason that we have a housing crisis.
- Re-development is not new development.
- Less is more and more is less. For every increment of new development there is a negative increment of quality of life -- just say no.
- Exempt residents with a caveat – updated APCHA standards. 1500 hours is a low standard. Works full time job to live here. Fundamental error in definition of full time. Not as simple as question. Build new house next year. 2015 was based on a 30 year working life. So full time employees (FTE) are mitigated by same standard in the 2015 study. 3000 ft house = .45 FTEs. If the house is occupied by 2 FTEs, with potentially 2 more (children), I have provided 4 times as much mitigation as required. My exemption should be 30 years divided by 4. If lived there for 30 years, I should be recognized for providing that benefit to the community. It is like a housing credit. Looking forward, lived in 1968 house for 26 years. Two parents and kids live there. If I have the ability to redevelop, I have provided mitigation again. New buyer shouldn't have to pay because I have already paid/provided Picasso Group – should have more mitigation requirements. Different homes/users have different impacts. Should try to differentiate between the groups.

V. CONSTRUCTION IMPACTS

- I moved here to spend time in these mountains, and raise my kids in a small quiet city. I'm a pro-progress person. But what has been happening the past 24 months has made me question the city's thinking about the people who actually live here full-time and contribute to the fabric of the community. And I am not the only resident of Aspen to share these thoughts.I live on Castle Creek Drive and we have +37,000 sq feet of new construction on-going within 500 feet of our residence. The quality of life impact has shifted from living in one of the quietest places in Aspen to one that is a hugely negative experience from noise, to dust, to managing unruly sub-contractors parking in our yard, to a massive increase in construction traffic on Cemetery Lane. We need to move away from Aspen being driven as an asset economy and return to the virtues of the founders. I'm sure it's why we all live here as well. I'm thankful you are tackling this issue head on.
- Spread out construction phasing so trucks aren't contesting the roundabout.
- Don't rent parking spaces when two or more permits on one block.
- Every owner has the right to develop.
- Construction management plan fencing is good.
- Construction is cyclical. There is a lot occurring now, but there won't always be. The city already exacts tremendous fees to mitigate development impacts. Mitigate for real, measurable impacts and not emotion.

VI. SIZE OF HOMES IN ASPEN

- Subsurface development is out of control and should be scaled back. Construction impacts – not be able to build lot line to lot line. 20 ft is still too much. No basketball courts. Concerned about changing definition of sq feet for purposes of mitigation. Ordinance on mitigation was statistically invalid. Can't use one definition and multiply by another. City exacerbated impacts of all development in Aspen by having unnecessarily high standards and inefficient/inadequate permit processing.

VII.SHOULD ADDITIONAL SPACE BE MADE FOR DECONSTRUCTION?

- Deconstruction for a period of time only.
- Allow but don't require.
- All buildings have a lifecycle.

VIII. OTHER

- Thank you for opening the discussion of building development and short-term rentals in Aspen. This is definitely something our community needs to address. I am a 5th generation Aspenite and can trace my history here back to the 1800's, not something very many people can say. I have lived in Aspen my entire life, raised a family here, and have a daughter striving to do the same. With that in mind, I have heard no discussions on long-term locals who have lived in their family homes for generations. Aspen is a very special place with a rich history that I fear will be lost if we continue the way we are progressing. I live in a duplex on Cemetery Lane with my brother living next door. My parents built this house and wewere both raised here and I have raised my family here. We are fortunate to have our granddaughter living nearby. She loves to spend time with us. My parents could have sold our house, collected theirfortune and moved down valley. But, they chose to give their children a chance to live in Aspen. All ofus, my husband, brother, sister-in-law and myself have worked in Aspen our

# Shaping Aspen's Built Environment

## RESIDENTIAL BUILDING

### APPENDIX C: ROUND #1 ASPEN COMMUNITY VOICE + ENGAGEMENT EVENTS

entire lives. Additionally,our daughter is a teacher in the Aspen School District and has been teaching and commuting upvalley forthe last 10 years. We would like to redevelop our 1956 house to allow our daughter and her youngfamily to live there and continue the history in a community that we love. However, the City of Aspenand the building department make it very difficult and costly to go through the building process. There is no incentive to pass along our property to the next generation. Much consideration is given to employees in employee housing, but none is given to the locals who have remained in their homes. The only solution is to sell out for our millions and move away, now you have lost locals and employees and a deep rich history that cannot be recovered. Upon upgrading the house, the taxes will be tens of thousands of dollars, whereas subsidized housing residents pay hundreds of dollars in taxes. One way to help defray the high cost of taxes would be short-term rental of the home. We might be a small segment of the community, but I believe it is important to look at our situation as deeply as you look at employee subsidized housing.

- Concern of transportation impacts. Have Aspen be Aspen. House over 6,000 sf should have quadruple taxesNo one size fits all approach for location of affordable housing. Development industry feeds our community/families. Do development responsibly. Was there really an emergency? Its hard to get a permit here. Shouldn't be a 9-10 month process. Most communities have very different prices. Permits there are walk in permits, but in Aspen it's a long and hard process. Start work more quickly. Permit fees are too much – drives locals out and pushes them into Basalt (best for locals). Turn over in Com Dev impacts timelines. Is the city having an overly tough process? Need to listen to the people in the field to understand the real process. Let the process flow rather than stop and go. Create 100 yr plan with manageable pieces. Process is restrictive on what can be done. Hard to get an approval.



# Shaping Aspen's Built Environment

## RESIDENTIAL BUILDING

### APPENDIX E: ROUND #2 APRIL FOCUS GROUPS SUMMARY

The Project Team held three (3) focus groups between April 13th and April 15th. The meetings were held in person, at Aspen City Hall in the Pearl Pass Room, and at the Aspen Police Department in the Community Room. Both technical stakeholders and members of the public attended – totaling 21 individuals representing a variety of professional organizations and civic groups in Aspen.

City staff presented data and background information on the potential code amendments and walked attendees through each of the proposed policy changes pertaining to:

I. DEMOLITION ALLOTMENTS	
A. Proposed Allotments	1. Implement a growth management allotment system for demolition projects. The allotments would be part of the 19 allotments currently available for free-market units.
	2. Use performance criteria to evaluate applications for demolition allotments.
	3. Creation of a framework of performance standards and expectations for demolition projects that can be adjusted over time to respond to new trends and community desires related to projects that have significant construction and other impacts.
B. Calculations	1. Bring clarity to the definition and calculation of Demolition.
	2. Incorporate exemptions or adjusted applicability statements for certain projects to be exempt from the provisions of demolition (ex; unsafe structures, water damage, acts of god, etc.)
C. Tracking	1. Implement a tracking system for cumulative demolition that “resets” after five (5) to ten (10) years of a Certificate of Occupancy (CO).
II. AFFORDABLE HOUSING AMENDMENTS	
A. Location	1. Allow multi-family affordable housing to be developed in all residential zone districts. Density allowances would be increased, but existing floor area and other dimensional limitations would remain in place.
	2. Create an administrative review path for affordable housing projects.
	3. Eliminate non-conformity limitations for non-conforming lots of record for projects that are 100% affordable housing.

