



Town of New Castle
450 W Main Street
PO Box 90
New Castle, CO 81647

Administration Department
Phone: (970) 984-2311
Fax: (970) 984-2716
www.newcastlecolorado.org

Agenda
New Castle Town Council July 7, 2026
July 7, 2026 at 7:00 PM

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To join by computer, smart phone or tablet:
<https://us02web.zoom.us/j/7096588400>

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Please call: 1-346-248-7799

Meeting ID: 709 658 8400

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Call to Order

Pledge of Allegiance

Roll Call

Meeting Notice

Conflicts of Interest

Agenda Changes

Citizen Comments on Items not on the Agenda
Comments are limited to three minutes

Consultant Reports
Consultant Attorney
Consultant Engineer

Items for Consideration

- A. Proclamation Recognizing July as Parks and Recreation Month**
- B. Consider Ordinance TC2026-6 - Renewal of Comcast's Cable Television System Permit (1st reading)**
- C. Consider Ordinance TC2026-5 – Amending Chapter 15.25 of the New Castle Municipal Code with the Adoption of the 2025 Edition of the Colorado Wildfire Resiliency Code with Amendments (2nd reading)**
- D. Consider Regional Housing Needs Report - Lix Axberg**
- E. Introduction to Colorado River Wildfire Coalition - Program Manager Sam Feuerborn**
- F. Consider a Letter of Interest from Sarah Benson for Appointment to Seat on Climate and Environment Commission**
- G. Presentation – Stepping Stones Youth Program – Assistant Director Jonathan Greener**

Consent Agenda

Items on the consent agenda are routine and non-controversial and will be approved by one motion. There will be no separate discussion of these items unless a council member or citizen requests it, in which case the item will be removed from the consent agenda.

- H. Approval of June Bills - \$829,159.08**
- I. Liquor License renewal – RG Lakota Golf Ops, LLC**

Minutes

- J. Minutes from 06 16 2026**

Staff Reports

Town Administrator

Town Clerk

Town Treasurer

Town Planner

Public Works Director

Commission Reports
Planning & Zoning Commission
Historic Preservation Commission
Climate and Environment Commission
Senior Program
RFTA
AGNC
GCE
EAB
POSTR

Council Comments

Items for Future Council Agenda

Adjourn



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Memorandum

To: Mayor & Council
From: David Reynolds
Re: Agenda Item: Parks and Recreation Month Proclamation
Date: 07/07/2026

Purpose:

The purpose of this agenda item is to recognize National Parks and Recreation Month.

Each July, communities across the nation celebrate Park and Recreation Month, an annual observance established in 1985 by the National Recreation and Park Association (NRPA). The month recognizes the vital role parks, trails, open spaces, recreation programs, and park professionals play in creating healthy, vibrant, and connected communities. Since 2009, the U.S. House of Representatives has also recognized July as Park and Recreation Month through annual resolutions.

The **2026 national theme, "The Power Of..."**, celebrates the many ways parks and recreation strengthen communities. Whether it is the power of connection at community events, the power of play on our playgrounds and athletic fields, or the power of nature along our trails and open spaces, New Castle's parks contribute to the health, well-being, and quality of life that make our town a great place to live. The theme also emphasizes belonging, wellness, and creating spaces where everyone can gather, recreate, and enjoy the outdoors.

In New Castle, our Parks Department works year-round to maintain our parks, playgrounds, trails, athletic fields, public landscaping, irrigation systems, and community gathering spaces. Their dedication ensures residents and visitors have safe, clean, and welcoming places to enjoy while preserving some of the community's most valued public assets.

As part of this month's recognition, we are pleased to welcome Alan Bahena to the Recreation Department as our new Athletics & Activities Coordinator, and Devon Fruetel as our new Parks Manager. We are excited to have both gentlemen as part of the New Castle Team. Please join us in recognizing the hard work and dedication of our Parks and Recreation staff, and in welcoming our newest team members as we celebrate Park and Recreation Month.



Town of New Castle, State of Colorado

Proclamation

WHEREAS parks and recreation programs are an integral part of communities throughout this country, including New Castle; and

WHEREAS our parks and recreation are vitally important to establishing and maintaining the quality of life in our communities, ensuring the health of all citizens, and contributing to the economic and environmental well-being of a community and region; and

WHEREAS parks and recreation programs build healthy, active communities that aid in the prevention of chronic disease, provide therapeutic recreation services for those who are mentally or physically disabled, and also improve the mental and emotional health of all citizens; and

WHEREAS parks and recreation programs increase a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS parks and recreation areas are fundamental to the environmental well-being of our community; and

WHEREAS parks and natural recreation areas improve water quality, protect groundwater, prevent flooding, improve the quality of the air we breathe, provide vegetative buffers to development, and produce habitat for wildlife; and

WHEREAS our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS the U.S. House of Representatives has designated July as Parks and Recreation Month; and

WHEREAS New Castle recognizes the benefits derived from parks and recreation resources

NOW THEREFORE, I, Grady Hazelton, Mayor of New Castle do hereby proclaim that July is recognized as Park and Recreation Month in the Town of New Castle.

Let this Proclamation be entered into the officials of the Town.

Grady Hazelton, Mayor

ATTEST:

Mindy Andis, Town Clerk



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Memorandum

To: Mayor & Council
From: David Reynolds
Re: Agenda Item: Consider Ordinance TC 2026-6 Comcast Franchise Agreement
Date: 07/07/2026

Purpose:

The purpose of this agenda item is to consider Ordinance TC 2026-6 approving an updated Comcast Franchise Agreement on first reading. Originally signed in 2003, the current agreement has served its purpose but is now in need of renewal.

The attached Franchise Agreement renews the Town's cable television franchise with Comcast for a five-year term. The agreement authorizes Comcast to continue operating within the Town's rights-of-way, establishes a franchise fee equal to 5% of gross cable service revenues, outlines the Town's audit rights, and requires compliance with applicable federal, state, and local regulations. The agreement is intended to continue the existing franchise relationship while reflecting current legal and regulatory requirements.

**TOWN OF NEW CASTLE, COLORADO
ORDINANCE NO. TC 2026-06**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF NEW
CASTLE, COLORADO REGARDING THE RENEWAL OF COMCAST'S
CABLE TELEVISION SYSTEM PERMIT**

WHEREAS, the Town of New Castle, Colorado (“Town”) is a home rule municipality duly organized and existing under Article XX of the Colorado Constitution and the Home Rule Charter of the Town of New Castle Adopted January 12, 1999, as amended (“Charter”); and

WHEREAS, Article X of the Charter grants the Town Council the authority to grant and renew a franchise within the Town and requires that any renewal of a franchise be approved by ordinance; and

WHEREAS, Comcast of California/Colorado/Florida/Oregon, Inc. (“Comcast”), held a Cable Television System Permit (“Permit”) with the Town, which was executed on August 5, 2003; and

WHEREAS, Comcast has submitted an informal request to renew the Permit for a five-year term through [five years from effective date]; and

WHEREAS, the Town Council has reviewed the request pursuant to Section 15.16.200 of the New Castle Municipal Code; and

WHEREAS, the Town Council hereby approves a renewal of the Permit as follows.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF NEW CASTLE, COLORADO:

1. Recitals. The foregoing recitals are incorporated herein as findings and determinations of the Town Council.
2. Extension of Permit. The Town Council hereby renews the Permit for an additional 5 years, through [five years from effective date]. The Town Council also hereby approves the Cable Television Franchise Agreement, attached hereto as **Exhibit 1**, subject to minor edits made by Town staff.
5. Effective Date. This Ordinance shall become effective fourteen (14) days after final passage and publication pursuant to Section 19(b) of the Charter.

INTRODUCED on July 7, 2026, at which time copies were available to the Town Council and to those persons in attendance at the meeting, read by title, passed on first reading, and ordered published as required by the Charter.

TOWN OF NEW CASTLE, COLORADO

By: _____
Mayor

ATTEST:

City Clerk

INTRODUCED a second time at a meeting of the Town Council on July 21, 2026, read by title and number, passed, approved, and ordered published as required by the Charter.

TOWN OF NEW CASTLE, COLORADO

By: _____
Mayor

ATTEST:

City Clerk

Exhibit 1

CABLE TELEVISION FRANCHISE AGREEMENT

BY AND BETWEEN THE

The Town of New Castle, Colorado

AND

Comcast of California/Colorado/Florida/Oregon, Inc.

THIS FRANCHISE AGREEMENT (hereinafter, the "Agreement" or "Franchise Agreement") is made between The Town of New Castle, Colorado (hereinafter, the "Town"), and Colorado municipal corporation and Comcast of California/Colorado/Florida/Oregon, Inc. (hereinafter, "Grantee"), this ____ day of _____, 2026 (the "Effective Date").

The Town, having determined that the financial, legal and technical abilities of the Grantee are reasonably sufficient to provide the services, facilities, and equipment necessary to meet the future cable-related needs of the Town, desires to enter into this Franchise Agreement with the Grantee for the construction, operation and maintenance of a Cable System on the terms and conditions set forth herein.

This Agreement is entered into by and between the parties under the authority and shall be governed by the Cable Communications Policy Act of 1984, as amended from time to time, 47 U.S.C. Sections 521 *et seq.*, and the Colorado revised statutes, as amended from time to time; provided that any provisions of the Colorado revised statutes that are inconsistent with Cable Act shall be deemed to be preempted and superseded.

Article I – Franchise Hereby Granted

a. The Town hereby agrees to permit the Grantee to construct, operate and maintain a cable system in the Town subject to the terms and provisions of the Town generally applicable ordinances governing the streets and rights of way of the Town.

b. The Town hereby agrees that, provided the Grantee is in compliance with all generally applicable Town codes and ordinances, this Franchise Agreement shall be effective for a period of five (5) years from and after the Effective Date.

Article II – Operations within the Town’s Rights of Way

a. The Grantee hereby agrees to occupy the rights of way in accordance with the terms and provisions of Colorado State law and the Town’s generally applicable ordinances governing the streets and rights of way of the Town including, but not limited to, the provisions of the Town Municipal Code, Construction Of Facilities On The Rights of Way, as currently in effect and as may be subsequently amended.

b. The Grantee shall at all times maintain insurance and shall provide the Town with certificates of insurance in accordance with the provisions of the Town Municipal Code, Construction of Facilities On the Rights of Way, as currently in effect and as may be

subsequently amended. Said certificates of insurance shall name the Town and its elected and appointed officers, officials, agents and employees as an additional insured.

Article III – Franchise Fee

a. The Grantee shall pay a franchise fee to the Town for the privilege of operating in the Town's rights of way in a manner consistent with the provisions of the Cable Communications Policy Act of 1984, as now in effect and as may be subsequently amended from time to time. The franchise fee shall be in an amount equal to five percent (5%) of annual Gross Revenues received from the operation of the cable system to provide cable service in the Town, and shall be made on a quarterly basis, and shall be due forty-five (45) days after the close of each calendar quarter. If mailed, the Franchise Fee shall be considered paid on the date it is postmarked. The Town hereby agrees that the total franchise fee, as interpreted under the Cable Communications Policy Act of 1984, shall not exceed the greater of the percentage of fees any other video service provider, under state authorization or otherwise, providing service in the Franchise Area pays to the Town.

b. As used in this agreement, gross revenue means the cable service revenue derived by the Grantee from the operation of the cable system in the Town's right of Way to provide cable services, calculated in accordance with generally accepted accounting principles. Gross revenues shall also include such revenue sources from the provision of cable service as may now exist or hereafter develop from or in connection with the operation of the cable system within the Town, provided that such revenues, fees, receipts, or charges may lawfully be included in the gross revenue base for purposes of computing the Town's permissible franchise fee under the Cable Communications Policy Act of 1984, as may be amended from time to time.

Article IV – Franchise Fees Subject to Audit

a. Upon reasonable prior written notice, the Franchising Authority shall have the right to inspect the Grantee's financial records used to calculate the Franchising Authority's franchise fees; provided, however, that any such inspection shall take place within two (2) years from the date the Franchising Authority receives such payment, after which period any such payment shall be considered final.

b. Upon the completion of any such audit by the Franchising Authority, the Franchising Authority shall provide to the Grantee a final report setting forth the Franchising Authority's findings in detail, including any and all substantiating documentation. In the event of an alleged underpayment, the Grantee shall have thirty (30) days from the receipt of the report to provide the Franchising Authority with a written response agreeing to or refuting the results of the audit, including any substantiating documentation. Based on these reports and responses, the parties shall enter into discussions related to agreement upon a Final Settlement Amount. For purposes of this Section, the term Final Settlement Amount(s) shall mean the agreed upon underpayment, if any, to the Franchising Authority by the Grantee as a result of any such audit. If the parties cannot agree on a Final Settlement Amount, the parties shall

submit the dispute to a mutually agreed upon mediator within sixty (60) days of reaching an impasse. If an agreement is not reached at mediation, either party may bring an action to have the disputed amount determined by a court of law.

c. Any Final Settlement Amount(s) due to the Franchising Authority as a result of such audit shall be paid to the Franchising Authority by the Grantee within sixty (60) days from the date the parties agree upon the Final Settlement Amount. Once the parties agree upon a Final Settlement Amount and such amount is paid by the Grantee, the Franchising Authority shall have no further rights to audit or challenge the payment for that period. The Franchising Authority shall bear the expense of its audit of the Grantee's books and records.

d. Any Franchise Fee payment due to the Franchising Authority as a result of the Franchise Fee review shall be paid to the Franchising Authority by Grantee within forty-five (45) days from the date the Franchising Authority notifies Grantee of its final determination, or if the matter is submitted to mediation or litigation, within forty-five (45) days from the final disposition of such action. If the Franchise Fee review shows that Franchise Fees have been underpaid, then Grantee shall pay the underpaid amount plus interest from the due date equal to the then-current prime rate of interest as published in *The Wall Street Journal* on the underpayment amount. If Franchise Fees have been underpaid by five percent (5%) or more, then Grantee shall also pay up to three thousand dollars (\$3,000) of documented out-of-pocket costs of the Franchise Fee review. Any entity employed by the Franchising Authority that performs an audit or franchise fee review shall not be permitted to be compensated on a success-based formula, e.g. payment based upon underpayment of fees, if any.

e. Technical Standards. The Grantee shall comply with all applicable technical standards of the FCC.

f. File for Public Inspection. Throughout the term of this Franchise Agreement, the Grantee shall maintain for public inspection during normal business hours, those documents required pursuant to the FCC's rules and regulations.

g. Proprietary Information. Grantee shall not be required to disclose information which it reasonably deems to be proprietary or confidential in nature, provided it specifically identifies such information at the time of submission and states the legal basis for confidentiality. The Franchising Authority agrees to treat any information disclosed by the Grantee as confidential and only to disclose it to those employees, representatives, and agents of the Franchising Authority that have a need to know in order to enforce this Franchise Agreement and who agree, through the execution of a Non-Disclosure Agreement, to maintain the confidentiality of all such information. The Grantee shall not be required to provide Customer information in violation of Section 631 of the Cable Act or any other applicable federal or state privacy law. For purposes of this Section, the terms "proprietary or confidential" include, but are not limited to, information relating to the Cable System design, customer lists, marketing plans, financial information unrelated to the calculation of franchise fees or rates pursuant to FCC rules, or other information that is reasonably determined by the

Grantee to be competitively sensitive. Grantee may make proprietary or confidential information available for inspection, but not copying or removal of information by the Franchising Authority's representative. In the event that the Franchising Authority has in its possession and receives a request under a state "sunshine," public records, or similar law for the disclosure of information the Grantee has designated as confidential, trade secret or proprietary, the Franchising Authority shall notify Grantee of such request and cooperate with Grantee in opposing such request

Article V – Customer Service Standards

Customer Service Obligations. The Town and Grantee acknowledge that the customer service standards and customer privacy protections are set forth in the MUNICIPAL CODE and enforcement provisions are included in the MUNICIPAL CODE. Enforcement of such requirements and standards and the penalties for non-compliance with such standards shall be consistent with that Act.

