
MT2030
CLIMATE
SUMMIT
SUN VALLEY 26
PRESENTED BY TORUS

THE HOUSING CONTINUUM
PRACTICAL PROGRAMS & PROJECTS

ASPEN ONE

HEATHER S. HENRY, VICE PRESIDENT EMPLOYEE HOUSING & CHILDCARE

CORRECTING THE LEGACY

FAST AND CHEAP

HOMOGENOUS

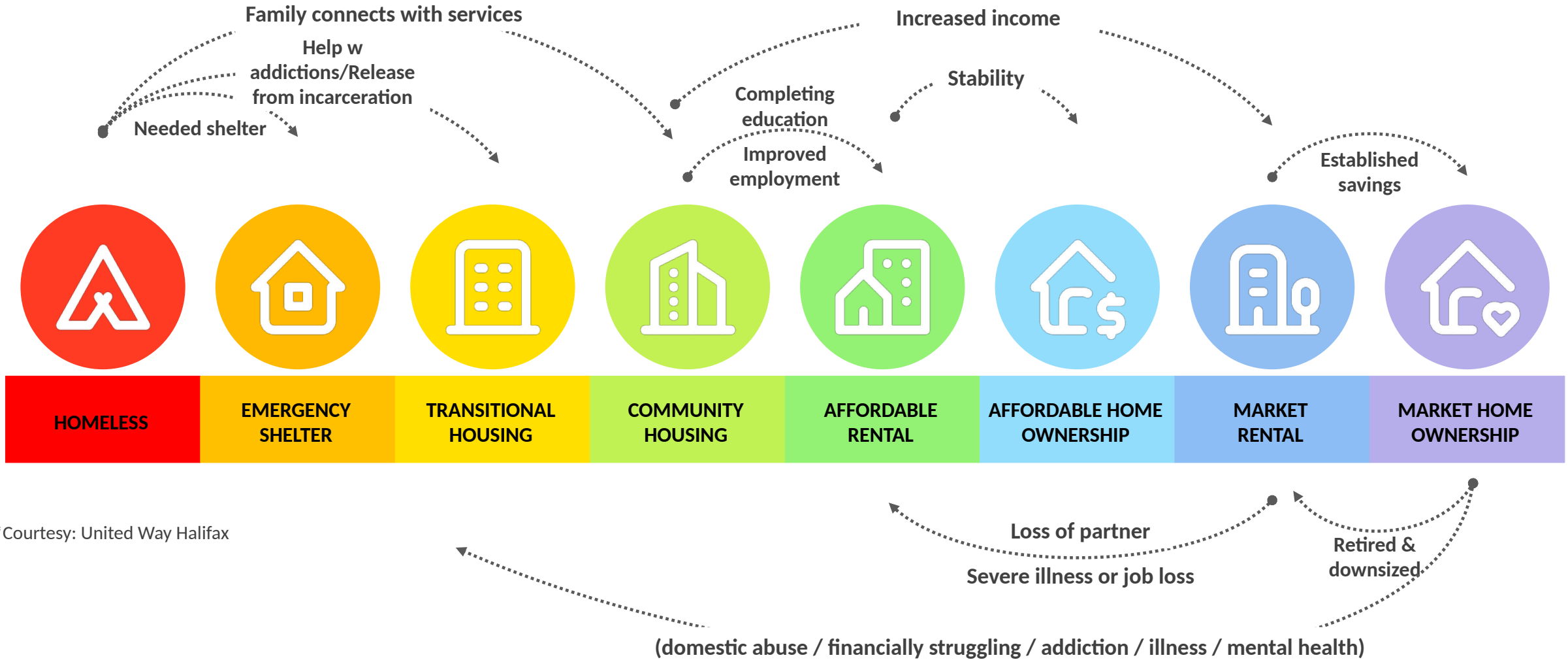
OVERINDUSTRIALIZED… HOUSING ‘HENRY FORD STYLE’