B. Housing Mitigation	1. Update employee generation rates to reflect impacts of construction and long-term operation of residential units.
	2. Update mitigation calculations to be based on “liveable area” rather than “floor area.”
	3. Eliminate the credit for existing square footage that did not previously provide affordable housing mitigation.
	4. Update the deferral agreement for local residents.
	5. Consider and evaluate a depreciation factor for affordable housing mitigation for residents. Mitigation requirements would be deferred for local residents while living in their home, and the required mitigation due would depreciate over time.
C. Free Market Units in Mixed-Use Zone	6. Allow existing free-market residential units to be updated and redeveloped in the Mixed-Use Zone District (MU), but prohibit the establishment of new free market units or existing uses being converted into free market units.
III. DIMENSIONAL CODE AMENDMENTS	
A. Setbacks	1. Allow encroachments into setbacks for certain energy improvements, fire protection, etc.
	2. Allow increased encroachments into setbacks for subgrade mechanical structures.
B. Height	1. Allow exterior energy improvements to a building roof to exceed building height.
	2. Allow mechanical equipment height increases that accommodate efficient equipment.
	3. Increase allowances for the development of solar panels (height or setbacks) or create an administrative review path.
C. Floor Area	1. Allow existing free-market residential units to be updated and redeveloped in the Mixed-Use Zone District (MU), but prohibit the establishment of new free market units or existing uses being converted into free market units.

### I. DEMOLITION AMENDMENTS

#### A. Participant Questions and Commends on Background Information

- What is the threshold of what the Council wants to see?
- On the background data, the 2021 demolitions would be impacting close to 19, but the years prior would not change anything.
- Will prior year’s unused numbers roll forward?
- Why do you think such a large percentage of projects would not fit into the growth management quota system projects?

- The 2021 numbers would've used 15 of the 19 allotments. Were the other 4 remaining used through growth management quota system? I don't think this change would adjust any impact that the community felt unless the allotment is set lower than 19.

B. Participant Questions and Comments on Proposed Demolition Allotments

- Will the demo permit allotment happen for residential development and will there be a different allotment for commercial?
- If there are 20, will number 20 be first in line for the next year?
- From my understanding, we're trying to change the growth management quota system allotment so that there will be more reviews sent to Planning and Zoning board.
- Volunteer boards are the best place for reviews to go because it puts more approval capability on the community members.
- This change makes it more expensive on the front end than the back end and would reduce the turnaround timeline. This would create more certainty going into the board review since design work would be front-loaded.
- Are you proposing keeping the number at 19 and will it be first come first serve?
- Aspen City Council, for the last 8 years, has not turned over any of the allotments. As a result, 19 seems too much, have you considered cutting this down?
- If I was to make an application to make a fourplex, I would need 4 allotments. Do you believe that 4 apartments on one lot is more impactful than one single-family home on a lot? I know how little land there is left for multi-family, but I don't see this to be true. This is food for thought.
- Allotment adjustments almost incentivize a scenario where one home is preferred and instead hurts those trying to put more "keys" on the lot rather than working with them.
- Is the primary goal to limit the visual and development impacts of the projects? Constraining supply strikes me as a bad idea because it will drive up the price. I am trying to figure out what we are trying to accomplish. There are alternatives to these impacts. The development that has long impacts and properties that sit vacant, sure they can pay. If you can't buy a house that you can upgrade then you have to worry about this. Council worries about locals and now their house is less valuable. The person who has the fancy house, theirs becomes more valuable. This has weird supply constraints and I don't think this affects what you guys are really worried about. Construction projects that run 18ish months they benefit the community but those poorly run and poorly managed projects that go for 5 years they should be taxed.
- I'm representing myself (a guy who owns an old house who wants to remodel at some point). In my view, you should be encouraging these old houses that aren't efficient to be replaced as opposed to encouraging new development in areas. Redevelopment over new development. You don't want to discourage redevelopment. When you have someone in my position competing with the GMQS, you are restricting supply and the ability of the average guy.
- You get a lot of good things out of redevelopment. Redevelopment vs. new construction helps climate change.
- What are the goals of these policies? I think they sound like we want to do X but not have too much Y. We want to have more X but not too much of Z. It would be helpful to pose it in this way so that we can see the trade-offs. All of this stuff, because we are fighting the free market, would be easier to understand if you lay out what the tradeoff is.
- Constraining impacts will have negative effects. The unintended consequence will be to raise the property value of the people who have built high-quality homes and create lower than market value homes that might be in need of material change. You might create effects in the supply chain overall

that raise prices. We are trying to make this an affordable place to live and a place that is easier to build. Constraints can create outcomes that you don't want. It is a problem that we don't have a priority list of goals that we're trying to deal with. It is hard to generate good policy if you don't prioritize goals. We are asking for everything and this will result in bad results.

- I am pretty sure that part of the goal of the City Council is to reduce activity and reduce the ability to get a demolition permit. The City Council is first and foremost interested in reducing activity by reducing building permits. The permit process is already extremely long and difficult. This has contradictory effects. Part of the reason construction takes 5 years is because it takes months every time there is a change.
- As a brief historical note, I was here when growth management quota system was first developed. It was developed to impact growth not construction. They were trying to clamp down growth and this was the genesis of the affordable housing issues. It is in there but don't think that the growth management quota system was not originated to stop or control construction impacts. It is used as a tool for those things but that wasn't why it originated.
- How many dollars have been generated by mitigation vs what the dollar generated by real estate transfer tax?
- Total mitigation is 4.9 million over the last 3 years. It is a drop in the bucket towards purchasing a deed-restricted unit. Over 3 years, this is maybe enough to purchase 3 or 4 units.
- Recommendation to move away from going to Planning and Zoning board review - we don't want to continue to backlog all of our departments. Simplify the process by starting at staff a recommendation.
- Can you summarize your direction from Council? We need to look at something that simplifies the process and gives you what you want. It seems like the process is becoming more complex to slow development. Why can't we simplify the process to make it clearer so that it works for all parties?
- Having done growth management quota system (GMQS) at Planning and Zoning and been in conversations around quota sections, I feel like GMQS was changed because it was so limiting. To your point the GMQS and what growth is now defined as and less about adding more floor area, my recollection was that we did not want to explore permit allocations due to fairness issues – how does the City propose to prioritize? Is it limiting someone's ability to be able to do necessary or elective things to their property? I am questioning whether GMQS as a tool and framework is right because of its current issues. There are very few opportunities for growth allocation to happen. I know starting over is never fun, but we need to try to focus the lens of "this" towards the framework of what we want. From my perspective of seeing projects move through the system, I feel like we get bottlenecked because of external factors to the process. There is never going to be a perfect flow-through process, and I know certain areas get hit hard because that area becomes the value proposition, I don't know how to limit this without a square footage proximity impact.
- That is what the County thought they were doing, and it has backfired. It requires site plan reviews for any adjustments. You must go through every one to review it. It is very tedious and a 6-month review and then you must go back in and resubmit.
- Is there some sort of analysis or spreadsheet that shows the permits applied for, change order days, and how long it has taken? That's why when it comes to pacing people get frustrated. I would like to see if there is some sort of dataset on number of permit days, change order, etc. I am not sure Council is aware that this happens.
- I've been done with projects and been requested to submit a change order because the inspector said don't worry about it and then once it hits final you have to submit. This doesn't happen in Snowmass.
- If you're looking at demo to do this, you still have to wait for change orders. The longer this process takes the longer the owner is thinking about it and thinking about their changes.



- From time of completion to ownership you have vacant properties, and then this gets extended. These long periods of time become long impacts to adjacent the properties. It is not just the front end. If we can simplify the process, then you can limit traffic and impacts from construction. Instead of 14 months, they're taking 18 or twice as long, etc. It is something to be considered to streamline the process than getting rid of it completely.
- Neighbors complain about how long things are taking, but the blame lies with the process not the contracting/consutrction community.
- The 40% takes a lot for what we must go through to review this and document this. We need a simpler methodology to reach the 40% that will save us and our clients time and money.
- All of us want to solve these issues and meet the goals of the AACP, but we need the tools that are the most straightforward to do it.
- Must be more of a division of responsibility where you empower your inspectors to do a change order on site – change in remodel and he can approve it right then and there, I think from an overall department standpoint it seems that everything is coming to one person so there is no division of responsibility for other people to approve stuff.
- I am coming at this from a selfish point, I am a “true” local. I’ve been through it all, employee housing, then was able to get a FM place which is a historical building. We are in a 3,000 sf lot, 2,000 sf house. It is hard to raise a family in this. We keep getting shut down to the point where it would have been better to have won the lottery. We are at the point that we are going to leave if we can’t figure out a way to make the home how we want. We can’t change our windows to make our place more efficient. There are these other places that don’t fit into a big idea of what development looks like. To us it doesn’t seem like we are big developers we’re just trying to make a house we can live in.
- I’d encourage making rules and changes for the average man – ones that all can afford.