IN WITNESS WHEREOF, this Franchise Agreement has been executed by the duly authorized representatives of the parties as set forth below, as of the date set forth below:

For The Town of New Castle, Colorado

**For Comcast of
California/Colorado/Florida/Oregon,
Inc.**

Signed: _____

Signed: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____



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Memorandum

To: Mayor & Council

From: David Reynolds

Re: Agenda Item: Consider Ordinance TC 2026-5 on Second Reading

Date: 07/07/2026

Purpose:

The purpose of this agenda item is to Consider Ordinance TC 2026-5 on second reading. During a regular Town Council meeting held on June 2, 2026, Town Council, after hearing presentations from staff and representatives from CRFR, considered amending Municipal Code Section 15.25 adopting the 2025 Edition of the Colorado Wildfire Resiliency Code with amendments.

This ordinance adopts the 2025 Colorado Wildfire Resiliency Code (CWRC), as required by the State of Colorado, replacing the Town's current adoption of the 2021 International Wildland-Urban Interface Code (WUI). The ordinance incorporates the state code by reference with limited local amendments that designate the Town's Building Department as the code enforcement agency, it clarifies references to the Town of New Castle and authorizes the adoption of local wildfire hazard maps based on recommendations from Colorado River Fire Rescue. Adoption of the CWRC updates the Town's wildfire-resistant construction standards, aligns the Municipal Code with current state requirements, and enhances protections for life and property from wildfire hazards.

ORDINANCE NO. 2026-5

AN ORDINANCE OF THE NEW CASTLE TOWN COUNCIL AMENDING CHAPTER 15.25 OF THE NEW CASTLE MUNICIPAL CODE WITH THE ADOPTION OF THE 2025 EDITION OF THE COLORADO WILDFIRE RESILIENCY CODE WITH AMENDMENTS

WHEREAS, pursuant to Article IV of the Charter of the Town of New Castle (“Town”) and C.R.S. § 31-16-202, the Town is authorized to adopt codes by reference; and

WHEREAS, the Town has previously adopted by reference the 2021 edition of the International Code Council’s International Wildland Urban Interface Code (“IWUIC”) with amendments as set forth in Title 15 to promote structural resistance to wildland fire; and

WHEREAS, the State of Colorado Wildfire Resiliency Code Board has mandated statewide adoption of the 2025 Colorado Wildfire Resiliency Code (“CWRC”); and

WHEREAS, Colorado River Fire Rescue (“CRFR”) has recommended that the Town adopt the highest level of preventive measures throughout its jurisdiction to protect from potential wildfire impacts as explained more fully in Exhibit A hereto; and

WHEREAS, the Town desires to update its building design regulations to meet or exceed those published by CWRC; and

WHEREAS, on July 7, 2026 (SECOND READING), Council conducted a duly noticed public hearing regarding the adoption of the CRWC pursuant to C.R.S. § 31-16-203; and

WHEREAS, the Town Council hereby finds and determines that it is in the best interests of the Town and its residents to amend Chapter 15.25 as set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF NEW CASTLE, COLORADO AS FOLLOWS:

Section 1. Recitals. The above recitals are hereby incorporated as findings of the Town Council in support of the enactment of this Ordinance.

Section 2. Adoption. Town Council hereby adopts by reference the 2025 edition of the Colorado Wildfire Resiliency Code, promulgated by the Colorado Division of Fire Prevention & Control, subject to the amendments set forth in Section 4 of this Ordinance. Copies of the code adopted by reference hereby are available for inspection at the office of the Town Clerk. In addition to the general penalties provided for in Section 15.04.050 of the Town Municipal Code, the code adopted by reference hereby includes the enforcement and penalty provisions listed in Exhibit B hereto.

Section 3. Repeal. Town Council hereby repeals its prior adoption by reference of the International Wildland Urban Interface Code, 2021 Edition, promulgated by the International Code Council, Inc., 4051 Flossmoor Road, Country Club Hills, Illinois 60478.

Section 4. Code Amendment. Chapter 15.25 of the Municipal Code is hereby repealed in its entirety and reenacted as set forth below:

15.25.010 Adoption by Reference.

Pursuant to the power and authority conferred by the Town Charter and C.R.S. § 31-16-201 *et seq.*, there is adopted by reference thereto the 2025 edition of the Colorado Wildfire Resiliency Code, 2025 edition, promulgated by the Wildfire Resiliency Code Board, Colorado Division of Fire Prevention & Control, 1697 Cole Blvd, Unit 200, Lakewood, CO 80401. The purpose and subject matter of this code is to regulate and govern the safeguarding of life and property from conditions hazardous to life or property in the construction and occupancy of buildings and premises in the Town. Where conflicts exist between this code and other adopted codes, the more conservative code shall be enforced.

15.25.020 Amendments.

The Colorado Wildfire Resiliency Code, 2025 edition, is hereby amended as follows:

Section 101.1 shall read: These regulations shall be known as the Colorado Wildfire Resiliency Code as adopted by the Town of New Castle, hereinafter referred to in this Chapter 15.25 as “this code.” All references to “this jurisdiction,” “the jurisdiction,” or “AHJ” in this code shall mean and refer to the Town of New Castle.

Section 103.1 Creation of Agency shall read: The New Castle Building Department shall be the code compliance agency for purposes of this Chapter 15.25, and the official in charge thereof shall be known as the code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

Section 303.1.2 shall read: “The AHJ may develop and adopt local maps designating wildfire hazard and fire intensity classifications within its jurisdictional boundaries in accordance with Sections 303.1 through 303.3. The AHJ shall adopt intensity classifications no less severe than those recommended by CRFR and/or other local fire authorities. Local maps shall be updated accordingly.

Section 4. Severability. If any portion of this Ordinance is found to be void or ineffective, it shall be deemed severed from this Ordinance and the remaining provisions shall remain valid and in full force and effect.

Section 5. Repeal. Any ordinance of the Town or part thereof whose provisions are in conflict with this Ordinance is hereby repealed; provided, however, this Ordinance shall not affect the prosecution of any violation of the Code that occurred prior to the effective date of this Ordinance.

Section 6. Safety Clause. The Town Council hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the

preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative objective sought to be obtained.

Section 7. Effective Date. This Ordinance shall take effect 14 days after final publication pursuant to Section 4.3 of the Town Charter.

INTRODUCED on June 2nd, 2026 at which time copies were available to the Council and to those persons in attendance at the meeting, read by title, passed on first reading, and ordered published in full and posted in at least two public places within the Town as required by the Charter.

INTRODUCED a second time at a regular meeting of the Council of the Town of New Castle, Colorado on July 7, 2026, read by title and number, passed without amendments, approved, ordered, and published as required by the Town Charter.

TOWN OF NEW CASTLE, COLORADO TOWN COUNCIL

By: _____
Grady Hazelton, Mayor

ATTEST:

Mindy Andis, Town Clerk

Exhibit A
(CRFR Referral)

EXHIBIT B
(CWRC Penalty Provisions)

SECTION 106—FEES

106.1 General. An AHJ has the authority to establish fees.

SECTION 107—STOP WORK ORDER

107.1 Authority. Where the *code official* finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the *code official* is authorized to issue a stop work order.

107.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property, the owner's authorized agent or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work is authorized to resume.

107.3 Emergencies. Where an emergency exists, the *code official* shall not be required to give a written notice prior to stopping the work.

107.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to fines established by the authority having jurisdiction.



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Memorandum

To: Mayor & Council
From: David Reynolds
Re: Agenda Item: Regional Housing Study Presentation
Date: 07/07/2026

Purpose:

The purpose of this agenda item is to allow time for Housing Policy Analyst Liz Axberg to present the 2026 Regional Housing Needs Assessment Report. Liz and her team from the City of Aspen have been working in partnership with municipalities from Parachute to Aspen to develop the latest Regional Housing Needs Assessment. As part of a mandate requirement by the state, municipalities throughout Colorado are required to complete a housing needs assessment prior to the end of 2026. In rural areas that may have connected housing needs, the state allows for collective reports that speaks to the regional needs. To move this project forward, the City of Aspen engaged the services of Economic & Planning Systems Inc. and has been working with all area municipalities to help provide the background data for this study. Liz will present the latest draft of the report and take comments from all the Town Councils involved. Following final review, Town Councils may be asked to vote on approval of the report so that it can be submitted to the state as the formal Housing Needs Assessment for our region.



STAFF REPORT

TO: New Castle Town Council

FROM: Liz Axberg, Housing Policy Analyst
City Manager's Office, City of Aspen

MEETING DATE: July 7, 2026

SUBJECT: Regional Housing Needs Assessment – Final Report

INTENDED OUTCOME: The purpose of the July 7th presentation to the New Castle Town Council is to share the final Regional Housing Needs Assessment before finalizing the document and submitting it to the State of Colorado.

SUMMARY and BACKGROUND: In 2024, the Colorado Legislature enacted [Senate Bill 24-174](#), requiring every local government in Colorado to complete and publish a Housing Needs Assessment by December 31, 2026, with updates every six years.

Additionally, in November 2022, Colorado voters approved [Proposition 123](#), the state affordable housing fund. Proposition 123 created millions in affordable housing funding. The legislation restricts funding to be used for projects that serve specific AMIs. The funding programs were originally restricted to:

- Land banking: 60% AMI for rental and 100% for ownership
- Equity: 90% AMI for rental (per-project average)
- Concessionary Debt: Limited to 60% AMI for rental (per-project average)

For jurisdictions to apply for project funding that serves higher AMI levels, Rural Resort communities were required to submit a [Rural Resort Income Limit Petition](#) which needed to be supported by recent housing-needs data. To secure this petition, Aspen, Pitkin County, and Snowmass Village partnered on the Housing Needs Assessment to prove the region's need for affordable housing at higher AMIs. In April 2026, the state approved the rural resort petition for Unincorporated Pitkin County, Aspen, and Snowmass Village to be eligible for Proposition 123 funding in the current cycle that serves up to 120% AMI (for both rental and ownership).

To leverage this effort to also meet the requirements of SB24-174, the Housing Needs Assessment scope was broken into two phases. The first phase covered the data requirements of Proposition 123. This portion was prioritized to be completed first due to timing limitations of Proposition 123 funding. Phase 2 built out the remaining components



of the Housing Needs Assessment required to be compliant with SB24-174. Not being in compliance with this legislation has possible impacts for jurisdictions such as restricted access to funds for affordable housing.

Early into the process, the Colorado Department of Local Affairs (DOLA) recommended that jurisdictions complete their studies at a regional scale to streamline review and maximize efficiency. To fully cover our heavily intertwined region, the study brought in Basalt, Carbondale, Glenwood Springs, Garfield County, New Castle, Silt, Rifle, and Parachute. The city of Aspen, on behalf of the city, Pitkin County and Snowmass Village, contracted with Economic and Planning Systems (EPS) to complete the work. This is the same team which recently completed the Town of Basalt's Housing Needs Assessment and Eagle County's Housing Needs Assessment. Eagle County was not involved due to their assessment being completed in 2025.

The final step to make the Housing Needs Assessment a state compliant document is to give all participating jurisdictions' Board's and Council's opportunity to review and provide feedback on the final report. There is no requirement to adopt the assessment. This Housing Needs Assessment will put all participating jurisdictions in compliance with the state legislation. Staff will be available to present findings from the housing needs assessment and answer questions. After all Board and Council feedback has been received, EPS will adjust the study based on Board and Council feedback and staff will submit the final version to the State to review.

DISCUSSION: Nothing in the housing needs assessment is legally binding nor does it make recommendations on the amount of housing any of the included jurisdictions "need to build". While the housing needs assessment estimates our current housing need and projected housing need, the Housing Action Plan (also required by SB-174) is the portion where individual City and Town Council's will have the opportunity to utilize the housing needs assessment data and other information (land available, cost of construction, etc.), to set goals on the amount of housing to bring to the community over the next 10 years. Housing Action Plans can be completed locally or regionally. These are required to be completed by January 1, 2028. To read more on the Housing Action Plan, go to [DOLA's website](#).

This presentation will cover a high-level overview of the Housing Needs Assessment findings. This will also be an opportunity for Glenwood Springs City Council to ask questions about the Housing Needs Assessment as a whole. After this presentation, the Housing Needs Assessment will be presented to the remaining participating jurisdictions. The jurisdictions that have received the presentation so far include the city of Aspen, Pitkin County, the town of Carbondale, and Snowmass Village. The remaining presentations are scheduled for:

- Garfield County – July 13th



- APCA Board – July 15th
- City of Glenwood Springs – July 16th
- Town of Parachute – July 16th
- Town of Basalt – July 28th

Staff ultimately hope that Boards and Councils find the information from the study to be useful and valuable, with these studies serving as effective tools for planning and envisioning the future of our communities. After all Councils and Boards have had the opportunity to review the full Housing Needs Assessment, Aspen staff will submit the assessment for the entire region. For the Housing Needs Assessment to maintain compliance, it will need to be updated every 6 years.

The report for each phase of the assessment is separately attached for Council review, but after Council and Board presentations, these documents will be consolidated into one report.