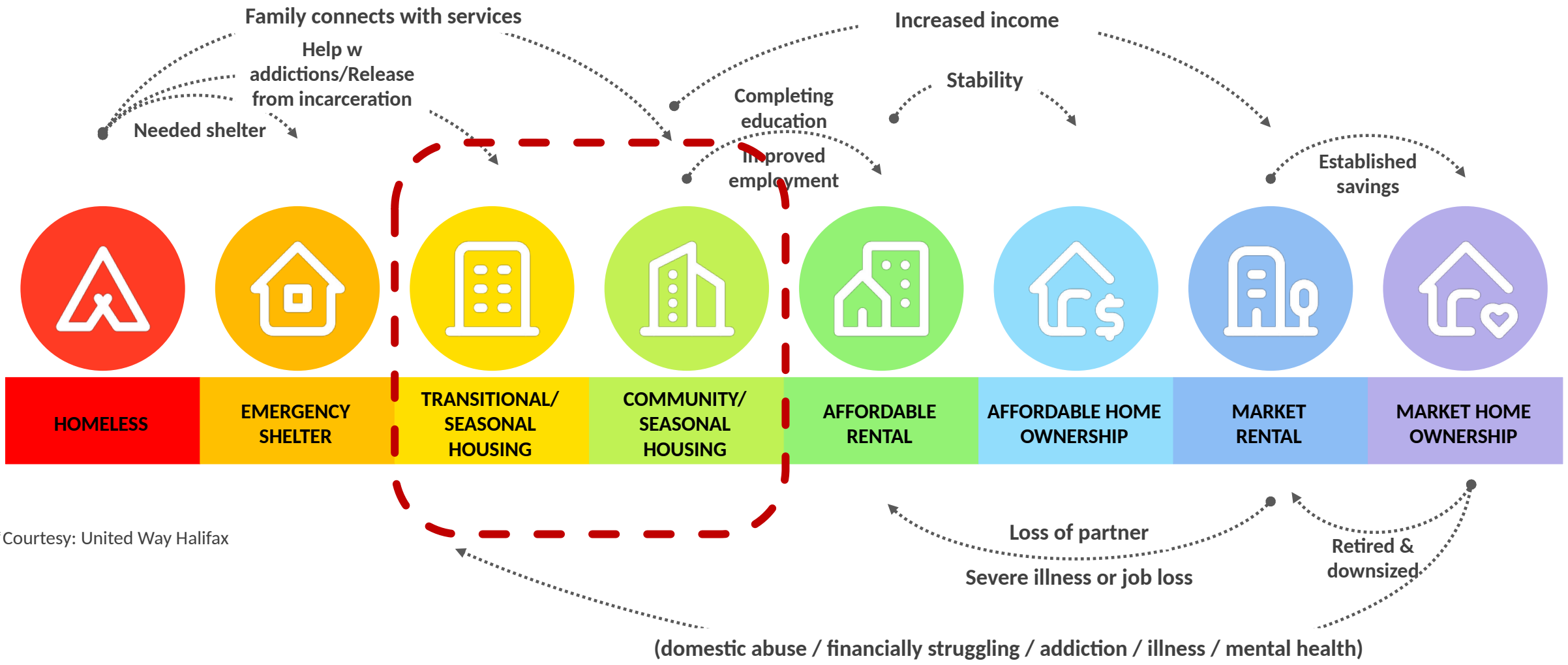


THE HOUSING CONTINUUM



*Courtesy: United Way Halifax

THE HOUSING CONTINUUM | RESORT COMMUNITIES



*Courtesy: United Way Halifax

THE HOUSING CONTINUUM | COMMON TOOLS



TRANSITIONAL/ SEASONAL HOUSING



COMMUNITY/ SEASONAL HOUSING

Motel Conversions
Non-Profit Developers
State/Federal Subsidies
Municipal Projects
Vouchers

Aspen One:

Caretaker Units
Master Lease



AFFORDABLE RENTAL

Non-Profit Developers
State/Federal Subsidies
Municipal Projects
Rental Assistance
ADUs
Co-Housing
Land Trusts

Aspen One:

Self-build
Tenants for Turns



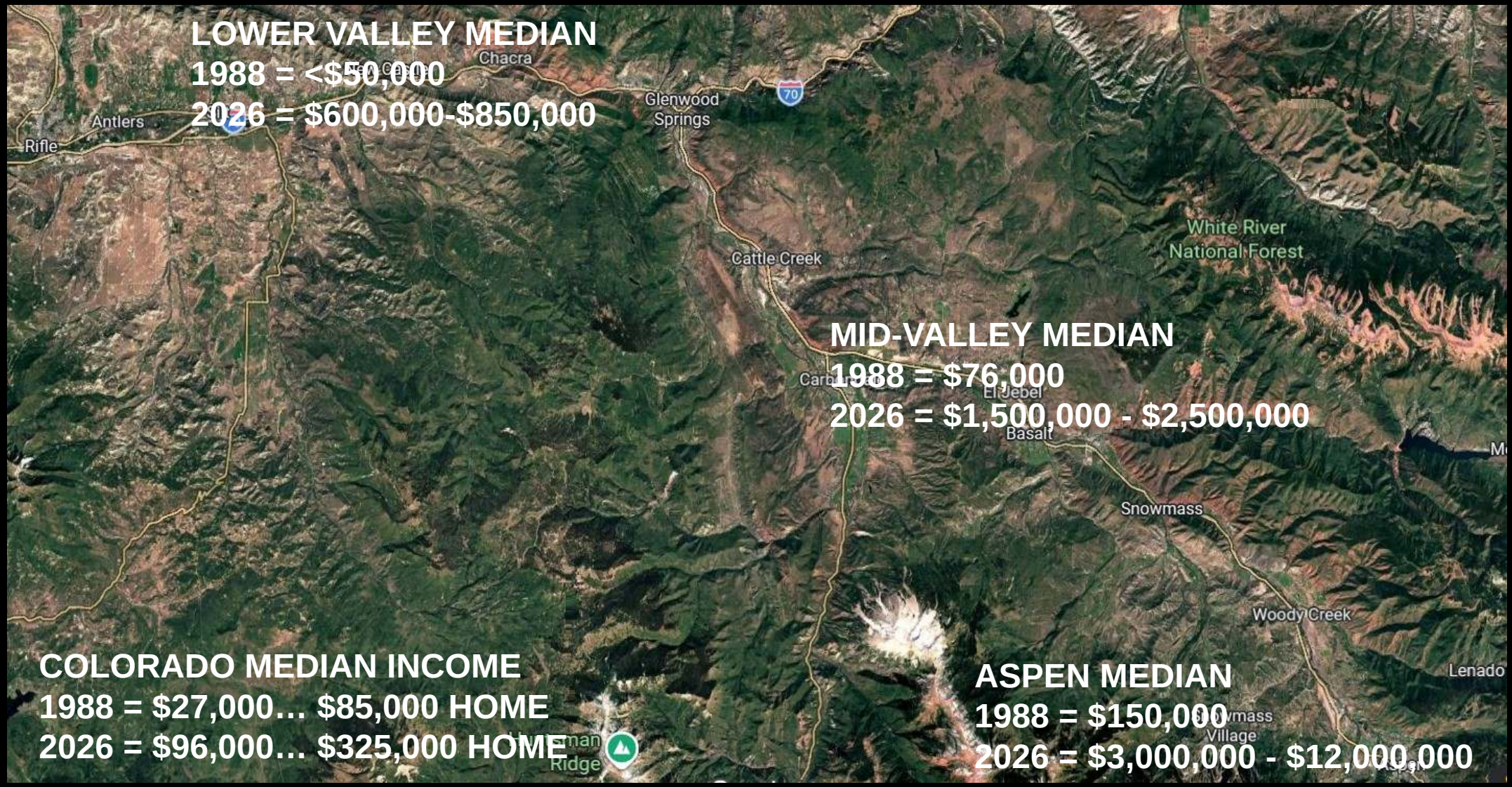
AFFORDABLE HOME OWNERSHIP

Buy-downs
Deed Restrictions
Inclusionary Zoning
State/Federal Subsidies
Municipal Projects