C. Participant Questions and Comments on Proposed Calculations

- What is Council using demolition as a basis for? What is the goal of combining the growth management quota system and demolition, what are they trying to do? In the end, it is going to trigger something.
- How many houses are at maximum build out vs what is still out there available for growth? If we are worried about density, then that would be something to look into because I think we are very close to our maximum.
- This is a reactionary measure. These issues are cyclical.
- Curious about the inventory of homes sold here and what new construction is over \$200,000. If you assign allotments, let's not make them arbitrary. What was the historic nature?
- I think these are great things you’re working on, but it is worth looking at these cycles and taking a step back. Will the new policies being drafted stand the test of time and not just the current market?
- They are not talking about what the house looks like, it is more performance-based. All of a sudden, the competition goes to those who can afford to do what not everyone can.
- If the AACP wants to make buildings more efficient than just make that the standard. Instead of competing, just make efficiency the standard.
- Recession, Covid, etc, causes shifts in the market. I agree, raise the standards. You have to put arbitrary numbers out there but realize that you may have a number of permits depending on other factors.
- Bringing it back to calculations, I think that the goals of both tracking and calculations are good. Depending on how it is implemented it can result in good steps forward. If we want to keep

waste out of the landfill and modify existing homes rather than just take them down, it is helpful to look at what existing structures allow for. A lot of times there is not the depth allowed for these implementations. The policies need to allow for this. If some processes and some of these safety issues can be relegated to an inspector, we need to make it more specific around those types of things such as rotting plywood etc.

D. Participant Questions and Comments on Proposed Tracking

- Can I also ask for some sort of tracking system that is different for multi-family? I was asked to provide demolition calculations for the entire building for one small unit.
- Tracking is of the sections where there have been issues in the past, resultant policies built an entire complicated system, and I don't think people will come back and that this will be impactful.
- If someone redoes their house and next year someone buys it and wants to tear it down, will this apply?
- Looking ahead at property values and how this can increase the value of the property – just trying to think ahead because you are making a property more (or less) valuable.
- I'd be curious to see the number of applications annually before we commit to metrics and have unintended consequences.
- Ensure that this change would impact something like that through change orders. If someone would like to redo a large portion of the building that was not energy efficient.
- There are other ways to disincentivize demolition other than a tracking system.
- What if the stud or joint was water damaged? If you pull off the sheeting and it has water damage, I don't think this should count.
- By adding the tracking system, it will add one extra step. It is appreciated, I think it is really difficult for us to go back and be asked for demolition calculations. This allows for flexibility with streamlining our process.

II. AFFORDABLE HOUSING

A. Participant Questions and Comments on Proposed Location

- I think that the notion of south or north side of the river is antiquated. You can have an affordable housing projects on the south side and the number of parking spaces should have higher criteria no matter where the project is.
- I’ve seen two different occasions under mixed-use district where there was an allowable density and both applicants were denied their right to additional floor area ratio through Special Review. Maybe you can get to a Special Review section of all codes to define 100% affordable to be approved through Special Review.
- As an affordable housing developer, land costs are one of your biggest barriers. Historical properties are typically limiting to land value. Any time someone is taking a historical asset and returning it to local living, it is more valuable than a piece of vacant land. I would continue to argue that special review could and should apply.
- It sounds like Historic Preservation Committee is just going to be a design review board because there will not be a discussion of mass and scale? This becomes very subjective.
- Problems that have come are going to continue to happen. I think that when the hardest decisions in the community have to be made, it should be left to our electives, not volunteer boards. It is the people that have a consequence - our elected officials, that should choose how a project proceeds.

- As you increase density are you also looking at City infrastructure support capaCity?
- Some things have been passed over on R6 – I get the notion that this is off limits for increasing density?
- I would like to see a review of parking and loosen the term so that it is not so rigid so that neighbors cannot make comments against otherwise quality products.
- It makes more sense and allows for more creativity. It allows for smaller projects in other zone districts. They are smaller, 4 or 5 units rather than a huge Burlingame-style place.
- It is interesting thinking about how we build it to incentivize folks to make it a really attractive place for people to live that have nowhere else to go.
- The inventory of RO – is there something that this demographic needs to use as an opportunity?
- Is RO more attractive to developers? There was an RO unit on APCHA that sat there and never sold because it was not affordable.
- Right-sizingng is important – how do you incentivize making it an attractive product to get more bedrooms in the community?
- Question about the concept of the review board. Affordable housing goes to Planning and Zoning and Historic Preservation Committee. If they are compliant, would they be streamlined?
- If it is a conforming project, they should get to do it without all the overhead review.
- To me as a member of the community Id desperately like our AH to be more cost-effective and more effectively house people. Also interesting about the 50% above grade housing. This just adds to the cost. People want basement space; it is desired by private sector but prohibited by affordable housing.
- Relative to the idea of having affordable housing in more places than currently permitted, I am conceptually supportive but deeply troubled by it. The US service land given its proximity should be high-density affordable housing. It is a miss that housing was sold off to private buyers rather than bought by the City. There was a discussion in my neighborhood to put much higher density housing and my neighborhood would absolutely be opposed to this. There are locations that are adjacent to transit where higher density would make sense.
- I think these are good goals in general but if you include the administrative path, it becomes how do we avoid a referendum?
- I've worked on homes like this that are fully compliant, but we must be very clear about aspects such as parking, mass and scale, design etc. The neighbors use this as leverage.
- I'd be cautious of rental vs ownership. You can have properties that the City has a partnership with and those can shift.

B. Participant Questions and Comments on Housing Mitigation

- How does a buyer know that the deferral agreement and an obligation exist and who is making sure that when I sell my house that this is happening?
- If you put a number out there, you are forcing City to take cash in lieu. If you put a quantity out there, then the burden on the purchaser is more substantial.
- Going back to calculations, have you looked at applying it to the lot area?
- Shifting from floor area to livable is a huge philosophical shift. I think you have done a great job at not touching the "hot buttons", but I do think you'll have another one of these issues with the local residents. You need to be prepared to address this because these are people who have lived here a long time and they feel like they're getting burned with this.