ATTACHMENTS:

- Attachment A – Regional HNA Phase I Draft Report
- Attachment B – Regional HNA Phase II Draft Report



REGIONAL HOUSING NEEDS ASSESSMENT

FINAL REPORT

Prepared for:

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

Prepared by:

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February 9, 2026

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1. Introduction

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

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

Study Area and Subareas

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

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

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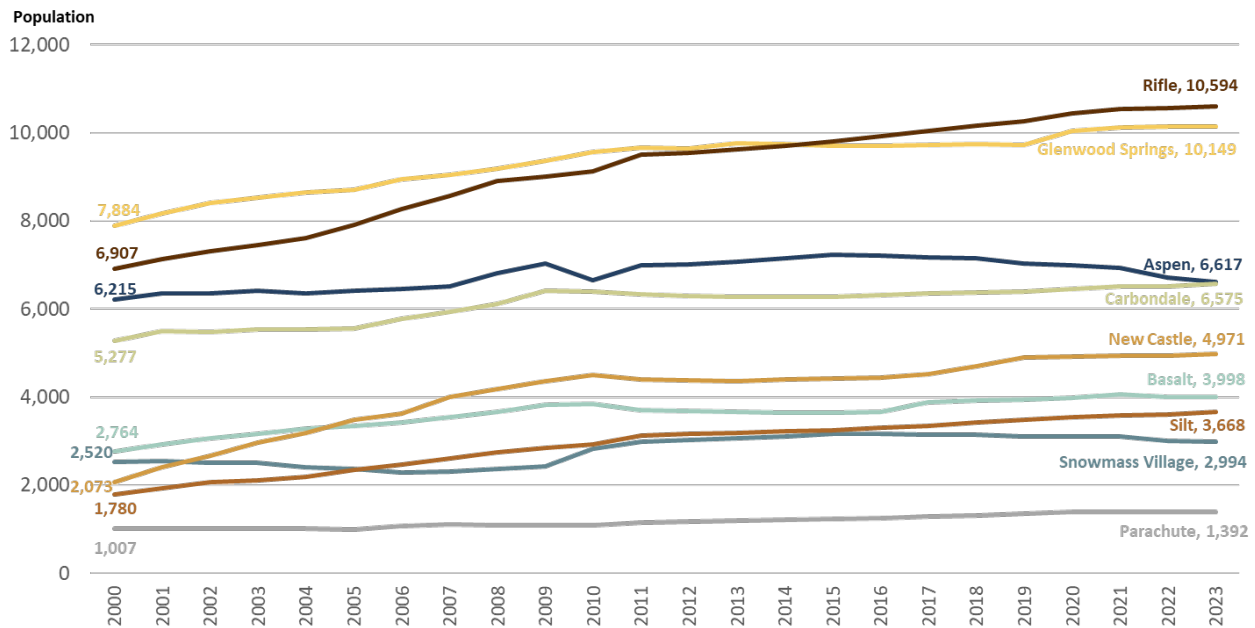
2. Demographic Trends

Population

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

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

Figure 1. Population Growth, 2000-2023



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

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

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

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

Table 1. Population Trends, 2010-2023

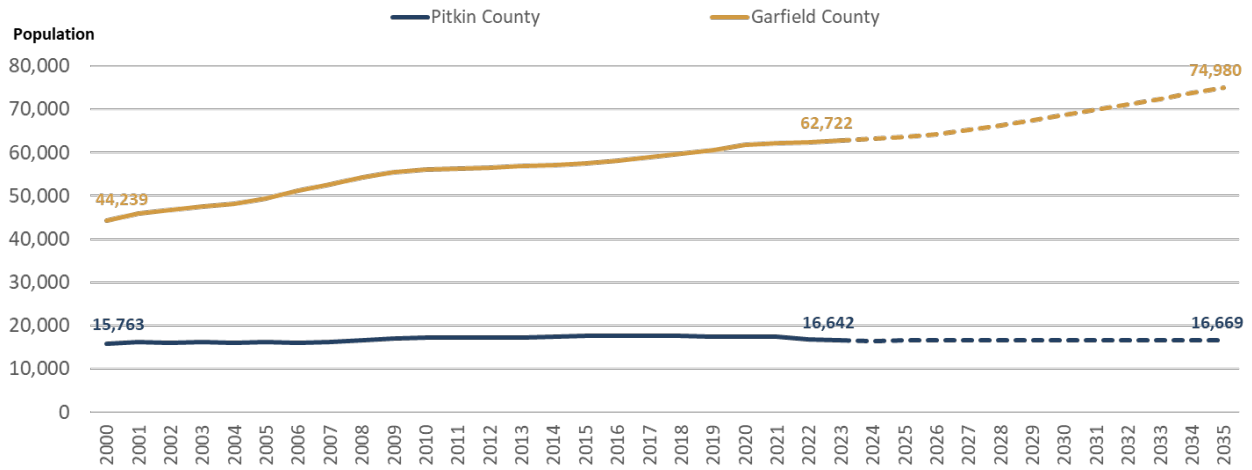
Population	2010	2015	2020	2023	2010-2015 Change			2015-2023 Change		
					Total	Ann. #	Ann. %	Total	Ann. #	Ann. %
Pitkin County	17,156	17,701	17,356	16,642	545	109	0.6%	-1,059	-132	-0.8%
Aspen	6,659	7,238	6,986	6,617	579	116	1.7%	-621	-78	-1.1%
Snowmass Village	2,826	3,162	3,100	2,994	336	67	2.3%	-168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

Source: CO State Demography Office, Economic & Planning Systems

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

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

Figure 2. Population Forecast to 2035



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

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

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

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

Table 2. Hispanic/Latino Population, 2010-2023

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

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

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

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

Table 3. Median Age, 2010-2023

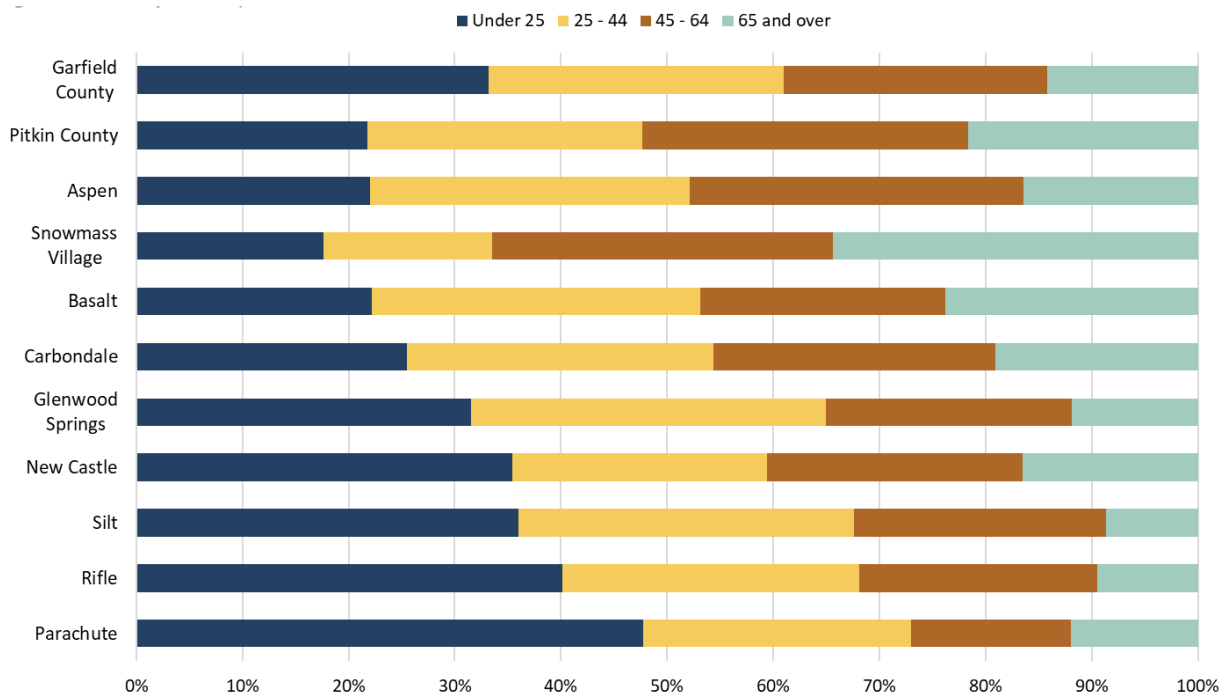
Description	2010	2018	2023	2010-2023		
				Total	Ann. #	Ann. %
Pitkin County	42.0	42.0	47.3	5.3	0.4	0.9%
Garfield County	34.5	36.3	37.2	2.7	0.2	0.6%
Aspen	40.9	41.7	41.7	0.8	0.1	0.1%
Snowmass Village	40.4	49.3	58.3	17.9	1.4	2.9%
Basalt	36.6	43.9	43.6	7.0	0.5	1.4%
Carbondale	33.6	33.6	40.8	7.2	0.6	1.5%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

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

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

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

Figure 3. Population by Age, 2023



Source: Economic & Planning Systems, US Census

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

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

Table 4. Labor Force by Age, 2023

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

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

Households

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

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

Table 5. Household Growth, 2010-2023

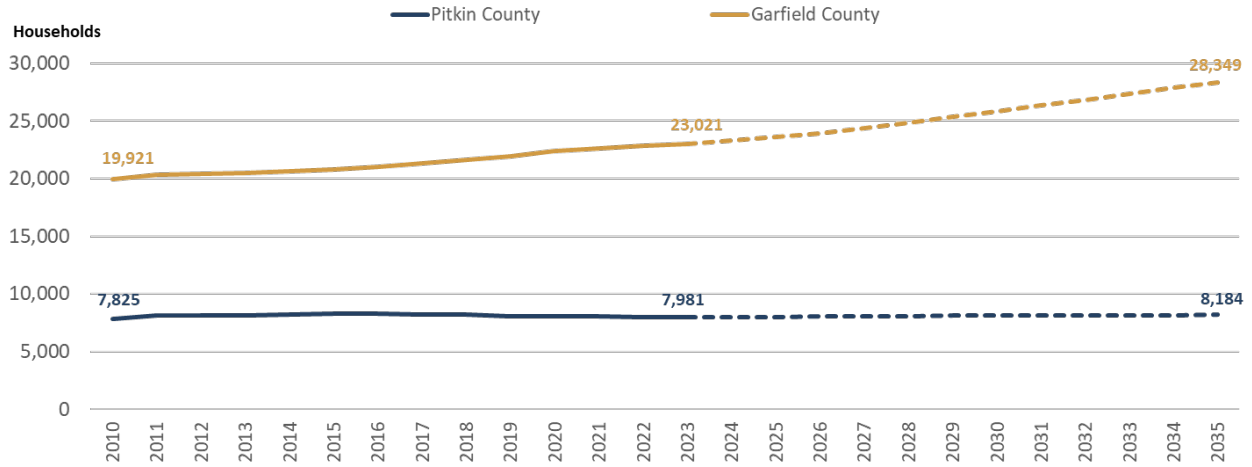
Households	2010	2015	2020	2023	2010-2015 Change			2015-2023 Change		
					Total	Ann. #	Ann. %	Total	Ann. #	Ann. %
Pitkin County	7,825	8,299	8,034	7,981	474	95	1.2%	-318	-40	-0.5%
Aspen	3,517	3,729	3,542	3,478	212	42	1.2%	-251	-31	-0.9%
Snowmass Village	1,327	1,446	1,389	1,391	119	24	1.7%	-55	-7	-0.5%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

Source: CO State Demography Office, Economic & Planning Systems

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

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

Figure 4. Forecast Household Growth to 2035



Source: CO State Demography Office, Economic & Planning Systems

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

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

Table 6. Average Household Size, 2010-2023

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

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

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

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

Table 7. Household Types, 2010-2023

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

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

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

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

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

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

Source: CO State Demography Office, Economic & Planning Systems

Income

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

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

Table 9. Median Household Income, 2010-2023

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

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

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

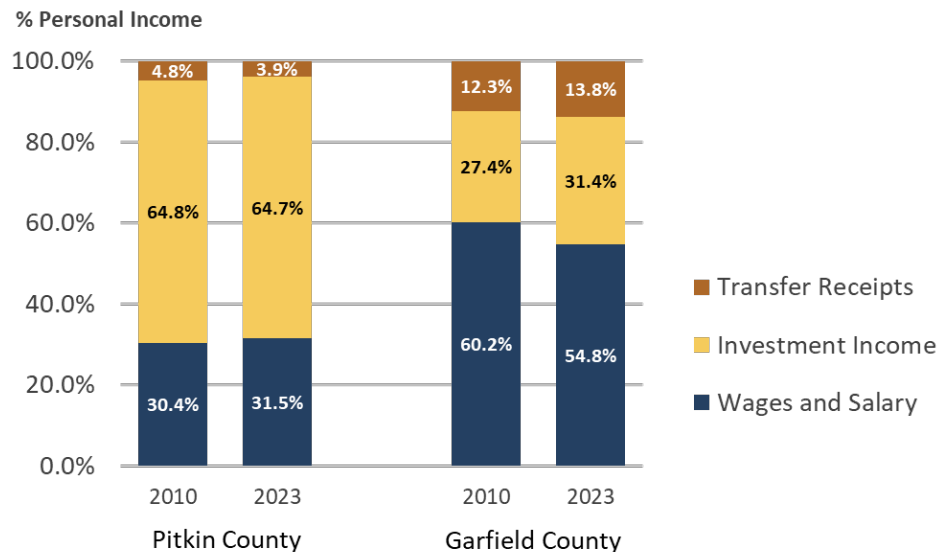
The composition of household income indicates the nature of current conditions and change in a community. Income typically comes from three sources – wage and salary (i.e., a paycheck), investments (stocks, bonds, real estate, etc.), and transfer receipts (income payments for which no services are performed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

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

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

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

Figure 5. Income by Source, 2010-2023



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

3. Economic Trends

Employment

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

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

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

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

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

Table 10. Regional Employment, 2010-2023

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

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

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

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

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

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

¹ 2023 Arts, Entertainment, and Recreation (NAICS 71) total employment sourced through BLS, due to undisclosed data on CDLE
 Note: Total employment may not sum due to undisclosed data
 Source: CO Dept. of Labor and Employment (CDLE), U.S. Bureau of Labor Statistics (BLS) Economic & Planning Systems

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

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

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

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

Note: Total employment may not sum due to undisclosed data
 Source: CO Dept. of Labor and Employment (CDLE), Economic & Planning Systems