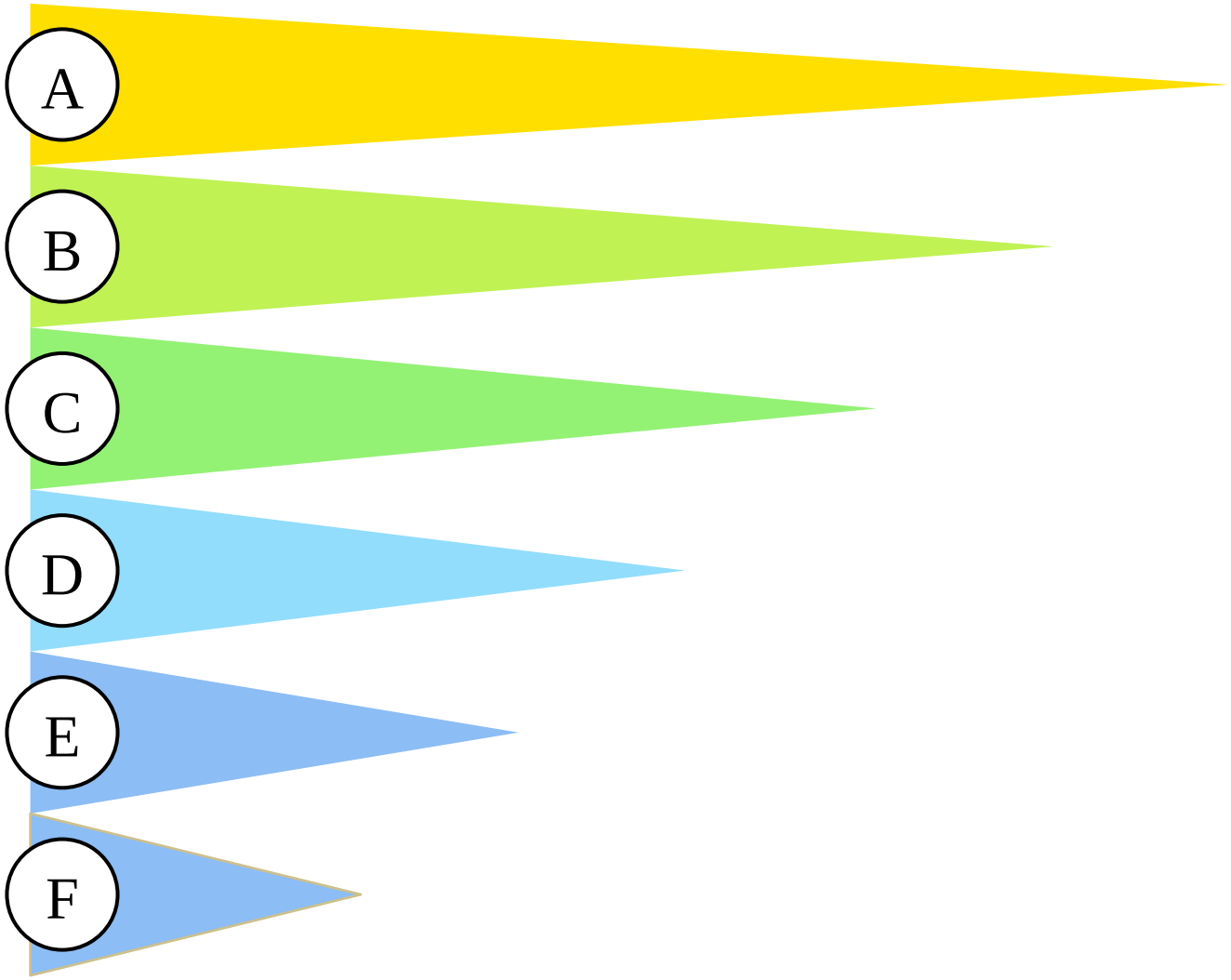
Aspen One:

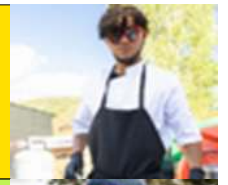
Employee Ownership Program

ROARING FORK VALLEY | HISTORICAL VS CURRENT

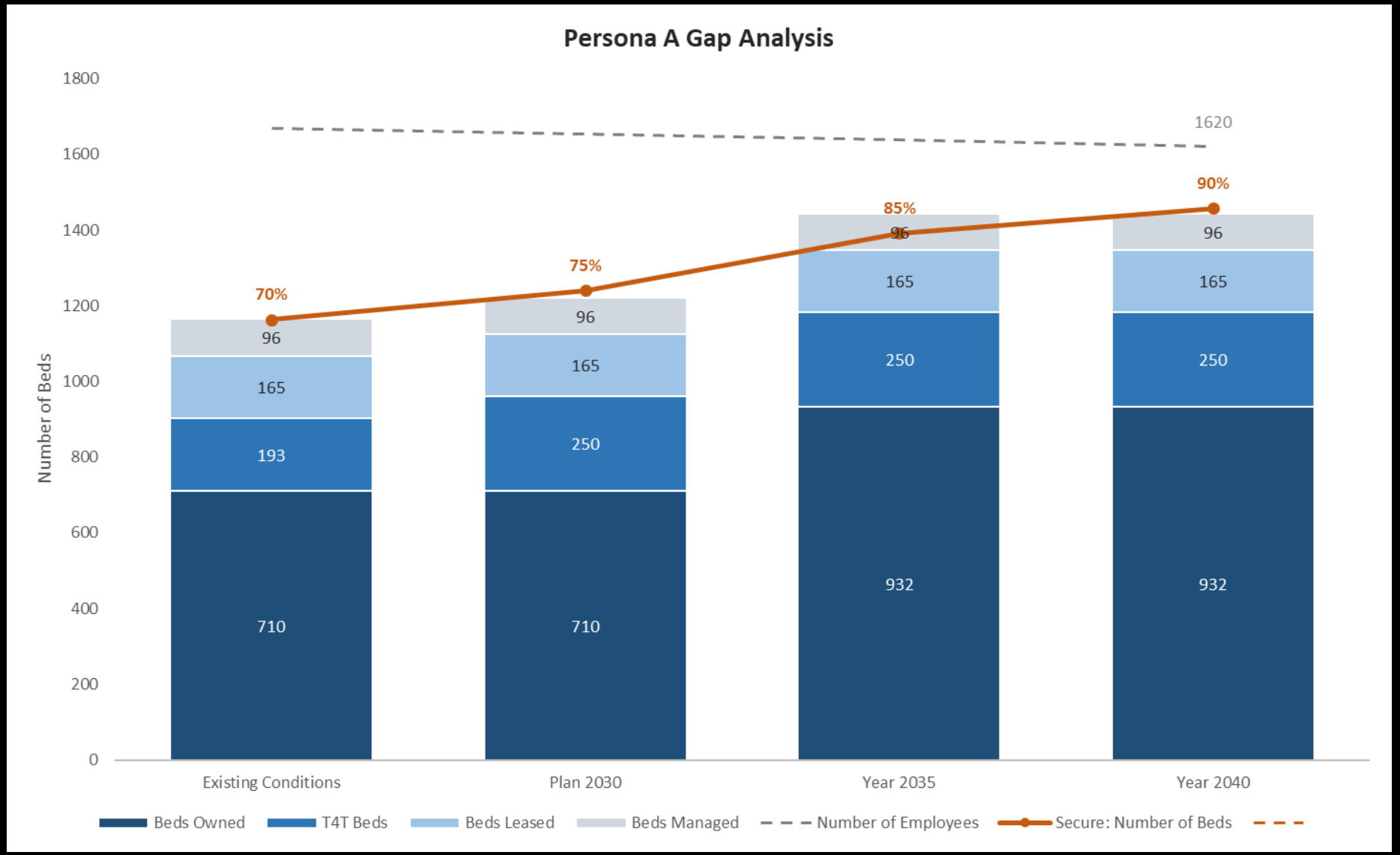


ASPEN ONE HOUSING GAP ANALYSIS | EMPLOYEE PERSONAS



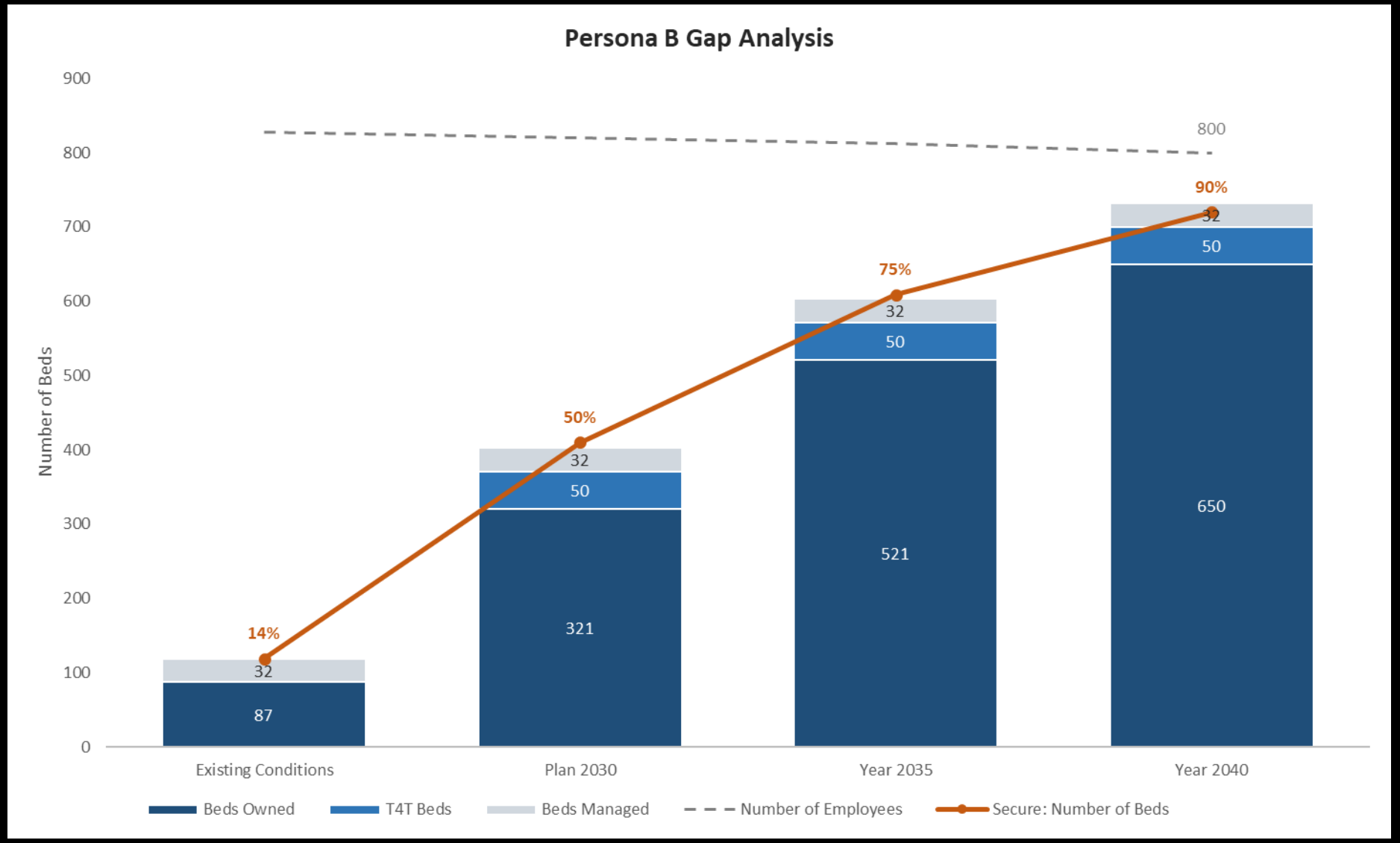
Winter and Summer Seasonal	
Full Time, year-round employees with < 5 years tenure	
Full Time, year-round employees with > 5 years tenure	
Operational Managers with varied tenure	
Directors/Senior Directors with varied tenure	
Senior Leadership Team	