- When you were talking about livable area, does this include the basement? This is double or tripling square footage?
- Consider lowering the requirements to make it more equitable and fair rather than a quadruple jump.
- One option that I haven't seen pursued very much is taking the older affordable housing stock and redeveloping it. Ex: units out of Truscott. You can have twice the density.
- Have you run any numbers on what this will produce or how meaningful it will be based on past projects?
- I wonder if the amounts are meaningful in the aggregate to the City. The whole current code is very byzantine, but this will have a huge effect on the development costs of a house. This will lift prices overall in the market which is counter to making it a more affordable place to live. This simplifies policy to some extent, but are the dollars meaningful enough relative to the per square foot cost locally?
- The rate of depreciation should be directly tied to the computation of the mitigation required. In the RRC study from 2015, it was based on 30-year time period. If a full-time employee is based on 30-year period than the depreciation should be based on 30-year period. You should get 2/3 of the depreciation after 20 years. You need to be apples to apples – generating and mitigating based on the same standard.
- If the real estate market slows, might there be unintended consequences through this policy? If we pace the cost and create higher barriers and friction, won't we further slow the market. You shouldn't make impactful changes at a high watermark. For someone thinking about where they're going to go to develop a property, if they're paying \$480,000 on just permits, that is a huge barrier. I do worry about the consequences when times are tougher.
- I wish we'd have come up with benefits for people who put AH on their lots. I think we need more durable carrots than sticks. I would take advantage of those who are willing to pay premiums into the AH to get through. We may then deal with the fact that there are too many of those people. Same thing with basements, if we get units and money because of that then great, who does that harm?
- When the idea of unintended consequences comes up, I think we don't know if they will happen or who they will hurt. I am not moved by whether it may happen, but by who it will happen to. Who will it impact worse? It will be much more helpful if both sides were laid out in front of you.
- Is there anything else that we are planning on doing to promote affordable housing? Do you know what is in the pipeline for affordable housing that is coming up? If we have no affordable housing then it wont really make big benefits to our community,
- I'm seeing that you are increasing the Full Time Employees (FTEs) which adds more stress to a program this is already broken. This eliminates for a development project to make sense from an FTE point. It will only make sense from a commercial project. This doesn't seem to be matching the problem at hand. By saying basements should be included makes sense right now but instead of putting a bandage on the problem, fix the problem. This is a bigger issue than a cash in lieu for FTE credit. There is a much bigger issue – no one has credits and its two years before a credit becomes available and they are likely already called for.
- If you are adding a big basement, then you are penalizing someone with a small house as opposed to those with a big house putting in a basement. You're taxing existing to new rather than the total in general. This will tax those who you don't want to.
- Has there been a flat-tax based on evaluation? This may not be fairer, but it seems like it could have certain things built in for credit earned.
- You want to encourage people to live here on a full-time basis. Maybe the depreciation factor is tied to where you pay taxes.



- If the goal is to create fair mitigation, it should be fair across the board. If the goal is to create housing the locals should want that just as much without the deferral. If the community's goal is affordable housing, then everyone in the community needs to provide for it. Deferring mitigation doesn't help with increasing more affordable housing.
- You need to have people who service and maintain houses and that's car trips etc. and short-term rentals seem to drive this more than anything else because they're essentially small hotels. If council's goal isn't to develop more affordable housing units then the idea of instituting any kind of monetary policy to supplement local housing - what happens to the money?
- Where do you apply the money? Where do you build? There is no place. Is the end goal for mitigation to build one specific project?
- This is ironic because we want to limit growth, but we want to increase density and higher traffic in smaller areas for affordable housing
- Industry being taxed is the industry which no employees have interest in. Maybe put the housing mitigation on restaurants and lodges? You shouldn't penalize the smaller projects and take away the credit for what's already been hard. Increasing mitigation makes it difficult for those who are locals and grew up here.
- When someone is building a house and they are going to live here for 20 years, why mitigate at all if they are building it for themselves, the workers, to live in? We should welcome people who want to build their own residences and if they live in it they contributed to the solution.
- If someone built a house and called it RO would you allow them to sell off the credit? You've just created the opportunity to sell a credit off and live in the house for 20 plus years. This may be counteractive to real estate market because why would I depreciate my home but if they need it then that gives them an opportunity.

C. Participant Questions and Comments on Free Market Units

- Free market residential, there is virtually no such thing as a deed-restricted house turning into free-market residential.

III. DIMENSIONAL AMENDMENTS

A. Participant Questions and Comments on Dimensional Amendments

- What are the consequences to the neighboring property owner in allowing the owner to go from 5 to 3 feet? The consequence for neighboring properties needs to be thought out.
- This will be very hard on your staff and difficult to administer.
- I don't think it's necessary but allowing it is understandable. On new developments, there shouldn't be any allowances.
- Energy improvements - is there a limit to height and what you can do?
- You'll probably have to designate a no-fly zone where height additions can't happen.
- As someone who observes construction, I believe digging deep basements have disproportionate impacts. I'd ask you to figure out if big basements have these. How long does it take? How much of the street? Etc. I'd like to know if a square foot is really just a "square foot". From an impact point of view, my biggest issue is a project that takes a long amount of time. Being able to build a basement setback to setback when the house isn't able to makes no sense.
- On the flip side, in our house which is historical, if we want to do anything we have to have a basement and the only way to do it is go all the way out to setbacks. I like things streamlined, but

this is one of those things that just isn't. I know it is complicated and very specific and that's why I'm here.

- Why not say that they are to finish instead of sheeting? Make it more consistent for everything. It just adds the ability to change by inches, not floor area. You would be pushing the limit of setbacks rather than generating energy efficiency.
- I had a discussion with fire marshals and the three-foot window well is barely big enough for firefighters to get through with all of their gear on. It is difficult to get in and out of or even get saved by. Can it be built on an angle just to be big enough for a fire marshal to get in and out of there?
- You need to rewrite the definition of a nonconforming structure. Some were built per code but with setback adjustments are nonconforming so if you change anything they have to go through many processes. People would keep their houses longer if they can renovate.

APPENDIX F: ROUND #2 APRIL OPEN HOUSE AND POP-UP EVENTS SUMMARY

An Open House was held on April 27th at Aspen City Hall in the Pearl Pass Room and the second was on the Pedestrian Mall. There was a total of 27 participants that showed up.

Project boards were displayed for the public. The boards contained background information on current conditions and Aspen Area Community Plan (AACP) as well as several potential policy statements. The participants were encouraged to respond through dots, sticky notes, and verbal engagement. The dots signified one's level of support for each policy changes. Green dots meant "Yes, I support this policy", yellow dots mean "I could support this with conditions", and red dots mean "No, I do not support this policy". Summarized below are quotes from verbal engagement and the written sticky notes.

I. AFFORDABLE HOUSING CREATION

- Affordable housing qualification should be more strict - 1,500 hours for a full time employee is a low standard.
- Qualified occupancy of APCA units should be more strictly enforced.
- Appropriate enforcement equals AH units with no growth and limited cost.
- Dimensional variances should be allowed for affordable housing projects to make more effective use of limited resources.
- In very limited residential sound such as USFS, Main Street, location next to major travel corridors/ public transit should increased units in density be considered.
- Dimensional variances should be permitted to make affordable housing efficient.
- Saffing council need to remember that affordable housing has negative impacts two examples are density, demand for services, etc. it should not be sacred.
- How can people state their concerns for the project in the new process?
- Will people be notified of the 100% affordable housing project?

II. DIMENSIONS

- No setback encroachment variances in new construction.

III. HOUSING MITIGATION AND PERMITS

- Do not increase density in residential neighborhoods to create more affordable housing – Too many negative impacts – must comply with existing zoning including density.
- Housing mitigation considered duplicate payment in affordable housing – RETT payments and affordable housing mitigation is a double dip.
- Employment generation computation square footage and mitigation square footage definitions must be exactly the same.
- If you want to remodel, everyone who got in before the change gets off free, but those after get the impact fee?
- What is causing the decrease in mitigation? How much comes from RETT?
- What other tools are there for affordable housing mitigation?
- Construction is the only full time eployee impact in a remodel if you keep it the same size, correct?

IV. DEMOLITION

- Should continue exemption for strictly square footage replacement of existing old structure should be encouraged.
- Limiting demolition allotment will come with unintended consequences. Under 40% demo projects will be more intensive disruptive, take longer, etc. Focus on mitigation, smart demolition practices, energy efficiency and don't create a new problem.
- Demolition scoring should include struct her age. Older structure equals greater access to demolition.
- For the portion of your house that has not triggered demolition, do you have to remitigate?
- There are a lack of benefitts for designated lots. They have decreased so much that no one cares to get it designated or preserve it.
- Has the city ever thought about rent control?
- I'd like there to be more about the toll that construction takes on climate and sustainability.