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

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

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

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

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

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

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

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

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

Wages

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

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

Table 15. Pitkin County Wages by Occupation, 2024

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

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

Table 16. Garfield County Wages by Occupation, 2024

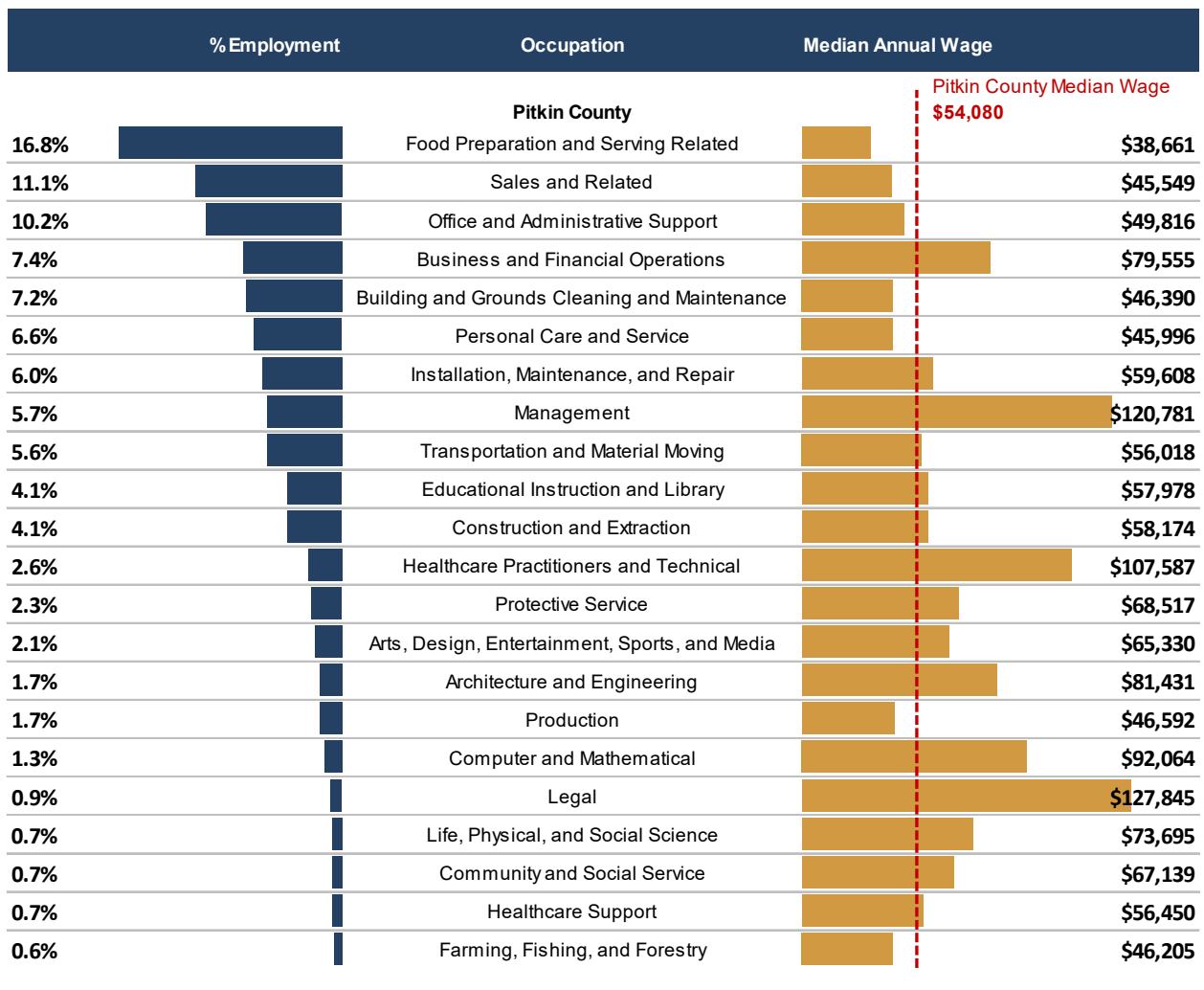
Wages	25th Percentile	Median Wage	75th Percentile
Garfield County			
Management	\$85,873	\$119,989	\$158,850
Business and Financial Operations	\$60,847	\$78,881	\$106,469
Computer and Mathematical	\$75,166	\$92,786	\$125,260
Architecture and Engineering	\$68,133	\$85,815	\$111,114
Life, Physical, and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

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

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

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

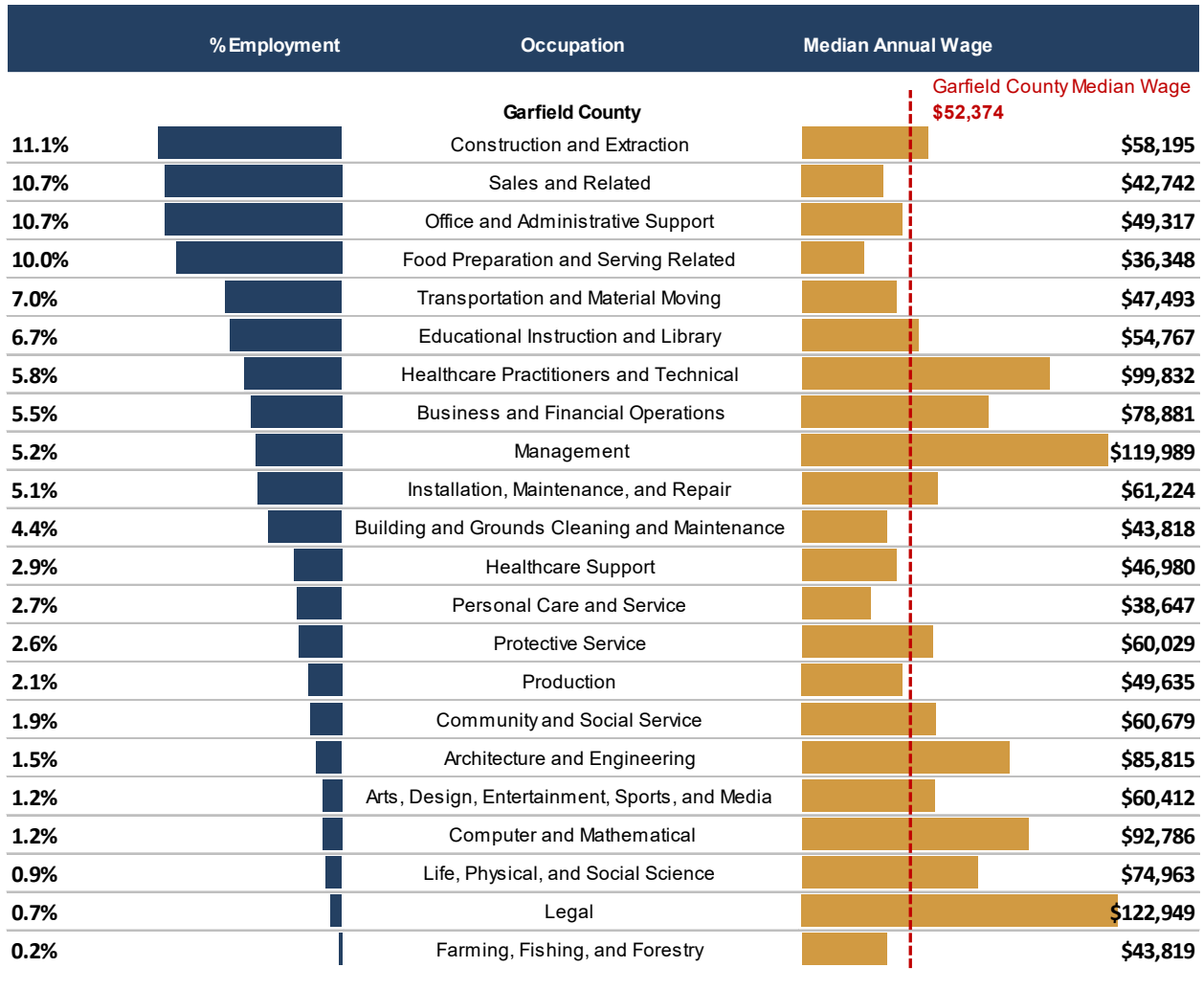
Figure 6. Pitkin County Employment and Median Wages by Occupation, 2024



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

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

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



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

Commuting

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

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

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

Table 17. Commuting Patterns, 2022

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

Source: LEHD; Economic & Planning Systems

4. Housing Inventory

Housing Units

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

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

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

Table 18. Housing Units, 2010-2023

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

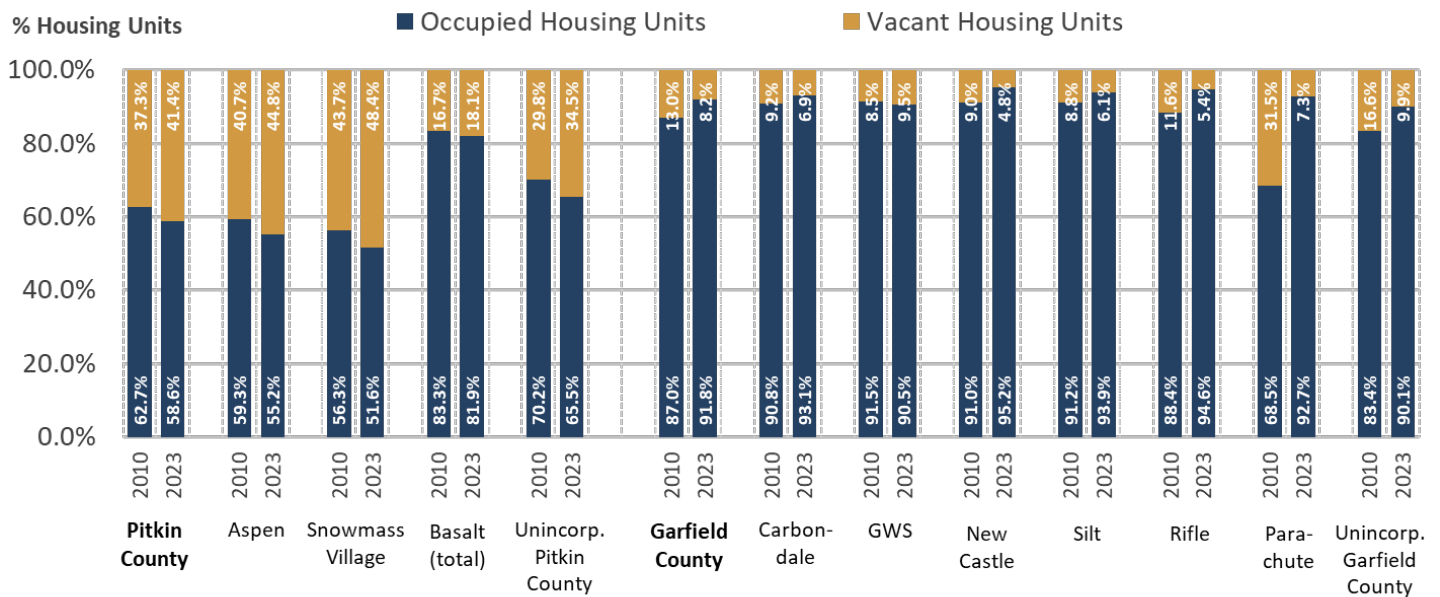
¹ Basalt figures represent a total of values within both Pitkin and Eagle Counties
Source: CO State Demography Office, Economic & Planning Systems

Housing Occupancy

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

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

Figure 8. Housing Occupancy, 2010-2023



Source: CO State Demography Office, Economic & Planning Systems

Tenure

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

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

Table 19. Housing Tenure, 2010-2023

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

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

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

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

Affordable Inventory

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

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

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

Table 20. Affordable Housing Inventory

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

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

5. Housing Market Trends

Home Sales

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

Upper Roaring Fork Valley

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

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

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

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

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

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

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

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

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

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

Sales exclude the 5% of the highest and lowest sales by region. Sub-Regional Total includes geographies with small number of sales
 Source: Multiple Listing Service (MLS), Economic & Planning Systems

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

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

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

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

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

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

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

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

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

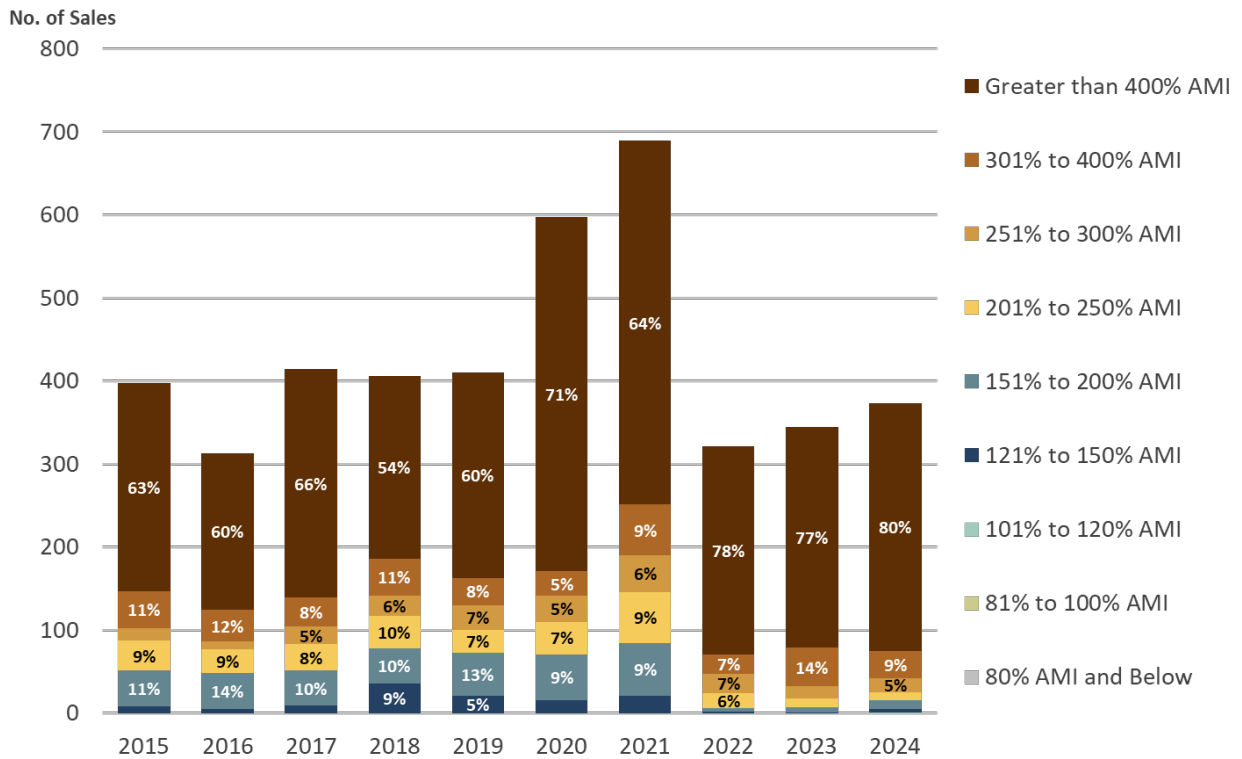
Upper Roaring Fork Valley Condominium	2015	2020	2024	2015-2020 Change			2020-2024 Change		
				Total	Ann. #	Ann. %	Total	Ann. #	Ann. %
Median Sale Price									
Aspen	\$1,137,500	\$1,965,000	\$2,700,000	\$827,500	\$165,500	11.6%	\$735,000	\$183,750	8.3%
Snowmass Village	<u>\$685,000</u>	<u>\$829,977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