ASPEN ONE HOUSING GAP ANALYSIS | PERSONA A



TRANSITIONAL/ SEASONAL HOUSING

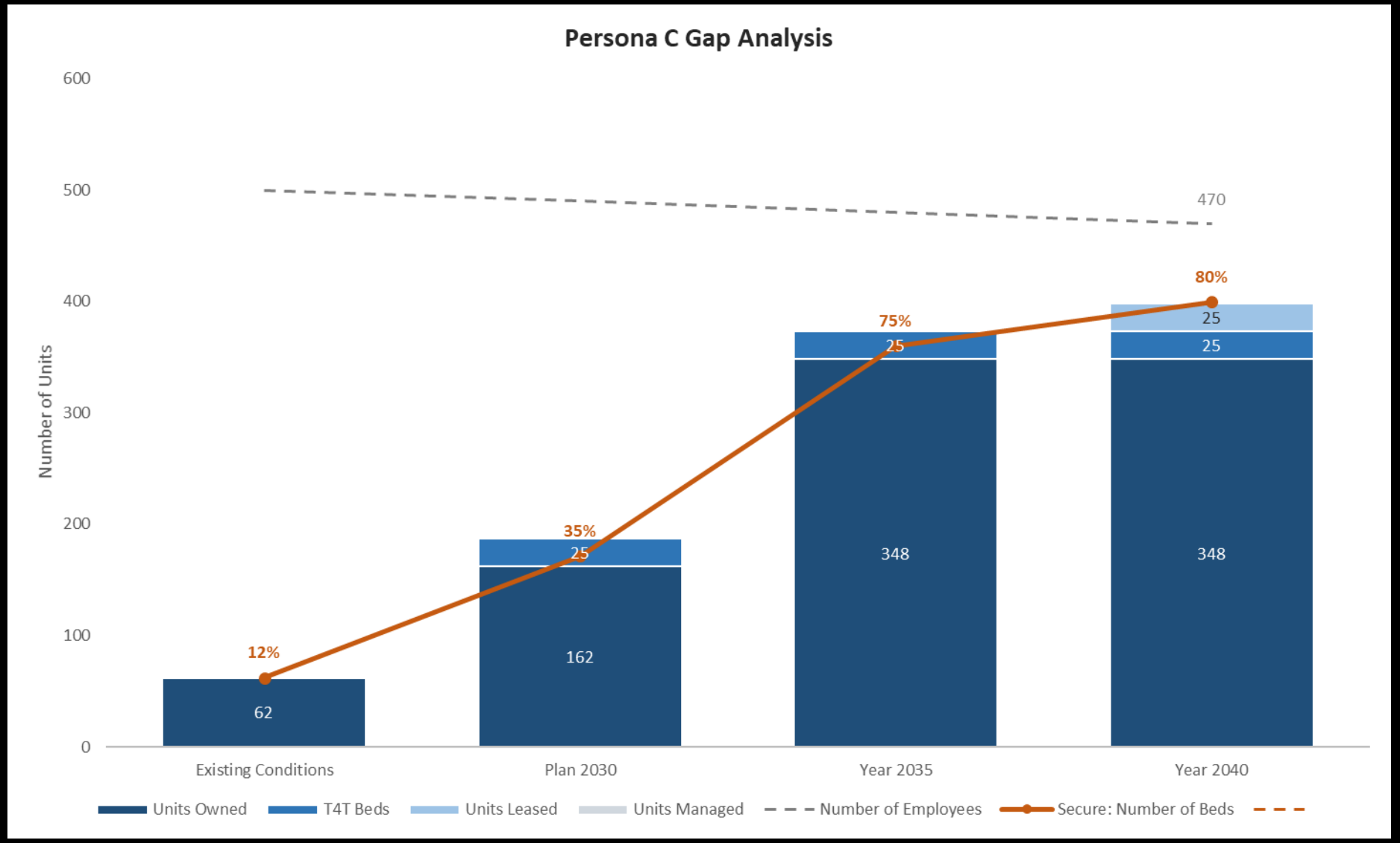
ASPEN ONE HOUSING GAP ANALYSIS | PERSONA B