Another pop-up event was held on the Pedestrian Mall on April 30th. In total, 22 members of the community participated.

Similar to the Open House, six poject boards were displayed. The boards directed contributors on how to participate, offered background information on current conditions in Aspen, emphasized statements from the Aspen Area Community Plan (AACP) and displayed several potential policy statements. Project team members walked community members through each board and direction statement. After thorough explanations, participants were asked to offer their opinions on each statement through dots in addition to verbal communication. The dots signified one's level of support for each policy changes on a spectrum from "Yes, I support this policy" (green dots) to "No, I do not support this policy" (red dots). Summarized below are both written and spoken opinions from this event.

### I. AFFORDABLE HOUSING CREATION

- Stop growing out, reuse what we have. Nothing should be taller than the Wheeler.
- Affordable housing could be included in The Armory.
- I would much rather see a big, very functional place for employees in town than scattered around.

### II. DIMENSIONS

- Affordable housing density should be able to be "called up" to allow an increase above the code. Some places might be okay for very high density of affordable housing and we need it.

### III. HOUSING MITIGATION AND PERMITS

- Allow affordable dwelling units (ADU's), but do not count them as mitigation.

### IV. DEMOLITION

- Hold open houses on permitted demos for public to recucly, use, and sell materials on that structure.

# Shaping Aspen's Built Environment

## RESIDENTIAL BUILDING

### APPENDIX F: ROUND #2 APRIL OPEN HOUSE AND POP-UP EVENTS SUMMARY

The following table displays the combined responses from the events discussed above (those that took place between April 13th and April 30th) in addition to the responses from Aspen Community Voice. Aside from the online survey, boards were used at each event to gather feedback for support of the potential policies in the form of sticker dots. The responses for each policy are summarized below. Please note that not all potential policies were displayed through each method of outreach. This is the reasoning for some totals appearing much smaller than others. It is also important to note that not all respondents gave feedback on each potential policy.

TOPIC	PROPOSED DIRECTION	TOTAL	PERCENTAGE
● Yes, I support this      ● I could support this with conditions ● No, I do not support this			
Demolition Allotments			
A. Proposed Allotments	1. Implement a growth management allotment system for demolition projects. The allotments would be part of the 19 allotments currently available for free-market units.	22	48.9%
		12	26.7%
		11	24.4%
	2. Use performance criteria to evaluate applications for demolition allotments.	8	27.6%
		12	41.4%
		9	31.0%
	3. Creation of a framework of performance standards and expectations for demolition projects that can be adjusted over time to respond to new trends and community desires related to projects that have significant construction and other impacts.	1	14.3%
		6	85.7%
		0	0.0%
B. Calculations	1. Bring clarity to the definition and calculation of Demolition.	1	2.2%
		3	6.7%
		41	91.1%
	2. Incorporate exemptions or adjusted applicability statements for certain projects to be exempt from the provisions of demolition (ex; unsafe structures, water damage, acts of god, etc.)	1	2.2%
		5	10.9%
		40	87.0%
	3. Continue to evaluate Demolition threshold and calculation measurements.	0	0.0%
		4	44.4%
		5	55.6%
C. Tracking	1. Implement a tracking system for cumulative demolition that "resets" after five (5) to ten (10) years of a Certificate of Occupancy (CO).	5	19.2%
		8	30.8%
		13	50.0%

Affordable Housing Amendments			
A. Location	1. Allow multi-family affordable housing to be developed in all residential zone districts. Density allowances would be increased, but existing floor area and other dimensional limitations would remain in place.	7	13.2%
		18	34.0%
		28	52.8%
	2. Create an administrative review path for affordable housing projects.	9	18.4%
		6	12.2%
		34	69.4%
	3. Eliminate non-conformity limitations for non-conforming lots of record for projects that are 100% affordable housing.	0	0.0%
		3	33.3%
		6	66.7%
B. Housing Mitigation	1. Update employee generation rates to reflect impacts of construction and long-term operation of residential units.	3	11.5%
		3	11.5%
		20	76.9%
	2. Update mitigation calculations to be based on "liveable area" rather than "floor area."	15	32.6%
		12	26.1%
		19	41.3%
	3. Eliminate the credit for existing square footage that did not previously provide affordable housing mitigation.	21	46.7%
		10	22.2%
		14	31.1%
	4. Update the deferral agreement for local residents.	2	8.7%
		2	8.7%
		19	82.6%
	5. Consider and evaluate a depreciation factor for affordable housing mitigation for residents. Mitigation requirements would be deferred for local residents while living in their home, and the required mitigation due would depreciate over time.	7	25.0%
		9	31.0%
		12	42.9%
C. Free Market Units in Mixed-Use Zone	6. Allow existing free-market residential units to be updated and redeveloped in the Mixed-Use Zone District (MU), but prohibit the establishment of new free market units or existing uses being converted into free market units.	0	0.0%
		4	44.4%
		5	55.6%



After the initial round of public engagement, once high level potential policy responses had been identified, a series of one-on-one technical stakeholder interviews were conducted by staff to further refine potential policy responses. Technical stakeholders were selected based on their involvement, understanding, and expertise in the policy areas being considered to respond to the moratorium. Each meeting was open format discussions that allowed staff and the technical stakeholder to explore potential code responses in more detail. The open format allowed each technical stakeholder to discuss opportunities based on their specific area of expertise or opinion on best practices and approach. These interviews identified code responses that should be adopted to accomplish intended policy outcomes, eliminated redundant or counterproductive code responses that did not help accomplish stated policy goals, helped to identify code responses that were impractical to implement, and added specificity to potential code responses.

I. DEMOLITION

- Net zero would be the way to go, don't worry about size just focus on performance and energy production. Conservation gets you to 70-80% of net zero.
- Retro-fitting is the best way to improve building performance on the outside.
- Commercial mechanical equipment regulations are really hard to meet. The 72" rule is not quite tall enough, and 6" is too small.
- Mandate efficiency sometimes results in reduction in cubic footage, which is not reasonable to expect owners to choose that, so have to require it.
- Noise is a big issue for equipment in the setback.
- Height of acoustical screens - increase allowances.
- Air source heat pumps are the direction the industry is going.
- Add flexibility on mechanical equipment screening visually, but mostly for acoustics.
- Noise in setbacks is a concern. 60-65 decibels for equipment. Heat pump/boilers for radiant heat and cooling may be better to be in the setback. They can also go on the roof.
- Ground source heat pumps are viable alternative though they will have a big cost increase and only a small efficiency improvement.
- Heating efficiency has to be 100% - forces them to consider ground source heat pumps
- Get away from natural gas.
- Heat pumps are good but likely need backup heat source.
- Heating with air source heat pumps in pits requires snow melt which is one negative of that option.
- 48" depth only addresses cooling – not helpful for heating. At grade or above - 72-80" above roof plane would be preferred alternative.
- Put enforcement into HERS system
- AV/Humidity/security – "luxury load" is where the real energy consumption (heat tape, snowmelt, holiday lighting) is that we don't regulate.
- ERIs (Energy Rating Index) are a good tool.
- Calres was a problem – could game the system – problem with any performance software. Instead of designing the most efficient building in practice, you design for the best score in the software which doesn't always translate to best design practices.
- Options for compliance could include with and without PV scores, or cash-in lieu offset
- Summit County requires ZERH (Zero Energy Ready Homes) on all their permits