Sales exclude the 5% of the highest and low est sales by region. Sub-Regional Total includes geographies with small number of sales
 Source: Multiple Listing Service (MLS), Economic & Planning Systems

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

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

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



Note: Sales exclude the 5% of the highest and lowest sales by region
 Source: Multiple Listing Service (MLS), Economic & Planning Systems

Mid Roaring Fork Valley

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

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

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

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

Sales exclude the 5% of the highest and low est sales by region. Medians exclude conditions with less than 2 sales.
Source: Multiple Listing Service (MLS), Economic & Planning Systems

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

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

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

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

Sales exclude the 5% of the highest and low est sales by region. Sub-Regional Total includes geographies with small number of sales
Source: Multiple Listing Service (MLS), Economic & Planning Systems

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

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

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

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

Sales exclude the 5% of the highest and low est sales by region. Sub-Regional Total includes geographies with small number of sales
 Source: Multiple Listing Service (MLS), Economic & Planning Systems

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

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

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

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

Sales exclude the 5% of the highest and low est sales by region. Medians exclude conditions with less than 2 sales.
 Source: Multiple Listing Service (MLS), Economic & Planning Systems

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

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

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

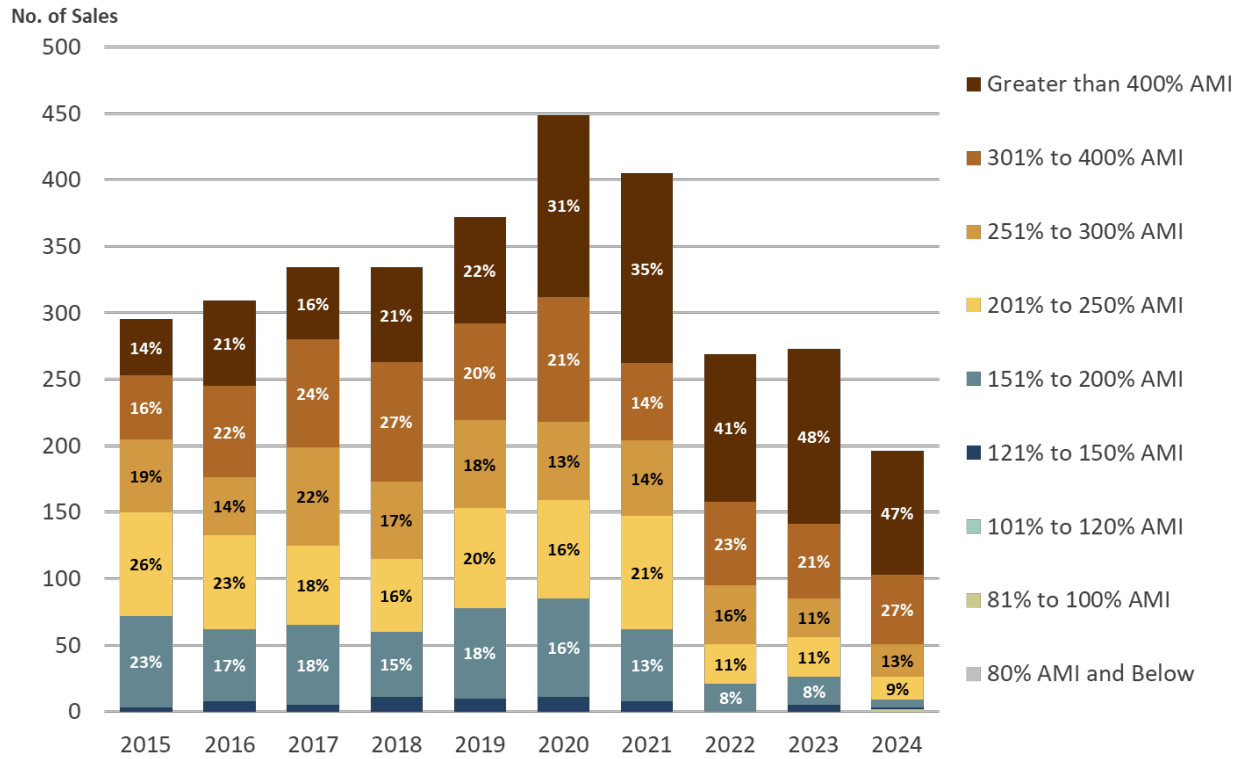
Mid Roaring Fork Valley Condominium	2015	2020	2024	2015-2020 Change			2020-2024 Change		
				Total	Ann. #	Ann. %	Total	Ann. #	Ann. %
Median Sale Price									
Basalt	\$589,000	\$599,900	\$1,069,000	\$10,900	\$2,180	0.4%	\$469,100	\$117,275	15.5%
Carbondale	<u>\$409,500</u>	<u>\$449,500</u>	<u>\$732,500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

Sales exclude the 5% of the highest and low est sales by region. Medians exclude conditions with less than 2 sales.
 Source: Multiple Listing Service (MLS), Economic & Planning Systems

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

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

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



Note: Sales exclude the 5% of the highest and lowest sales by region
 Source: Multiple Listing Service (MLS), Economic & Planning Systems

Lower Roaring Fork Valley

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

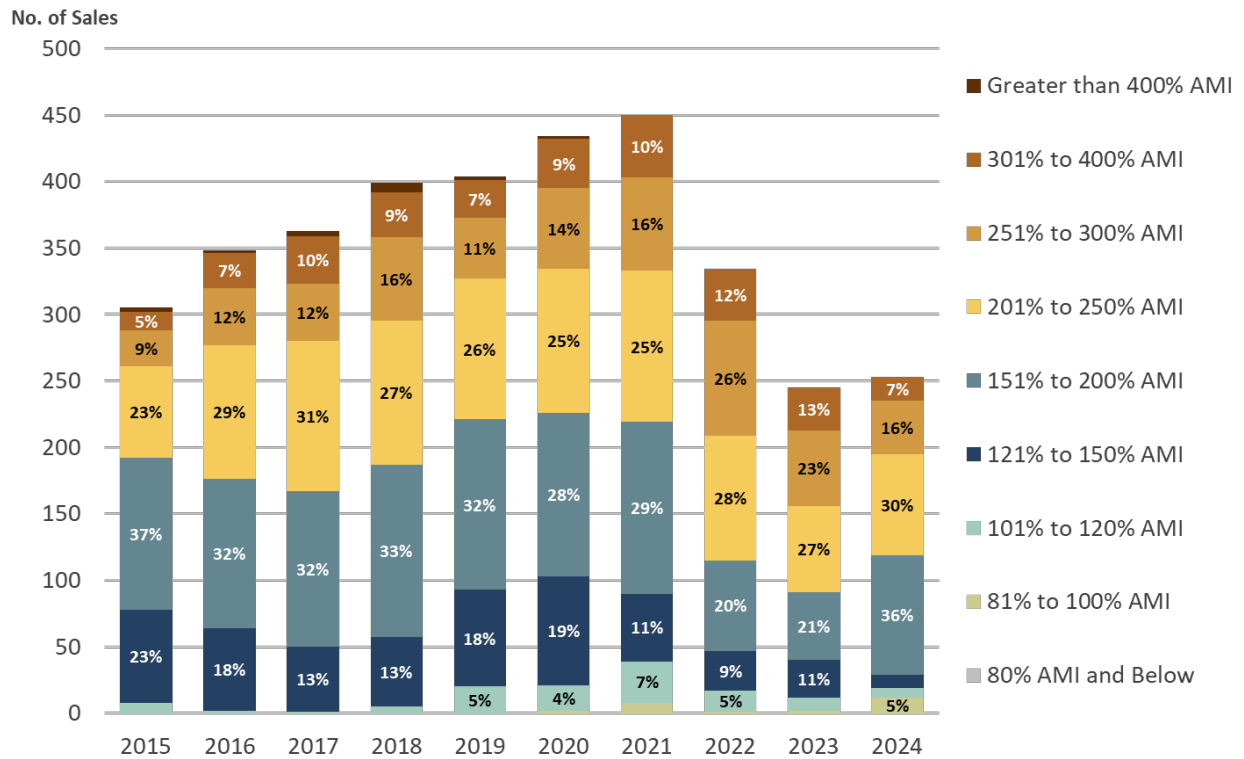
Sales exclude the 5% of the highest and low est sales by region. Medians exclude conditions with less than 2 sales.

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

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

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

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



Note: Sales exclude the 5% of the highest and lowest sales by region
 Source: Multiple Listing Service (MLS), Economic & Planning Systems

Colorado River Valley

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

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

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

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

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

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

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

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

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

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

Sales exclude the 5% of the highest and lowest sales by region. Medians exclude conditions with less than 2 sales.
Source: Multiple Listing Service (MLS), Economic & Planning Systems

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

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

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

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

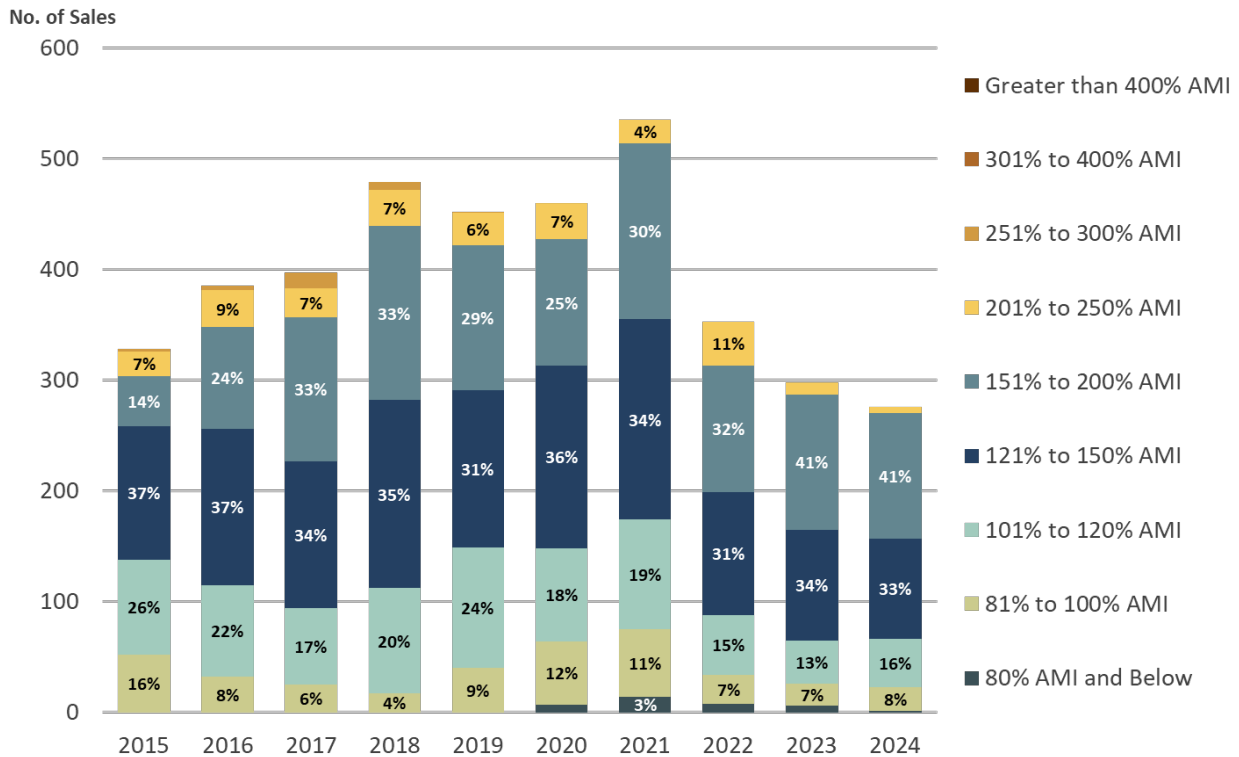
Sales exclude the 5% of the highest and lowest sales by region. Medians exclude conditions with less than 2 sales.

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

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

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

Figure 12. Colorado River Valley Sales by AMI



Note: Sales exclude the 5% of the highest and lowest sales by region
 Source: Multiple Listing Service (MLS), Economic & Planning Systems

Rental Housing

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

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

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

Recent Development

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

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

Table 37. Regional Residential Building Permits, 2016-2024

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

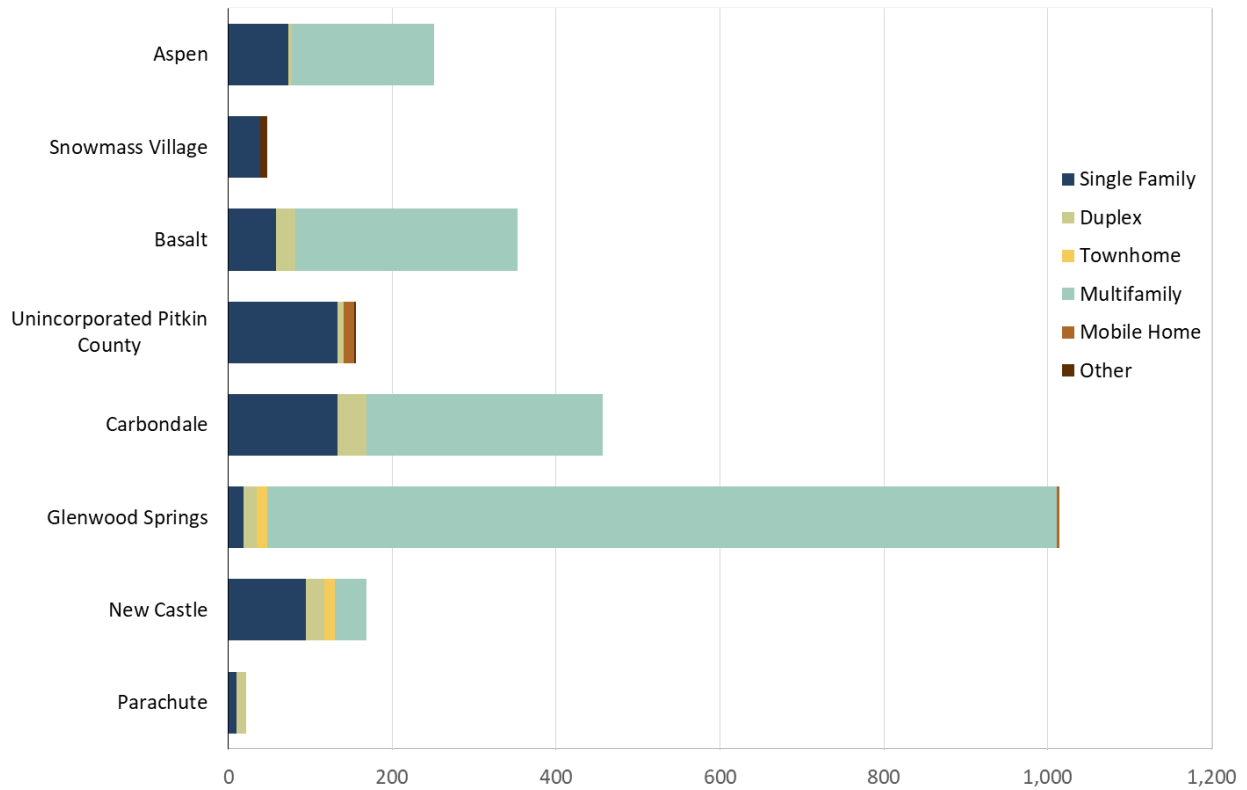
Note: Unincorp. Pitkin County data only available from 2021, Basalt through 2022

Source: Local planning offices, Economic & Planning Systems

Recent residential development has primarily been multifamily housing.