COMMUNITY/ SEASONAL HOUSING

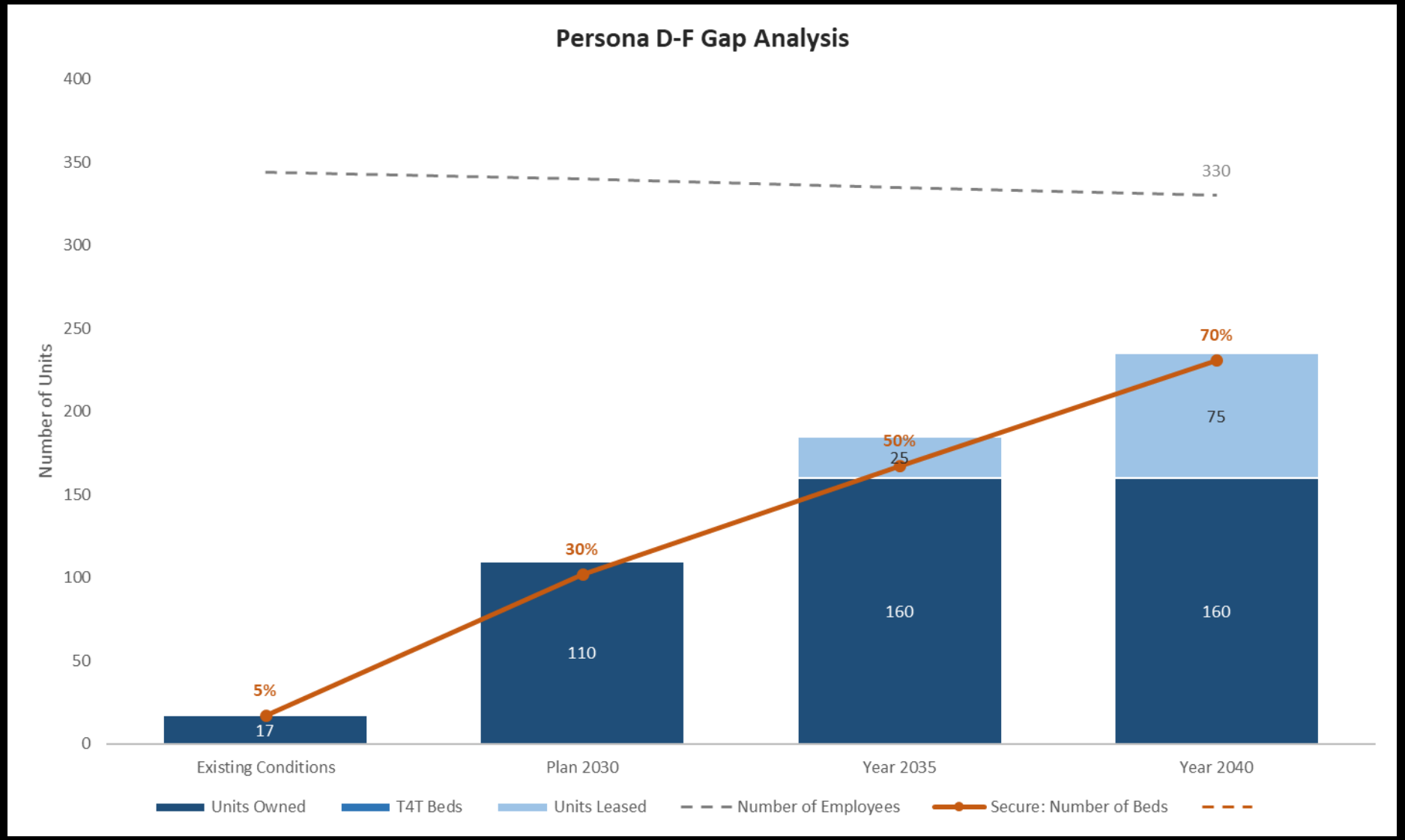
TRANSITIONAL/ SEASONAL HOUSING

ASPEN ONE HOUSING GAP ANALYSIS | PERSONA C



AFFORDABLE RENTAL

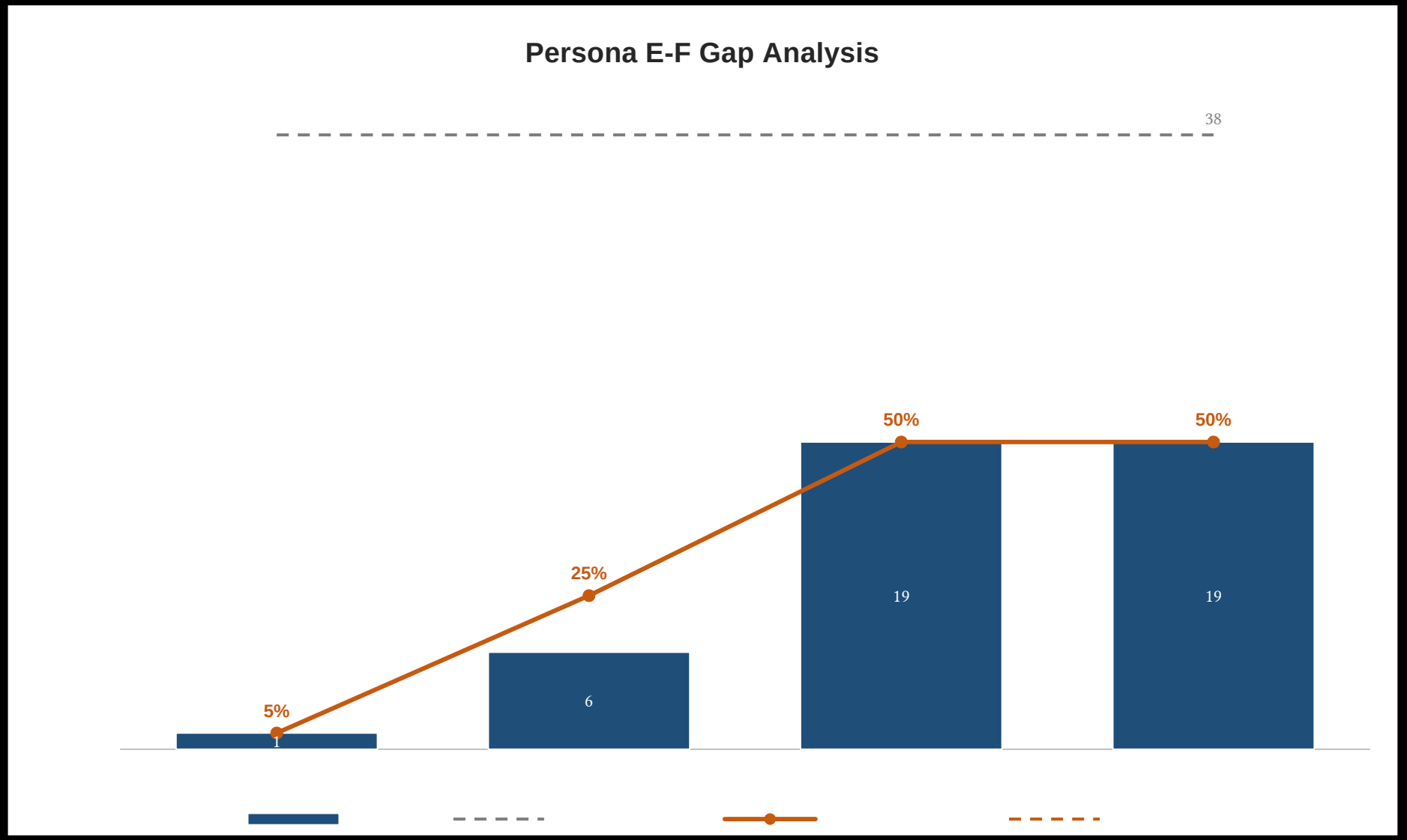
ASPEN ONE HOUSING GAP ANALYSIS | PERSONA D