- Real crux would be ZERH + lower number ERI without PV
- In terms of the carbon footprint of homes, accounting is a real challenge. You can track number, don't require minimums right off the bat.
- For remodels – smaller equipment may be more appropriate (especially in setback) maybe 30" above, 48" below
- Allow for eaves to project over mechanical area/equipment even if into setback to prevent snow from being an issue.
- Mechanical screening needs to be clarified as not counting as a fence, and not floor area. Need to require screening for visual and noise impacts. Landscaping, standard materials, etc. should all be allowed for screening. Minimum size is necessary.
- Potential solution for Historic Preservation demolition projects could be a joint review – HP reviews HP and P&Z reviews everything else
- Demo tracking should be 5-7 years at most, this process bogs it down and drives price up.
- Demolition sheets need to be included in every permit
- Duplex tracking is an issue, some potential solutions are 20% to 40% per unit. 20% per unit with an exemption under 5%.
- Replacing and improving windows is key to efficiency. Get rid of penetrations in the exterior.
- For masonry structures, inside wall with phonelic foam is a barrier. For this issue, deal with surface tension water. Limiting to R-15 on interior due to space requirements.
- Historic Preservation consideration, performance improvements help the longevity of the structure.
- For, mechanical systems, heat pumps are not as efficient when it gets really cold, but ground source is expensive. Make enclosure efficient to reduce electric demand to heat.
- Mechanical equipment should have no height limit on roof.
- Talk to equipment manufactures about mechanical equipment size limitations for highest efficiency.
- Double walls assemblies should count to outside of inside wall.
- Mandate energy recovery ventilation (ERV) on ventilation systems.

II. DECONSTRUCTION

- Important to distinguish between different levels – deconstruction, grinding, throw it out
- Drywall recycling is the biggest road block.
- Be careful of whack a mole – you don't want to push impacts somewhere else (eg. Garfield County Landfill).
- Green halo is used by Pitkin County – may be worth including in City process.
- A good first step would be education, get information out to people that are involved in demo and waste hauling – who does what? Who takes what? What resources are available? No one knows where to go.
- A training program would be helpful and maybe necessary depending on requirements put in place.
- Incentivization is important, for instance could PitCo pay money for scrap metal?
- Repurpose on-site is big help – requires full deconstruction. The process of unbuilding will reduce the number of dumpsters needed to sort.
- How do we accommodate fire/water damage?

- You need to address land fill monitoring.
- Drop and swap – construction materials required to be submitted, could re-sell used materials to approved haulers.
- Put together list of what can be recycled, and what it can be recycled into.
- Metal recycling requires a trip to Denver/Grand Junction for best prices. Even at that distance it's worth the drive.
- Foam/insulation in concrete makes it more difficult to repurpose.
- If there are trace amounts of asbestos in any materials, it cannot be run through grinder.
- Sorted demolition better than non-sorted. There is an increase in cost for unsorted demolition.
- For concrete and metal repurposing, steel is the best to recycle and concrete has to be clean. Silt is the closest metal facility, but Grand Junction and Denver pay the best.
- Taking waste to the landfill should be the highest cost.
- City should talk to south canyon about rejecting Pitkin County waste.
- City of Palo Alto requires deconstruction for all SFR demolitions. They have numerous existing re-use facilities and tax benefits are the main motivator.
- It is important to quantify weight of stuff that's salvaged for overall tracking. For example, if you sell appliances at restore, how does that weight contribute to overall diversion requirements. Reuse/ resale facilities don't always track things by weight.
- Green halo is used to divert 25%, deposit is required. If they want their deposit back, they need to achieve that 25% mark. The landfill is external review agency for Pitkin County permits.
- No setback encroachment variances in new construction.

**III. AFFORDABLE HOUSING MITIGATION**

- Do not increase density in residential neighborhoods to create more affordable housing – Too many





## MEMORANDUM

TO: Mayor and City Council  
FROM: Pete Strecker, Finance Director  
THROUGH: Sara Ott, City Manager  
MEETING DATE: May 9, 2022  
RE: Short-Term Rental – Tax Questions

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### REQUEST OF COUNCIL:

Council has requested staff facilitate a Council work session to further consider a short-term rental tax that would ultimately establish resources for addressing Community impacts generated by the STR economy in the areas of workforce housing and childcare, environmental and other issues. Staff is requesting input from Council in a number of policy areas to help further this taxation question.

### SUMMARY / BACKGROUND:

Following the adoption of the moratorium on December 8, staff has been working collaboratively with a diverse set of stakeholders in the short-term rental (STR) arena, to garner various perspectives around how to best consider regulations that might influence both community and neighborhood feel as well as fairness in the lodging industry. In tandem with these meetings, staff has had periodic check-ins with Council, to seek policy direction on the identified key focus areas: zoning, good neighbor policies, operational standards, life safety standards, permitting, financials and enforcement. At the April 11 check-in, staff asked for Council input around the desire to have an operational fee, and also the interest level for a voter-approved tax, on STRs. Staff received feedback at that meeting to proceed with an operational fee assessment and agreed for staff to return to seek answers to policy questions around the issue of taxation.

### DISCUSSION:

Staff is continuing to work on the operational fee computation and has enlisted the assistance of a third-party consultant to develop the needed basis for nexus considerations that will equate the efforts of financial oversight; health, life and safety inspection; zoning enforcement; etc. into that rate. This fee will be presented at a future session with Council and ultimately incorporated into an ordinance for adoption.

Regarding the issue of taxation, staff requires Council direction on a number of policy items before a tax question can be formulated for consideration. Depending on when Council can provide direction to these areas will play into the ultimate timing of a ballot question.

- POLICY QUESTION #1: What is the desired timeframe for approaching voters with a STR tax question?

During the April 11 work session discussion, Council members proposed two possible dates for when to approach voters: November 2022 or March 2023. Consideration for which date would be best to ask voters for tax policy changes was reflective a November election being a major election and that the

City's tax question could be lost along with other issues on the ballot and/or could be competing with other tax questions from nearby or overlapping jurisdictions.

Staff has requested input from the County and other taxing entities in the upper Valley and is aware that the Ambulance District may be looking at an operational tax in 2022 and that the County had various needs (housing, jail, childcare, mental health) that might have tax needs for consideration in 2023.

DECISION NEEDED: Does Council desire to place a question on the November 2022 ballot? If this is desired, staff must notify the County in June that it desires to be included on the ballot. A ballot question will need to be formalized and adopted in two readings by the Council by the end of August, and then the formal ballot question will need to be conveyed to the County by early September for certification.

- POLICY QUESTION #2: What are the intended uses of the tax to be levied?

During previous work sessions and included in the language of the moratorium, Council has expressed the unfunded impacts associated with the robust short-term rental market that exists within Aspen. Explicitly stated impacts to affordable housing and childcare, transit and the environment were all identified as not being captured for these businesses, and unlike the realities for other commercially licensed businesses.

DECISION NEEDED: Can Council affirm whether or not these impact areas are aligned with the taxation question that would be presented to voters? Are there any areas missing or are some areas of lesser priority than others? Can the Council provide direction around an allocation for a STR tax to the desired areas of impact to help steer a future ballot question?

- POLICY QUESTION #3: Should an existing tax be reviewed? Who should pay the tax? What level of taxation? This policy question is truly a three-in-one ask as there is an interdependence between them.

The response to an initial question of how existing taxes align with Council and Community expectations can create a basis for what type of tax and level of taxation. Aspen voters have already adopted a 2.0% lodging tax that is levied not only on traditional lodge offerings, but on STRs as well. This tax is based on the nightly room rate, with proceeds (this tax generated roughly \$4.2M in 2021) dedicated to two specific operations: tourism promotion (\$3.1M) and transit services (\$1.1M).

DECISION #3A NEEDED: Does the revenue generated and use of the current lodging tax align well with Council and Community expectations?

Currently, the City already levies a lodging tax that is paid on short-term rentals in both traditional lodges and in the single owner rental offerings, and is equal to 2.0% of the nightly rate (for stays up to 29 nights). This tax is currently dedicated towards two uses: no-fare transit services within the City and tourism promotion.