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

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



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

Development Pipeline

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

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

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

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

Table 38. Affordable Housing Pipeline

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

Source: Local planning departments, Economic & Planning Systems

Affordability Analysis

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

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

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

OWNERSHIP AFFORDABILITY

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

Rental Affordability

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

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

Table 39. Maximum Affordable Rent by Income and Household Size

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

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

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

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

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

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

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

Ownership Affordability

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

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

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

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

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

Description	Income Level								
	30% AMI	50% AMI	80% AMI	100% AMI	120% AMI	150% AMI	200% AMI	250% AMI	
Garfield County									
2-person Household									
Annual Household Income	\$24,600	\$41,000	\$65,600	\$82,000	\$98,400	\$123,000	\$164,000	\$205,000	
Monthly Housing Payment Maximum	30%	\$615	\$1,025	\$1,640	\$2,050	\$2,460	\$3,075	\$4,100	\$5,125
Supportable Monthly Payment									
Less: Insurance	\$3,000 / Year	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250
Less: Property Taxes	6.77% ass't rate 73.007 mills	-\$20	-\$50	-\$90	-\$120	-\$140	-\$180	-\$250	-\$310
Less: Miscellaneous (e.g. HOA dues)	\$3,600 / Year	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300
Net Supportable Mortgage Payment (Monthly)		\$45	\$425	\$1,000	\$1,380	\$1,770	\$2,345	\$3,300	\$4,265
Valuation Assumptions									
Loan Amount		\$7,500	\$70,900	\$166,800	\$230,200	\$295,200	\$391,100	\$550,400	\$711,400
Mortgage Interest Rate	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.
Loan Term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term
Downpayment as % of Purchase Price	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Maximum Supportable Purchase Price for a 2-person HH		\$7,900	\$74,600	\$175,600	\$242,300	\$310,700	\$411,700	\$579,400	\$748,800
3-person Household									
Annual Household Income	\$27,660	\$46,100	\$73,760	\$92,200	\$110,640	\$138,300	\$184,400	\$230,500	
Monthly Housing Payment Maximum	30%	\$692	\$1,153	\$1,844	\$2,305	\$2,766	\$3,458	\$4,610	\$5,763
Supportable Monthly Payment									
Less: Insurance	\$3,000 / Year	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250
Less: Property Taxes	6.77% ass't rate 73.007 mills	-\$30	-\$60	-\$100	-\$130	-\$160	-\$210	-\$280	-\$350
Less: Miscellaneous (e.g. HOA dues)	\$3,600 / Year	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300
Net Supportable Mortgage Payment (Monthly)		\$112	\$543	\$1,194	\$1,625	\$2,056	\$2,698	\$3,780	\$4,863
Valuation Assumptions									
Loan Amount		\$18,600	\$90,500	\$199,100	\$271,000	\$342,900	\$449,900	\$630,500	\$811,000
Mortgage Interest Rate	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.
Loan Term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term
Downpayment as % of Purchase Price	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Maximum Supportable Purchase Price for a 3-person HH		\$19,600	\$95,300	\$209,600	\$285,300	\$360,900	\$473,600	\$663,700	\$853,700

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

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

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

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

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

Sales exclude the 5% of the highest and low est sales by region
 Source: Multiple Listing Service (MLS), Economic & Planning Systems

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

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

Sales exclude the 5% of the highest and low est sales by region
 Source: Multiple Listing Service (MLS), Economic & Planning Systems

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

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

Sales exclude the 5% of the highest and lowest sales by region
 Source: Multiple Listing Service (MLS), Economic & Planning Systems

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

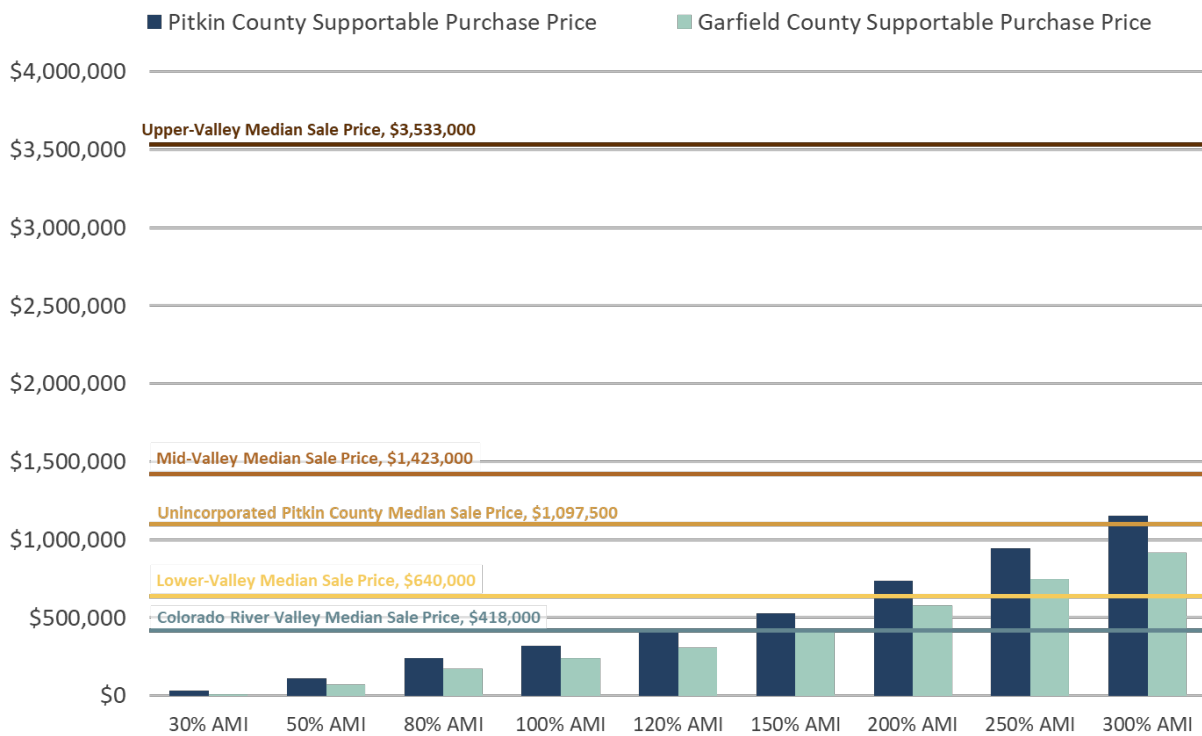
Description	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Colorado River Valley										
80% AMI and Below	0%	0%	0%	0%	0%	2%	3%	2%	2%	0%
81% to 100% AMI	16%	8%	6%	4%	9%	12%	11%	7%	7%	8%
101% to 120% AMI	26%	22%	17%	20%	24%	18%	19%	15%	13%	16%
121% to 150% AMI	37%	37%	34%	35%	31%	36%	34%	31%	34%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

Sales exclude the 5% of the highest and lowest sales by region
 Source: Multiple Listing Service (MLS), Economic & Planning Systems

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

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

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



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

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

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

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

Description	Number of Median Wage Jobs										
	1	2	3	4	5	6	7	8	9	10	
Pitkin County											
Total Wages	\$76,546 / Year	\$76,546	\$153,092	\$229,638	\$306,184	\$382,730	\$459,276	\$535,822	\$612,368	\$688,914	\$765,460
Monthly Housing Payment Maximum	30%	\$1,914	\$3,827	\$5,741	\$7,655	\$9,568	\$11,482	\$13,396	\$15,309	\$17,223	\$19,137
Supportable Monthly Payment											
Less: Insurance	\$3,000 / Year	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250
Less: Property Taxes	6.77% ass't rate 65.209 mills	-\$100	-\$210	-\$320	-\$430	-\$540	-\$650	-\$760	-\$870	-\$980	-\$1,090
Less: Miscellaneous (e.g. HOA dues)	\$3,600 / Year	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300
Net Supportable Mortgage Payment (Monthly)		\$1,264	\$3,067	\$4,871	\$6,675	\$8,478	\$10,282	\$12,086	\$13,889	\$15,693	\$17,497
Valuation Assumptions											
Loan Amount		\$210,800	\$511,600	\$812,400	\$1,113,300	\$1,414,100	\$1,714,900	\$2,015,800	\$2,316,600	\$2,617,400	\$2,918,300
Mortgage Interest Rate	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.
Loan Term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term
Downpayment as % of Purchase Price	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Maximum Supportable Purchase Price		\$221,900	\$538,500	\$855,200	\$1,171,900	\$1,488,500	\$1,805,200	\$2,121,900	\$2,438,500	\$2,755,200	\$3,071,900
Garfield County											
Total Wages	\$63,458 / Year	\$63,458	\$126,916	\$190,374	\$253,832	\$317,290	\$380,748	\$444,206	\$507,664	\$571,122	\$634,580
Monthly Housing Payment Maximum	30%	\$1,586	\$3,173	\$4,759	\$6,346	\$7,932	\$9,519	\$11,105	\$12,692	\$14,278	\$15,865
Supportable Monthly Payment											
Less: Insurance	\$3,000 / Year	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250	-\$250
Less: Property Taxes	6.77% ass't rate 73.007 mills	-\$90	-\$190	-\$290	-\$390	-\$490	-\$590	-\$690	-\$800	-\$900	-\$1,000
Less: Miscellaneous (e.g. HOA dues)	\$3,600 / Year	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300
Net Supportable Mortgage Payment (Monthly)		\$946	\$2,433	\$3,919	\$5,406	\$6,892	\$8,379	\$9,865	\$11,342	\$12,828	\$14,315
Valuation Assumptions											
Loan Amount		\$157,900	\$405,800	\$653,700	\$901,600	\$1,149,600	\$1,397,500	\$1,645,400	\$1,891,700	\$2,139,600	\$2,387,500
Mortgage Interest Rate	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.	6.0% int.
Loan Term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term
Downpayment as % of Purchase Price	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Maximum Supportable Purchase Price		\$166,200	\$427,200	\$688,100	\$949,100	\$1,210,100	\$1,471,100	\$1,732,000	\$1,991,300	\$2,252,200	\$2,513,200

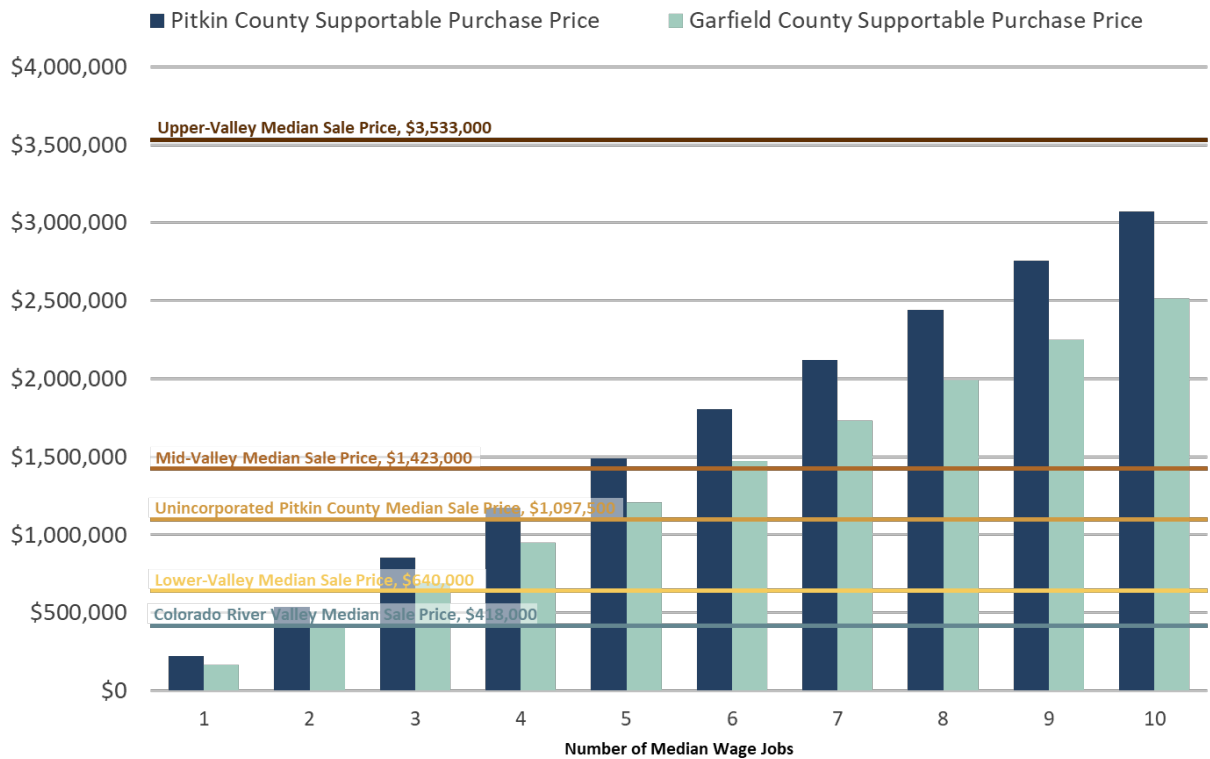
Source: Pitkin County Assessor, Garfield County Assessor, Colorado Housing and Finance Authority (CHFA), Economic & Planning Systems

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

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

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

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



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

6. Current and Projected Housing Needs

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

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

ANALYSIS FRAMEWORK

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

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

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

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

AMI and Tenure Distribution

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

Pitkin County

Pitkin County uses five income categories:

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

Garfield County

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

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

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

Summary of Need

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

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

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

Table 48. Summary of Housing Need

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

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

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

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

Table 49. Housing Need by Source

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

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

Existing Housing Shortage (Catch Up)

Existing housing shortage is estimated using 3 factors:

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

Overcrowding and Temporary Housing

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

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

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

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

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

Commuting

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

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

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

Table 51. Housing Need Generated by In-Commuters

Description	Pitkin County	Garfield County	Total
2023 Employment	17,687	26,981	44,668
<u>Jobs per employee</u>	<u>1.3</u>	<u>1.3</u>	<u>1.3</u>
Employees	13,605	20,755	34,360
Commuting			
% commuting 25 to 50 miles	17%	11%	13%
# commuting 25 to 50 miles	2,302	2,257	4,560
<u>Target % moving to county of employment</u>	<u>25%</u>	<u>0%</u>	13%
New residents	576	0	576
% commuting over 50 miles	25%	23%	24%
# commuting over 50 miles	3,341	4,826	8,167
<u>Target % moving to county of employment</u>	<u>25%</u>	<u>5%</u>	13%
New residents	835	241	1,077
Possible new in-commuter residents	1,411	241	1,652
<u>Employees per household</u>	<u>1.6</u>	<u>1.6</u>	<u>1.6</u>
Estimated additional households	872	149	1,022
Vacancy adjustment	5%	5%	5%
Estimated additional housing units	916	157	1,073

Source: U.S. Census Longitudinal Employer-Household Dynamics (LEHD), Colorado Dept. of Labor & Employment, Economic & Planning Systems

Unfilled Jobs

Data from the Colorado Department of Labor and Employment shows an average of 3,142 job openings in any given month in 2024 – 1,050 jobs in Pitkin County and 2,092 jobs in Garfield County. The goal of including unfilled jobs in the existing housing shortage is to ensure available housing for new workers needed to fill these jobs.