AFFORDABLE HOME OWNERSHIP

AFFORDABLE RENTAL

ASPEN ONE HOUSING GAP ANALYSIS | PERSONA E-F



MARKET RENTAL

AFFORDABLE HOME OWNERSHIP

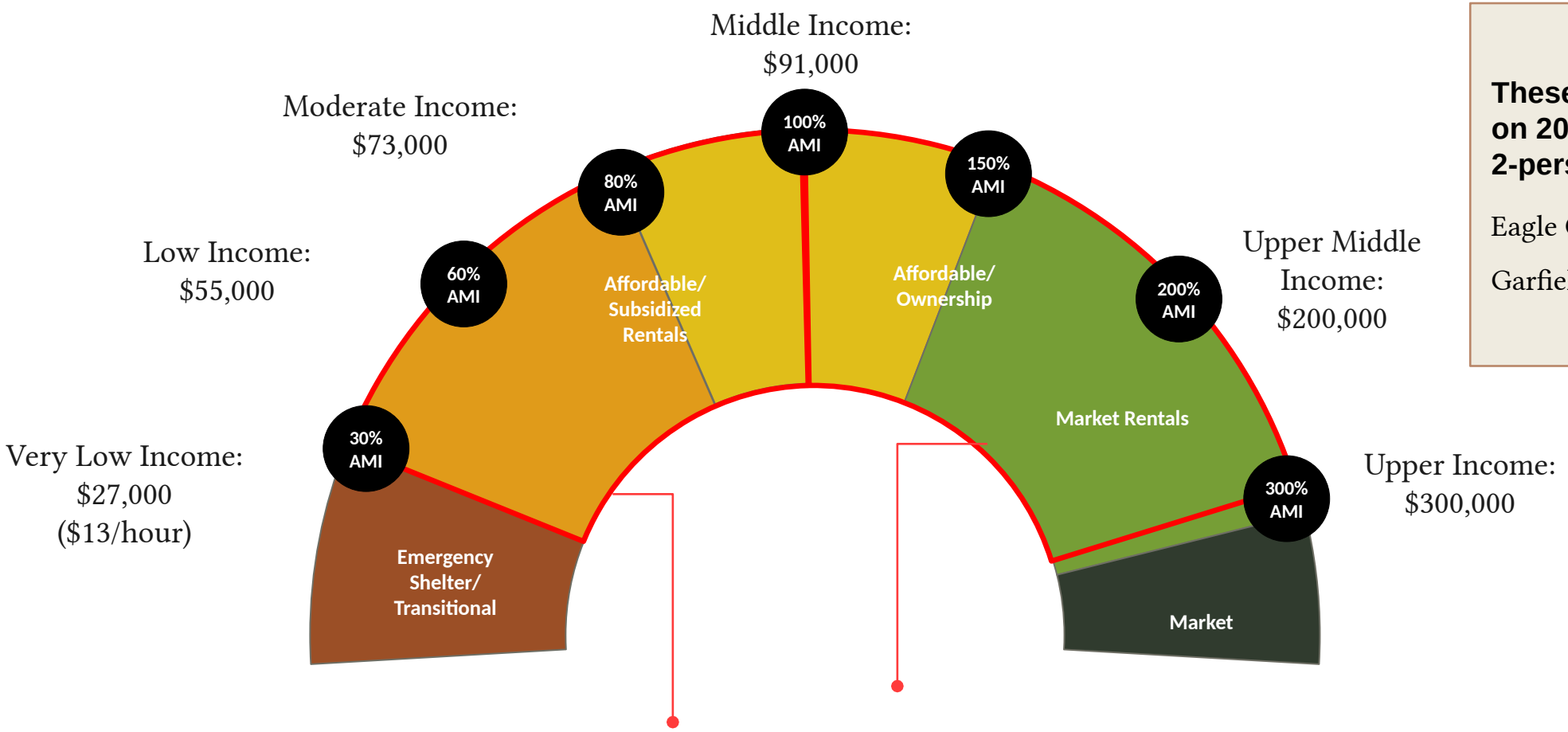
ASPEN ONE HOUSING GAP ANALYSIS | CONCLUSION



CONCLUSION:

- Use all tools at our disposal to reach 370 new units for Personas C-F by 2035
- An additional 500 beds for Personas A-B by 2035

COMMUNITY GAP ANALYSIS



These incomes are based on 2023 Pitkin County 2-person households.

Eagle County 100% AMI: $95,000

Garfield County 100% AMI: $80,000

Need for 4,700 units in the Roaring Fork Valley | Rental and ownership

CASE STUDY| TINY TOWN PERSONA A & B



PROS:

- Limited Land Use Issues
- Buildout in Phases
- Very Affordable
- Energy Efficiencies

CONS:

- Not Long-term
- Not a Solution for Everywhere
- Utilities

AFFORDABLE RENTAL

TRANSITIONAL/ SEASONAL HOUSING

CASE STUDY| MAROLT RANCH





PROS:

- Partnership
- Very Affordable

CONS:

- Not Long-term
- Outdated

AFFORDABLE RENTAL

TRANSITIONAL/ SEASONAL HOUSING

CASE STUDY| CARETAKER UNITS



PROS:

- Build into Other Uses
- Desirable

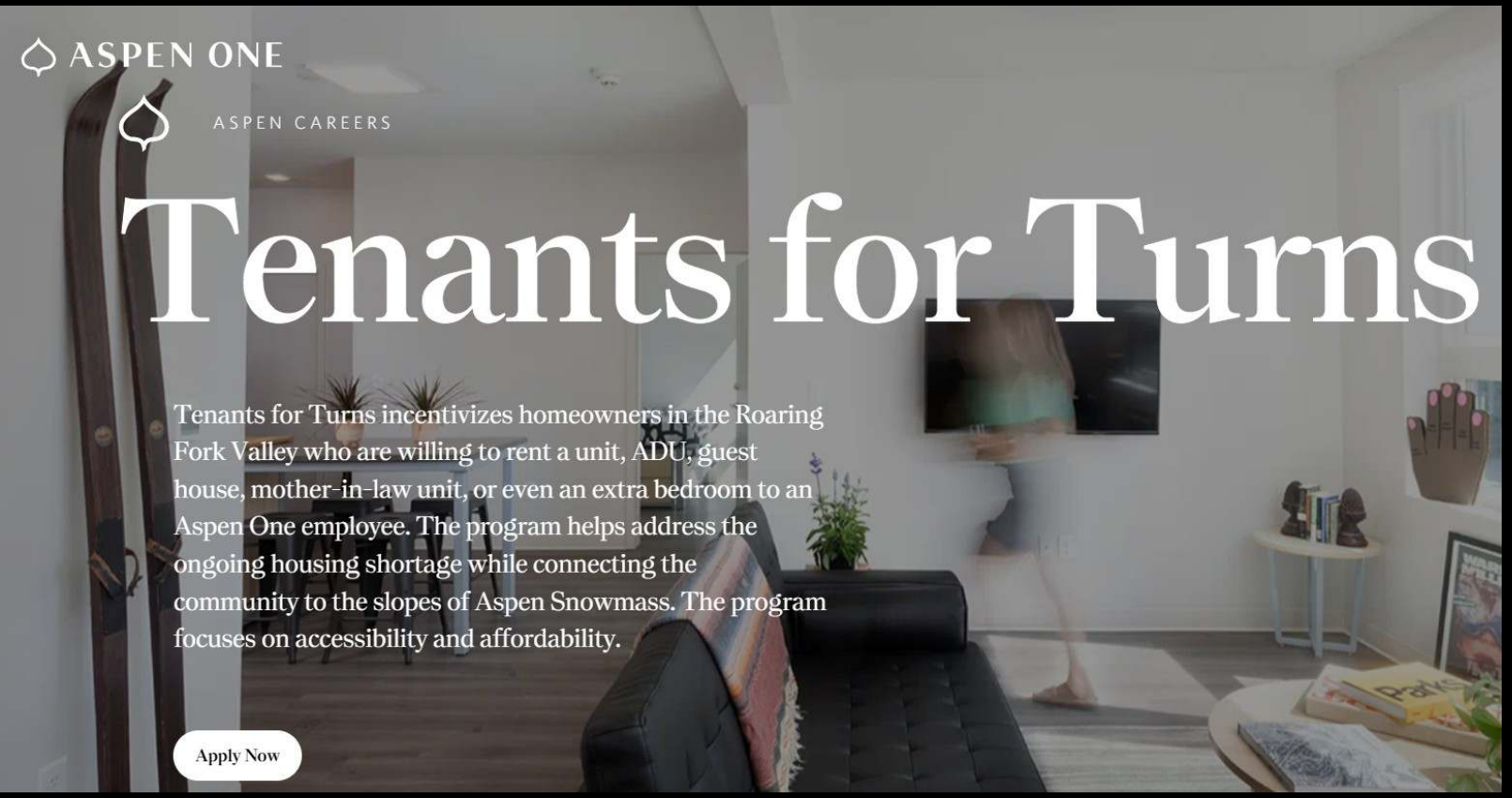
CONS:

- Expensive
- Not Long-term
- Access

AFFORDABLE RENTAL

TRANSITIONAL/ SEASONAL HOUSING

CASE STUDY| TENANTS FOR TURNS



PROS:

- Flexible
- Hands-off
- Community Spirit
- Desirable

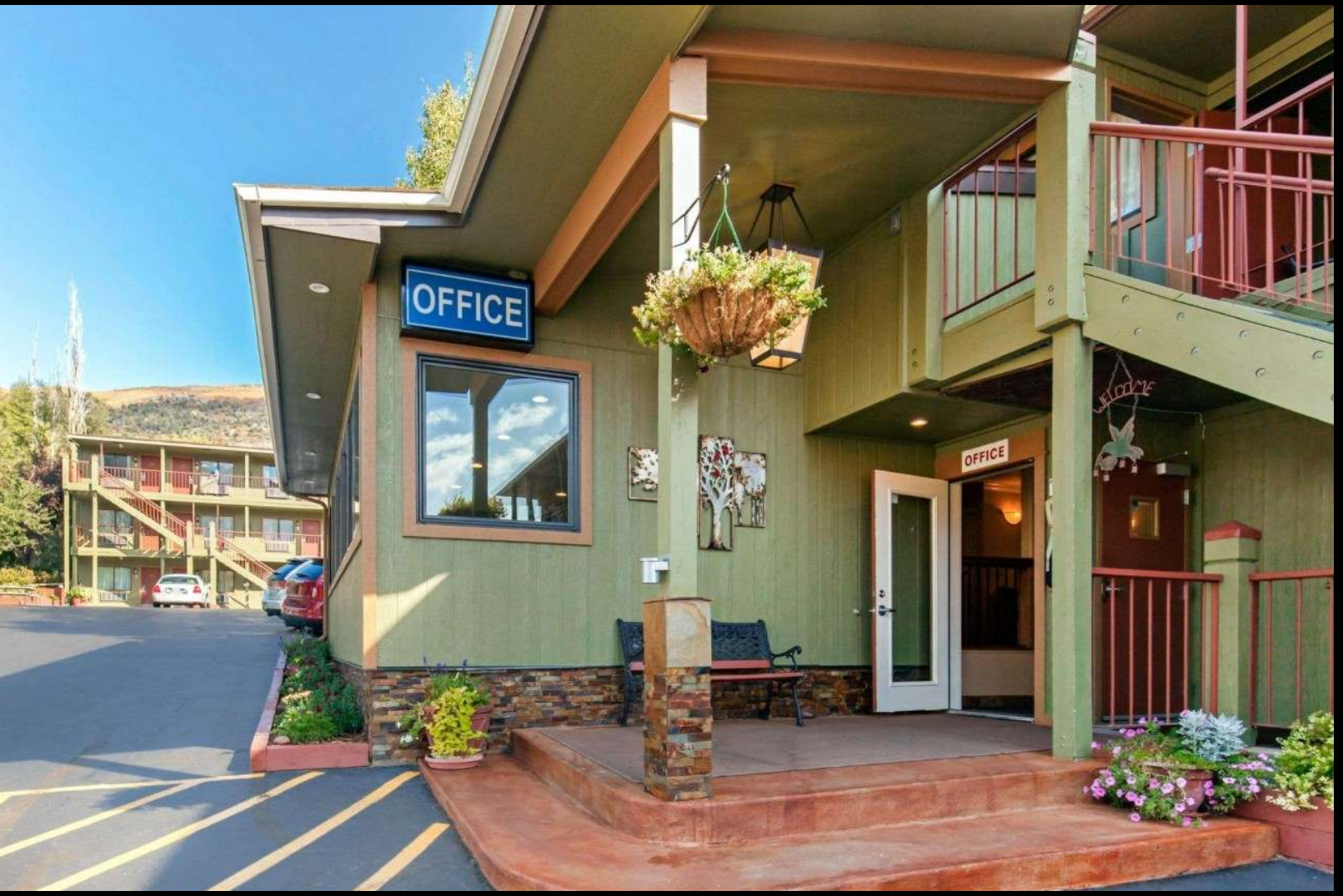
CONS:

- Market Set = Expensive
- Not Long-term

AFFORDABLE RENTAL

TRANSITIONAL/ SEASONAL HOUSING

CASE STUDY | RFTA HOTEL CONVERSION



PROS:

- Limited Land Use Issues
- Excellent Reuse Model
- Affordable
- Energy Efficiencies

CONS:

- Not Long-term

COMMUNITY/ SEASONAL HOUSING

CAST STUDY | WMRHC GOOD DEEDS BUY-DOWN



PROS:
Affordable Home Ownership!
Broad Range of Incomes
Zero Construction Impact
Takes Free Market Homes Off the Market

CONS:
One Purchase at a Time
Challenging for State/Federal Funds

AFFORDABLE HOME OWNERSHIP

CAST STUDY | HABITAT FOR HUMANITY – BASALT VISTA



PROS:
Funds Available for H4H (Other Non-Profits)
Excellent Partnership Potential
Home Ownership!

CONS:
Expensive

AFFORDABLE HOME OWNERSHIP

CASE STUDY | EJ CROSSING



PROS:

- Partnerships
- Buildout in Phases
- Large Range of Units
- Rental and Ownership
- Energy Efficiencies

CONS:

- Land Use Challenges
- Expensive

MARKET RENTAL

AFFORDABLE HOME OWNERSHIP

AFFORDABLE RENTAL

THANK YOU!



HEATHER S. HENRY

HHENRY@ASPEN.COM