Since there is an existing tax levied on nightly stays in these non-traditional STR lodge offerings, staff felt it is appropriate to highlight this overlap before proceeding down a new tax question and allow Council to evaluate the current tax use and whether it remains aligned with Community interests. This tax can remain in place whether a new tax is levied or not, but due to the intersection of a new tax with what



has already been adopted by voters is worth assessing. If changes were desired, an in-depth discussion of how best to address modifications would be required at a future work session.

DECISION #3B NEEDED: Is there a preferred option for what the tax structuring would look like when addressing a tax for the short-term rental industry?

For consideration of potential new taxation on the short-term rental industry, there are options as to how to structure a tax. The two most common methods for taxation would either an ad valorem excise tax or flat rate per unit excise tax. These options allow a level of scalability for the cost per room or the size of lodging offered, they are relatively simple to understand, and they are easy to pass on to the renter. That said, an excise tax on bedroom count doesn't appear to scale up or down nearly as equitably as a percentage of nightly room rate.

There is a question for the Council around the urgency of addressing the community impacts identified by Council in Question #1 which can lend itself back to what level of taxation is desired for this industry to pay its fair share. Should the targeted tax be set to fully offset the disparity in the property taxation process? Laying this on top of the existing 2.0% lodging tax, and wanting to expand uses to areas such as more affordable housing and childcare (for example), what additional percentage should be levied? This can also be considered in terms of future Community intent to use these resources as pledged sources for issuing new debt.

To provide context around setting a new tax rate:

- Looking solely at the disparity in assessed valuation rates for commercial properties and residential properties (where STRs operate as commercial businesses but pay a residential property tax rate), a starting point for a new ad valorem excise tax on nightly room rates could be 5.4%.
  - This could be allocated for use based on voter approval and would not be limited to the current uses of the general purpose and clean river program mill levies, though both the Asset Management Plan and Stormwater Plan both have funding needs.
- The above does not necessarily then impact childcare or additional affordable housing funding needs, so the 5.4% could be further escalated to account for those needs.
- Researching some other communities that already have a specific STR lodging tax approved, those communities range from an additional 2% to 15% on nightly rental rates.

#### CONCLUSION AND NEXT STEPS:

Staff requires input from Council around the timing of a ballot question, the uses of existing taxes and the structure of a new tax and its intended purpose for addressing community impacts from the short-term rental economy.

It is anticipated that a follow up session will be needed to address the issue of what tax rate should be pursued. If sufficient responses to all questions can be provided in the next month, the possibility of reaching the November ballot timeframe is possible, but may not be the Council preferred timeline (TBD). Whatever the outcome, staff is prepared to take the necessary steps to bring forward Council's direction, once provided.

CITY MANAGER COMMENTS:



# **Short-term Rentals – Financial Discussion**

## **City Council -Work Session**

May 9, 2022



# Previous Council Direction & Community Engagement



CITY OF ASPEN

## Work Session on March 1:

- **Zoning** – number, location, density/intensity of use, surrounding uses
- **Permitting** – eligibility, transferability
- **Life safety** – inspections, fire, signage and noticing
- **Financials** – fees and taxes
- **Operational standards** – days of operation/year, occupancy, nuisances, wildlife/trash, parking/access
- **Enforcement** – staff support, enforcement plan, fine schedule

# Previous Council Direction & Community Engagement

## Workgroup Meeting March 17:

- **Attendees** – condo-hotels, real estate brokers, property management groups, individual homeowners, regulatory groups
- **Overview** – current tax rates, who is paying, current collection levels, options for taxes vs. fees and review of other communities' actions
- **Takeaways** – understanding of fee to capture operational costs to run the program, support for taxes over fees to address impact concerns



## Work Session on April 11:

- **Fees** – focus on regulation and enforcement cost capture (items from 3/1)
- **Taxes** – focus on STR related impacts to Community



# Direction Sought from Council Tonight

**1) Timing of Question?** – Where are we with Community support and what are other jurisdictions considering that could affect approval of a ballot question?



**2) Purpose of Tax?** – What programs would we want to support with these new resources to address STR related impacts?

**3a) New or Existing Tax?** – How does this layer over or within current taxation in place?

**3b) Who Pays the Tax?** – Is this a tax that encompasses the entire lodging community or just short-term rentals?

**3c) What is the Target?** – Is there a level of resources desired for application with this tax?

# Question #1 – Ballot Timing



CITY OF ASPEN



- **November 2022** – major election may lead to greater turnout, but also can have question “get lost”
- **March 2023** – Aspen one of few that have election at this time, but delays the implementation of tax collections
- **What Are Other Jurisdictions Considering?**
  - 2022 – Ambulance Operations
  - 2023 – Possibly Housing, Jail, Childcare, Mental Health



# Question #1 – Ballot Timing

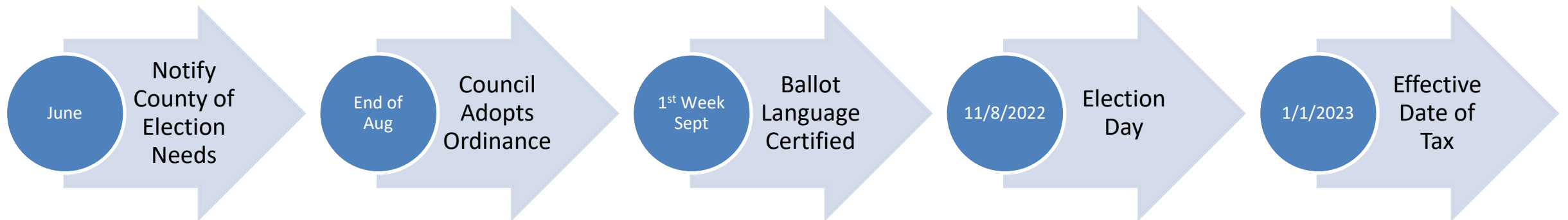
## Question

- ❖ What timeline does Council wish to consider around a ballot question?

## Policy Outcomes

- ❖ Support for additional tax and for its uses in tackling Community concerns

## Staff Notes



- ❖ Following voter decision, will take about 2 full months to align system changes for tax collection. January 2023 tax remittance due February 20<sup>th</sup>.

# Question #2 – Purpose of Tax



CITY OF ASPEN

## How Shall Tax Revenue Be Directed for Community Benefit?

Fee (Operational Based)	Tax (Impact Based)	Percent or Priority
Zoning and Permitting	Affordable Housing	?
Licensing, Auditing & Tax Collection	Childcare	?
Life Safety Inspections	Transit	?
Education of Regulations	Environmental Impacts	?
Enforcement Efforts	“Other”	?



# Question #2 – Purpose of Tax

## Question

- ❖ What are the desired uses for new tax collections?

## Policy Outcomes

- ❖ Address impacts to the Community for increased visitation and residential development activity due to short-term rental lodging options

## Staff Notes

- ❖ Clearly define uses for new tax revenue
- ❖ Create flexibility, within defined uses, to be nimble to changes
- ❖ Transit impacts may not need to be prioritized at this time.