As shown in **Table 52**, applying jobs per employee and employee per household factors, along with a housing vacancy adjustment, to these unfilled jobs results in a need for 1,569 new housing units – 524 in Pitkin County and 1,045 in Garfield County.

Table 52. Housing Need Generated by Unfilled Jobs

Description	Pitkin County	Garfield County	Total
2024 Avg. Job Openings	1,050	2,092	3,142
<u>Jobs per Employee</u>	<u>1.3</u>	<u>1.3</u>	<u>1.3</u>
Employees needed	808	1,609	2,417
<u>Employees per household</u>	<u>1.6</u>	<u>1.6</u>	<u>1.6</u>
Estimated additional households	499	995	1,495
Vacancy adjustment	5%	5%	5%
Estimated additional housing units	524	1,045	1,569

Source: U.S. Census Bureau, Colorado Dept. of Labor & Employment, Economic & Planning Systems

Existing Housing Shortage

In total, not accounting for the development pipeline, 3,490 total units are needed to accommodate current housing need in the region – 1,687 units in Pitkin County and 1,803 in Garfield County.

As shown in Table 53, the largest share of need (45%) is generated by unfilled jobs, followed by commuting (31%) and overcrowded and temporary housing (24%).

Table 53. Existing Housing Shortage by Category

Description	Pitkin County	Garfield County	Total
Overcrowding and Temporary Housing			
Number of overcrowded and temporary housing units	247	601	848
Adjustment factor	100%	100%	100%
Units needed	247	601	848
Commuting			
Possible new in-commuter residents	1,411	241	1,652
Units needed	916	157	1,073
Unfilled Jobs			
Employees needed	808	1,609	2,417
Units needed	524	1,045	1,569
Total Units Needed	1,687	1,803	3,490

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

Most of the existing need is for rental units, but there is also significant need for homeownership.

As shown in **Table 54** and **Table 55**, across the region 61% of needed units are rental housing. In Pitkin County, 56% of the need is for rental housing, with most of that need in Category 1 and Category 2 (up to 85% AMI). In Garfield County, 66% of the need is for rental housing, primarily in Category I and Category II (up to 90% AMI). Note that because this need is distributed based on the Census household by income distribution, need above ~200% AMI (\$200,000) cannot be disaggregated.

Table 54. Existing Housing Shortage by Income and Tenure – Pitkin County

Description	Pitkin County Existing Shortage		
	Total	Owner	Rental
Extremely- to Very Low Income Category 1 (<50% AMI)	336	0	336
Low Income Category 2 (51% - 85% AMI)	397	119	278
Moderate Income Category 3 (86% - 130% AMI)	273	137	137
Middle Income Category 4 (131% - 205% AMI)	265	159	106
Category 5 and above	416	333	83
Total	1,687	748	940

Source: U.S. Census Bureau, Colorado Dept. of Labor & Employment (CDLE), LEHD, CHFA, Economic & Planning Systems

Table 55. Existing Housing Shortage by Income and Tenure – Garfield County

Description	Garfield County Existing Shortage		
	Total	Owner	Rental
Category I			
Extremely Low Income (<30% AMI)	239	0	239
Very Low Income (31 - 50% AMI)	166	0	166
Low Income (51% - 70% AMI)	190	0	190
Moderate Income			
Category II (71% - 90% AMI)	198	0	198
Category III (91% - 110% AMI)	163	81	81
Category IV (111% - 135% AMI)	187	94	94
Middle Income			
136% - 150% AMI	107	54	54
151% - 200% AMI	270	189	81
Greater than 200% AMI	281	197	84
Total	1,803	615	1,188

Source: U.S. Census Bureau, Colorado Dept. of Labor & Employment (CDLE), LEHD, CHFA, Economic & Planning Systems

Projected Housing Needs (Keep Up)

Projected housing shortage is estimated using two factors:

- 10-year job growth
- Units needed to accommodate employees filling jobs vacated by retirees through 2035

Employment Growth

Employment growth is based on the State Demography Office (SDO) 10-year job projections for Pitkin and Garfield Counties and the current distribution of occupations in each county. Job growth projections are used to forecast projected housing demand, rather than population projections, because jobs are the primary driver of housing demand in rural resort communities such as the Roaring Fork and Colorado River Valleys.

As shown in **Table 56** and **Table 57**, SDO projects an additional 1,264 jobs in Pitkin County (0.5% average annual growth) and 4,042 jobs in Garfield County (1.0% average annual growth) by 2035. In Pitkin County this growth is expected to take place relatively evenly between 2025 and 2030 and 2030 and 2035, while in Garfield County nearly 60% of the growth is expected between 2025 and 2030. SDO only projects total jobs; these are assumed to have the same occupation mix as current employment in each county.

Table 56. Current and Projected Jobs by Occupation – Pitkin County

Description	2025	2030	2035	2025-2035			2025-2030	2030-2035
				Total	Ann. #	Ann. %		
Pitkin County Occupations								
Management	1,296	1,334	1,368	72	7	0.5%	37	34
Business and Financial Operations	1,694	1,743	1,787	93	9	0.5%	49	45
Computer and Mathematical	295	303	311	16	2	0.5%	9	8
Architecture and Engineering	398	409	420	22	2	0.5%	11	10
Life, Physical, and Social Science	162	167	171	9	1	0.5%	5	4
Community and Social Service	162	167	171	9	1	0.5%	5	4
Legal	206	212	218	11	1	0.5%	6	5
Educational Instruction and Library	928	955	979	51	5	0.5%	27	24
Arts, Design, Entertainment, Sports, and Media	471	485	497	26	3	0.5%	14	12
Healthcare Practitioners and Technical	589	606	622	33	3	0.5%	17	16
Healthcare Support	162	167	171	9	1	0.5%	5	4
Protective Service	516	530	544	28	3	0.5%	15	14
Food Preparation and Serving Related	3,859	3,970	4,072	213	21	0.5%	111	102
Building and Grounds Cleaning and Maintenance	1,650	1,697	1,741	91	9	0.5%	48	43
Personal Care and Service	1,517	1,561	1,601	84	8	0.5%	44	40
Sales and Related	2,533	2,606	2,673	140	14	0.5%	73	67
Office and Administrative Support	2,342	2,409	2,471	129	13	0.5%	68	62
Farming, Fishing, and Forestry	133	136	140	7	1	0.5%	4	3
Construction and Extraction	928	955	979	51	5	0.5%	27	24
Installation, Maintenance, and Repair	1,384	1,424	1,461	76	8	0.5%	40	36
Production	398	409	420	22	2	0.5%	11	10
Transportation and Material Moving	1,281	1,318	1,352	71	7	0.5%	37	34
Total Projected Jobs	22,903	23,564	24,167	1,264	126	0.5%	661	603

Source: CO State Demography Office (SDO), U.S. Bureau of Labor Statistics OEWS, Economic & Planning Systems

Table 57. Current and Projected Jobs by Occupation – Garfield County

Description	2025	2030	2035	2025-2035			2025-2030	2030-2035
				Total	Ann. #	Ann. %		
Garfield County Occupations								
Management	1,941	2,063	2,152	212	21	1.0%	122	90
Business and Financial Operations	2,021	2,148	2,241	220	22	1.0%	127	93
Computer and Mathematical	428	455	475	47	5	1.0%	27	20
Architecture and Engineering	562	597	623	61	6	1.0%	35	26
Life, Physical, and Social Science	348	370	386	38	4	1.0%	22	16
Community and Social Service	709	754	787	77	8	1.0%	45	33
Legal	254	270	282	28	3	1.0%	16	12
Educational Instruction and Library	2,489	2,646	2,761	272	27	1.0%	157	115
Arts, Design, Entertainment, Sports, and Media	442	469	490	48	5	1.0%	28	20
Healthcare Practitioners and Technical	2,155	2,290	2,390	235	24	1.0%	136	100
Healthcare Support	1,071	1,138	1,187	117	12	1.0%	67	49
Protective Service	950	1,010	1,054	104	10	1.0%	60	44
Food Preparation and Serving Related	3,694	3,926	4,097	403	40	1.0%	232	171
Building and Grounds Cleaning and Maintenance	1,646	1,750	1,826	180	18	1.0%	104	76
Personal Care and Service	990	1,053	1,098	108	11	1.0%	62	46
Sales and Related	3,948	4,196	4,379	431	43	1.0%	248	182
Office and Administrative Support	3,948	4,196	4,379	431	43	1.0%	248	182
Farming, Fishing, and Forestry	80	85	89	9	1	1.0%	5	4
Construction and Extraction	4,095	4,353	4,542	447	45	1.0%	258	189
Installation, Maintenance, and Repair	1,900	2,020	2,108	207	21	1.0%	120	88
Production	763	811	846	83	8	1.0%	48	35
Transportation and Material Moving	2,610	2,774	2,894	285	28	1.0%	164	121
Total Projected Jobs	37,045	39,375	41,087	4,042	404	1.0%	2,330	1,712

Source: CO State Demography Office (SDO), U.S. Bureau of Labor Statistics OEWS, Economic & Planning Systems

These new jobs are translated to housing demand using expected wages by occupation, with half of new jobs at the 25th percentile wage (Table 58 for Pitkin County, Table 60 for Garfield County) and half of jobs at the 75th percentile wage (Table 59 for Pitkin County, Table 61 for Garfield County) to account for the range of income of new workers.

These new jobs by wage are then translated to employees (using 1.3 jobs per employee), households (using 1.6 employees per household), and housing units (using a 5% vacancy factor). Household income is determined based on the additional 0.6 earner (for a total of 1.6 earners per household) and assumes the local average household size (2.0 persons in Pitkin County, 2.5 persons in Garfield County). These households are then tabulated by AMI, based on household income and household size.

Table 58. Housing Demand from Employment Growth at 25th Percentile Wages – Pitkin County

Occupation Sectors	25th %ile Ann. Wage 2024 w ages	Household Income [1] 1.6 empl./hh	% AMI for 2-person HH \$100,600	2030				2035			
				New Jobs	New Employees 1.3 jobs/empl	New Households 1.6 empl./hh	New Units 5% vacancy adj.	New Jobs	New Employees 1.3 jobs/empl	New Households 1.6 empl./hh	New Units 5% vacancy adj.
Pitkin County											
Management	\$86,473	\$139,848	139.0%	19	14	9	9	17	13	8	9
Business and Financial Operations	\$61,540	\$99,525	98.9%	24	19	12	12	22	17	11	11
Computer and Mathematical	\$78,478	\$126,918	126.2%	4	3	2	2	4	3	2	2
Architecture and Engineering	\$62,859	\$101,658	101.1%	6	4	3	3	5	4	2	3
Life, Physical, and Social Science	\$73,695	\$119,183	118.5%	2	2	1	1	2	2	1	1
Community and Social Service	\$57,864	\$93,580	93.0%	2	2	1	1	2	2	1	1
Legal	\$89,485	\$144,719	143.9%	3	2	1	1	3	2	1	1
Educational Instruction and Library	\$46,085	\$74,531	74.1%	13	10	6	7	12	9	6	6
Arts, Design, Entertainment, Sports, and Media	\$48,104	\$77,796	77.3%	7	5	3	3	6	5	3	3
Healthcare Practitioners and Technical	\$79,555	\$128,660	127.9%	9	7	4	4	8	6	4	4
Healthcare Support	\$44,857	\$72,545	72.1%	2	2	1	1	2	2	1	1
Protective Service	\$49,864	\$80,642	80.2%	7	6	4	4	7	5	3	3
Food Preparation and Serving Related	\$33,523	\$54,215	53.9%	56	43	26	28	51	39	24	25
Building and Grounds Cleaning and Maintenance	\$38,189	\$61,761	61.4%	24	18	11	12	22	17	10	11
Personal Care and Service	\$39,067	\$63,181	62.8%	22	17	10	11	20	15	9	10
Sales and Related	\$36,181	\$58,513	58.2%	37	28	17	18	33	26	16	17
Office and Administrative Support	\$42,488	\$68,713	68.3%	34	26	16	17	31	24	15	15
Farming, Fishing, and Forestry	\$39,520	\$63,913	63.5%	2	1	1	1	2	1	1	1
Construction and Extraction	\$48,610	\$78,614	78.1%	13	10	6	7	12	9	6	6
Installation, Maintenance, and Repair	\$47,864	\$77,408	76.9%	20	15	10	10	18	14	9	9
Production	\$39,078	\$63,199	62.8%	6	4	3	3	5	4	2	3
Transportation and Material Moving	\$38,910	\$62,927	62.6%	18	14	9	9	17	13	8	8
Total - All Occupations	\$40,980	\$66,275	65.9%	330	254	157	165	302	232	143	151