# Question #3 – New or Existing, Who Pays, How Much

## \$24.5M in 2021

\$15.3M – Parks & Open Space (1.5%)

\$3.1M – Education (0.3%)

\$2.5M – Childcare (0.45% \* 55%)

\$2.1M – Housing (0.45% \* 45%)

\$1.5M – Transportation (0.15%)

Next  
Slide

## Jurisdiction and Tax Type

## Rate Levied

City of Aspen Sales Tax

2.40%

Pitkin County Sales Tax

3.60%

Roaring Fork Transit Authority Sales Tax

0.40%

State of Colorado Sales Tax

2.90%

## Total Sales Tax

**9.30%**

City of Aspen Lodging Tax (on Room Sales)

2.00%

## Total Sales and Lodging Tax

**11.30%**



# Question #3 – New or Existing, Who Pays, How Much

## Current Taxation In Place

	2021 Taxable Room Sales	Current 2.0% Tax	Percent of Total Resources
STR Lodging*	\$82,600,000	\$1,652,000	40%
Traditional Lodging	\$126,650,000	\$2,533,000	60%
<b>Total Lodging Industry</b>	<b>\$209,250,000</b>	<b>\$4,185,000</b>	<b>100%</b>

*\* Includes properties like the Gant, Aspen Square, Aspen Alps, etc. that are individually owned units.*

Transportation (0.50%)		\$1,046,250	25%
Tourism Promotion (1.50%)		\$3,138,750	75%
<b>Total Use of Resources</b>		<b>\$4,185,000</b>	<b>100%</b>

# Question #3 – New or Existing, Who Pays, How Much

## Question

- ❖ Does the current tax use align well with Community expectations?

## Policy Outcomes

- ❖ Ensuring existing resources are allocated for desired outcomes and consistent with public interests.

## Staff Notes

- ❖ IF there were desired changes to this existing taxing authority, it would be a separate ballot question and should be discussed for timing as well.



# Question #3 – New or Existing, Who Pays, How Much



CITY OF ASPEN

## ❖ Flat Rate Per Bedroom / Pillow Count

Least preferable option. Not significant disparity for rentals of varying price points. Does not achieve desired fairness outcomes.

## ❖ Percentage of Nightly Rental Rate

Aligns with current tax structure for easy of understanding and scales up to reflect premiums charged for high-end rentals.

**Options for  
New Excise  
Tax**

# Question #3 – New or Existing, Who Pays, How Much

## Possible New Taxation

SHALL CITY OF ASPEN TAXES BE INCREASED NOT MORE THAN \$[\_\_\_\_\_] COMMENCING JANUARY 1, 2023, AND BY WHATEVER AMOUNTS ARE GENERATED ANNUALLY THEREAFTER BY THE IMPOSITION OF AN **EXCISE TAX** OF NOT MORE THAN [\_\_\_\_\_] % ON THE AMOUNT CHARGED TO ANY PERSON **ON A NIGHTLY ROOM RATE** AT ANY ACCOMMODATION OR BUSINESS **THAT IS REQUIRED TO OBTAIN A VACATION RENTAL PERMIT** FROM THE CITY; AND SHALL THE REVENUE GENERATED FROM SUCH TAX BE UTILIZED **FOR THE PURPOSE FUNDING [\_\_\_\_\_]**, WITH THE RATE OF TAX BEING ALLOWED TO BE INCREASED OR DECREASED WITHOUT FURTHER VOTER APPROVAL SO LONG AS THE RATE OF TAXATION DOES NOT EXCEED [\_\_\_\_\_] %; AND SHALL THE CITY BE AUTHORIZED TO COLLECT, KEEP AND SPEND THE REVENUES FROM SUCH TAX AND ANY INVESTMENT INCOME THEREFROM NOTWITHSTANDING THE LIMITS OF ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION?

	2021 Taxable Room Sales	Each Add'l 1.0% Tax
STR Sector of Lodging Economy	\$82,600,000	\$826,000



# What STR Industry Looks Like Today

Not Shown:  
21 Records  
Still Vetting

Bedrooms Per Listing	Number of Rentals	Number of Bedrooms	Total Heated Area	Average Square Feet Per Listing	Total Actual Value	Total Assessed Value
0	113	113*	61,239	542	\$117,330,500	\$8,389,180
1	154	154	91,116	592	\$146,012,700	\$10,439,810
2	430	860	459,006	1,067	\$899,114,000	\$64,286,730
3	307	932	563,030	1,834	\$1,153,142,000	\$82,449,640
4	142	568	503,461	3,546	\$945,690,700	\$67,616,900
5	64	320	316,342	4,943	\$544,402,000	\$38,924,730
6	21	126	141,281	6,728	\$259,273,900	\$18,539,410
7	8	56	72,491	9,061	\$155,489,600	\$11,117,510
8	1	8	6,535	6,535	\$18,786,000	\$1,343,200
13	2	26	23,487	11,744	\$34,875,700	\$4,328,430
<b>Totals:</b>	<b>1,242*</b>	<b>3,152</b>	<b>2,237,988</b>	<b>1,802</b>	<b>\$4,274,117,100</b>	<b>\$307,435,540</b>

*\* Includes properties like the Gant, Aspen Square, Aspen Alps, etc. that are individually owned units and make up a large portion of the 0-, 1- and 2-bedroom units shown above.*

# Question #3 – New or Existing, Who Pays, How Much

To solely address assessment rate variance, an excise tax of 5.4% would be needed...

Actual Property Value for STR Listings	\$4,274,117,100
Assessed Value at Residential Rate	\$307,435,540
Assessed Value at Commercial Rate	\$1,239,493,959
Difference in Assessed Value	\$932,058,419
<u>General Purpose</u> & <u>Clean River Program</u> Mill Levies	4.788
Delta in Property Tax Revenue	\$4,462,696
Every 1% in Lodging Tax on STR Units Generates	\$826,000
Excise Tax Rate to Generate Equivalent \$4.462M	5.4%

... with these resources applied to the above noted mill levy areas or to other voter-approved purposes



# Question #3 – New or Existing, Who Pays, How Much

**Based on 5/4/2022 Advertised Average Nightly Rate...**

	Tax Rates	Nightly Stay	29 Night Stay
<b>Nightly Rate in Aspen</b>		<b>\$1,500.00</b>	<b>\$45,000.00</b>
City of Aspen Sales Tax	2.40%	\$36.00	\$1,044.00
Pitkin County Sales Tax	3.60%	\$54.00	\$1,566.00
Roaring Fork Transit Tax	0.40%	\$6.00	\$174.00
State of Colorado Sales Tax	2.90%	\$43.50	\$1,261.50
City of Aspen Current Lodging Tax	2.00%	\$30.00	\$870.00
<b>Subtotal: <u>Current</u> Existing Tax *</b>		<b>\$169.50</b>	<b>\$4,915.50</b>
A. New STR Tax ( <u>Just</u> Property Tax)	5.40%	\$81.00	\$2,349.00
B. New STR Tax (?)	?	?	?
<b>Total: With Any <u>Additional</u> STR Tax *</b>		<b>\$250.50</b>	<b>\$7,264.50</b>

# Question #3 – New or Existing, Who Pays, How Much

## What are other communities doing?

Community	Total Tax	STR Tax	STR Tax Specific Uses
Aspen	11.300%	TBD	TBD
Avon	14.400%	2.00%	Community Housing
Crested Butte	20.900%	7.50%	Affordable Housing
Frisco	15.725%	5.00%	Affordable Housing
Mt. Crested Butte	16.800%	2.90%	Affordable Housing
Ouray	27.950%	15.00%	Affordable Housing & Wastewater
Telluride	15.150%	2.50%	Affordable Housing



# Question #3 – New or Existing, Who Pays, How Much

## Policy Outcomes

- ❖ Ensure alignment of existing resources is reflective of Community wishes
- ❖ Establish new taxes for current unfunded impacts
- ❖ Address concerns around fairness in lodging economy for taxation

## Staff Notes

- ❖ The timing of outcomes in areas of housing, childcare, environment, etc. depend on resources available
- ❖ The mill levy gap is only one area of disparity as there are other community impacts that are not currently funded

# Next Steps



## Timing Drives Everything

- ❖ November 2022 ballot question would force rapid process; March 2023 allows for greater flexibility in process

## Additional Work Session Tentatively Scheduled for June 7

- ❖ Were all answers available around purpose and targeted level of resources?
- ❖ What questions does Council need analysis to for further consideration?