[1] Assuming one earner makes 25th percentile wage of occupation and remaining earner makes the same wage
 Source: CO State Demography Office (SDO), U.S. Bureau of Labor Statistics OEWS, APCHA, ACS, 2019 Greater Roaring Fork Regional Housing Study, Economic & Planning Systems

Table 59. Housing Demand from Employment Growth at 75th Percentile Wages – Pitkin County

Occupation Sectors	75th %ile Ann. Wage 2024 w ages	Household Income [1] 1.6 empl./hh	% AMI for 2-person HH \$100,600	2030				2035			
				New Jobs	New Employees 1.3 jobs/empl	New Households 1.6 empl./hh	New Units 5% vacancy adj.	New Jobs	New Employees 1.3 jobs/empl	New Households 1.6 empl./hh	New Units 5% vacancy adj.
Pitkin County											
Management	\$158,386	\$256,149	254.6%	19	14	9	9	17	13	8	9
Business and Financial Operations	\$106,960	\$172,980	171.9%	24	19	12	12	22	17	11	11
Computer and Mathematical	\$121,339	\$196,235	195.1%	4	3	2	2	4	3	2	2
Architecture and Engineering	\$102,710	\$166,107	165.1%	6	4	3	3	5	4	2	3
Life, Physical, and Social Science	\$96,307	\$155,752	154.8%	2	2	1	1	2	2	1	1
Community and Social Service	\$85,248	\$137,867	137.0%	2	2	1	1	2	2	1	1
Legal	\$160,286	\$259,221	257.7%	3	2	1	1	3	2	1	1
Educational Instruction and Library	\$78,410	\$126,808	126.1%	13	10	6	7	12	9	6	6
Arts, Design, Entertainment, Sports, and Media	\$85,866	\$138,866	138.0%	7	5	3	3	6	5	3	3
Healthcare Practitioners and Technical	\$131,652	\$212,913	211.6%	9	7	4	4	8	6	4	4
Healthcare Support	\$61,107	\$98,825	98.2%	2	2	1	1	2	2	1	1
Protective Service	\$79,350	\$128,328	127.6%	7	6	4	4	7	5	3	3
Food Preparation and Serving Related	\$53,321	\$86,233	85.7%	56	43	26	28	51	39	24	25
Building and Grounds Cleaning and Maintenance	\$56,138	\$90,789	90.2%	24	18	11	12	22	17	10	11
Personal Care and Service	\$51,473	\$83,244	82.7%	22	17	10	11	20	15	9	10
Sales and Related	\$63,653	\$102,942	102.3%	37	28	17	18	33	26	16	17
Office and Administrative Support	\$64,463	\$104,252	103.6%	34	26	16	17	31	24	15	15
Farming, Fishing, and Forestry	\$65,617	\$106,119	105.5%	2	1	1	1	2	1	1	1
Construction and Extraction	\$72,989	\$118,041	117.3%	13	10	6	7	12	9	6	6
Installation, Maintenance, and Repair	\$75,041	\$121,360	120.6%	20	15	10	10	18	14	9	9
Production	\$58,760	\$95,029	94.5%	6	4	3	3	5	4	2	3
Transportation and Material Moving	\$76,851	\$124,287	123.5%	18	14	9	9	17	13	8	8
Total - All Occupations	\$76,851	\$124,287	123.5%	330	254	157	165	302	232	143	151

[1] Assuming one earner makes 75th percentile wage of occupation and remaining earner makes the same wage

Source: CO State Demography Office (SDO), U.S. Bureau of Labor Statistics OEWS, APCHA, ACS, 2019 Greater Roaring Fork Regional Housing Study, Economic & Planning Systems

Table 60. Housing Demand from Employment Growth at 25th Percentile Wages – Garfield County

Occupation Sectors	25th %ile Ann. Wage 2024 w ages	Household Income [1] 1.6 empl./hh	% AMI for 2.5-person HH \$87,100	2030				2035				
				New Jobs	New Employees 1.3 jobs/empl	New Households 1.6 empl./hh	New Units 5% vacancy adj.	New Jobs	New Employees 1.3 jobs/empl	New Households 1.6 empl./hh	New Units 5% vacancy adj.	
Garfield County												
Management	\$85,873	\$138,878	159.4%	61	47	29	30	45	34	21	22	
Business and Financial Operations	\$60,847	\$98,404	113.0%	64	49	30	32	47	36	22	23	
Computer and Mathematical	\$75,166	\$121,562	139.6%	13	10	6	7	10	8	5	5	
Architecture and Engineering	\$68,133	\$110,188	126.5%	18	14	8	9	13	10	6	6	
Life, Physical, and Social Science	\$60,882	\$98,461	113.0%	11	8	5	5	8	6	4	4	
Community and Social Service	\$47,575	\$76,940	88.3%	22	17	11	11	16	13	8	8	
Legal	\$79,889	\$129,200	148.3%	8	6	4	4	6	5	3	3	
Educational Instruction and Library	\$42,537	\$68,793	79.0%	78	60	37	39	58	44	27	29	
Arts, Design, Entertainment, Sports, and Media	\$47,104	\$76,179	87.5%	14	11	7	7	10	8	5	5	
Healthcare Practitioners and Technical	\$71,112	\$115,005	132.0%	68	52	32	34	50	38	24	25	
Healthcare Support	\$41,694	\$67,429	77.4%	34	26	16	17	25	19	12	12	
Protective Service	\$43,541	\$70,416	80.8%	30	23	14	15	22	17	10	11	
Food Preparation and Serving Related	\$31,040	\$50,199	57.6%	116	89	55	58	85	66	41	43	
Building and Grounds Cleaning and Maintenance	\$36,487	\$59,008	67.7%	52	40	25	26	38	29	18	19	
Personal Care and Service	\$33,844	\$54,734	62.8%	31	24	15	16	23	18	11	11	
Sales and Related	\$35,159	\$56,861	65.3%	124	96	59	62	91	70	43	46	
Office and Administrative Support	\$42,608	\$68,908	79.1%	124	96	59	62	91	70	43	46	
Farming, Fishing, and Forestry	\$35,675	\$57,695	66.2%	3	2	1	1	2	1	1	1	
Construction and Extraction	\$47,888	\$77,447	88.9%	129	99	61	64	95	73	45	47	
Installation, Maintenance, and Repair	\$47,495	\$76,811	88.2%	60	46	28	30	44	34	21	22	
Production	\$40,384	\$65,311	75.0%	24	18	11	12	18	14	8	9	
Transportation and Material Moving	\$40,148	\$64,929	74.5%	82	63	39	41	60	46	29	30	
Total - All Occupations	\$40,755	\$65,911	75.7%	1,165	896	554	582	856	658	407	428	

[1] Assuming one earner makes 25th percentile wage of occupation and remaining earner makes the same wage

Source: CO State Demography Office (SDO), U.S. Bureau of Labor Statistics OEWS, APCHA, ACS, 2019 Greater Roaring Fork Regional Housing Study, Economic & Planning Systems

Table 61. Housing Demand from Employment Growth at 75th Percentile Wages – Garfield County

Occupation Sectors	75th %ile Ann. Wage 2024 w ages	Household Income [1] 1.6 empl./hh	% AMI for 2.5-person HH \$87,100	2030				2035			
				New Jobs	New Employees 1.3 jobs/empl	New Households 1.6 empl./hh	New Units 5% vacancy adj.	New Jobs	New Employees 1.3 jobs/empl	New Households 1.6 empl./hh	New Units 5% vacancy adj.
Garfield County											
Management	\$158,850	\$256,899	294.9%	61	47	29	30	45	34	21	22
Business and Financial Operations	\$106,469	\$172,186	197.7%	64	49	30	32	47	36	22	23
Computer and Mathematical	\$125,260	\$202,576	232.6%	13	10	6	7	10	8	5	5
Architecture and Engineering	\$111,114	\$179,698	206.3%	18	14	8	9	13	10	6	6
Life, Physical, and Social Science	\$96,307	\$155,752	178.8%	11	8	5	5	8	6	4	4
Community and Social Service	\$75,054	\$121,381	139.4%	22	17	11	11	16	13	8	8
Legal	\$184,694	\$298,695	342.9%	8	6	4	4	6	5	3	3
Educational Instruction and Library	\$63,647	\$102,933	118.2%	78	60	37	39	58	44	27	29
Arts, Design, Entertainment, Sports, and Media	\$80,380	\$129,994	149.2%	14	11	7	7	10	8	5	5
Healthcare Practitioners and Technical	\$124,680	\$201,638	231.5%	68	52	32	34	50	38	24	25
Healthcare Support	\$50,970	\$82,431	94.6%	34	26	16	17	25	19	12	12
Protective Service	\$75,331	\$121,829	139.9%	30	23	14	15	22	17	10	11
Food Preparation and Serving Related	\$46,311	\$74,896	86.0%	116	89	55	58	85	66	41	43
Building and Grounds Cleaning and Maintenance	\$50,919	\$82,348	94.5%	52	40	25	26	38	29	18	19
Personal Care and Service	\$53,631	\$86,734	99.6%	31	24	15	16	23	18	11	11
Sales and Related	\$57,540	\$93,056	106.8%	124	96	59	62	91	70	43	46
Office and Administrative Support	\$61,281	\$99,106	113.8%	124	96	59	62	91	70	43	46
Farming, Fishing, and Forestry	\$53,947	\$87,245	100.2%	3	2	1	1	2	1	1	1
Construction and Extraction	\$70,720	\$114,371	131.3%	129	99	61	64	95	73	45	47
Installation, Maintenance, and Repair	\$78,488	\$126,934	145.7%	60	46	28	30	44	34	21	22
Production	\$72,203	\$116,770	134.1%	24	18	11	12	18	14	8	9
Transportation and Material Moving	\$60,089	\$97,179	111.6%	82	63	39	41	60	46	29	30
Total - All Occupations	\$75,846	\$122,661	140.8%	1,165	896	554	582	856	658	407	428

[1] Assuming one earner makes 75th percentile wage of occupation and remaining earner makes the same wage

Source: CO State Demography Office (SDO), U.S. Bureau of Labor Statistics OEWS, APCHA, ACS, 2019 Greater Roaring Fork Regional Housing Study, Economic & Planning Systems

As shown in **Table 62** and **Table 63**, based on these assumptions there is a need for 2,650 new housing units to accommodate demand from employment growth over the next 10 years – 631 units in Pitkin County, and 2,019 units in Garfield County. In Pitkin County, this need is primarily for households earning between 51% and 130% AMI; in Garfield County the need is primarily for households earning 71-90% and 111-135% AMI.

As shown, this analysis does not generate any keep up need below 50% AMI, due to wage levels and multiple earner households (i.e., if someone is working even a job at the 25th percentile wage and someone else in the household is also earning even 60% of that same wage, they will earn over 50% AMI).

Table 62. Pitkin County Housing Needed from Employment Growth, 2025-2035

Description	Pitkin County Units Needed (2025-2035)		
	Total	Owner	Rental
Extremely- to Very Low Income			
Category 1 (<50% AMI)	0	0	0
Low Income			
Category 2 (51% - 85% AMI)	270	81	189
Moderate Income			
Category 3 (86% - 130% AMI)	268	134	134
Middle Income			
Category 4 (131% - 205% AMI)	65	39	26
Category 5 and above			
Category 5 (206% - 240% AMI)	8	6	2
Greater than 240% AMI	21	21	0
Total	631	281	350

Source: SDO, U.S. Bureau of Labor Statistics OEWS, APCHA, ACS, 2019 Greater Roaring Fork Regional Housing Study, Economic & Planning Systems

Table 63. Garfield County Housing Needed from Employment Growth, 2025-2035

Description	Garfield County Units Needed (2025-2035)		
	Total	Owner	Rental
Category I			
Extremely Low Income (<30% AMI)	0	0	0
Very Low Income (31 - 50% AMI)	0	0	0
Low Income (51% - 70% AMI)	282	0	282
Moderate Income			
Category II (71% - 90% AMI)	618	0	618
Category III (91% - 110% AMI)	211	105	105
Category IV (111% - 135% AMI)	517	259	259
Middle Income			
136% - 150% AMI	128	64	64
151% - 200% AMI	117	82	35
Greater than 200% AMI	145	102	44
Total	2,019	612	1,407

Source: SDO, U.S. Bureau of Labor Statistics OEWS, APCHA, ACS, 2019 Greater Roaring Fork Regional Housing Study, Economic & Planning Systems

Retirees

In addition to new jobs, housing will be needed for employees filling the jobs of retiring workers. For those retirees who continue to live in the county, a job opening is created by their retirement but a housing unit is not. Therefore, additional housing units will be needed to accommodate new employees filling those open positions because of the cost and scarcity of resident housing in this region.

U.S. Census data indicates that 11,650 workers across Pitkin and Garfield Counties are aged 55 or older. Based on 2019 community survey and U.S. Census data, EPS estimates that 9% of Pitkin County workers will retire in the next five years and an additional 31% will retire in the next six to 10 years, with 65% of retirees staying in the county. In Garfield County, an estimated 14% will retire in the next five years and 21% in the next six to 10 years, with 54% of retirees staying in the county. As shown in **Table 64**, applying these factors to current 55+ employment and applying employees per household and vacancy factors results in a net need of 1,546 new housing units (535 in Pitkin County and 1,011 in Garfield County).

Table 64. Housing Demand Generated by Retiring Workers

Description	Pitkin County			Garfield County		
	Retiring by 2030	Retiring by 2035	Total	Retiring by 2030	Retiring by 2035	Total
Labor Force age 55+	--	--	3,170	--	--	8,481
<u>% of 55+ employees planning to retire</u>	<u>9%</u>	<u>31%</u>	<u>40%</u>	<u>14%</u>	<u>21%</u>	<u>34%</u>
Retiring employees	285	983	1,268	1,145	1,739	2,883
<u>Employees per household</u>	<u>1.6</u>	<u>1.6</u>	<u>1.6</u>	<u>1.6</u>	<u>1.6</u>	<u>1.6</u>
Estimated retiring households	176	608	784	708	1,075	1,783
<u>% of retirees likely to stay in County</u>	<u>65%</u>	<u>65%</u>	<u>65%</u>	<u>54%</u>	<u>54%</u>	<u>54%</u>
Additional households needing units	115	395	510	382	580	963
Vacancy adjustment	<u>5%</u>	<u>5%</u>	<u>5%</u>	<u>5%</u>	<u>5%</u>	<u>5%</u>
Estimated additional housing units	120	415	535	401	610	1,011

Source: ACS 5-Year Estimates, 2019 Greater Roaring Fork Regional Housing Study, Economic & Planning Systems

Total projected housing needs

Employment growth and retiring employees combine to generate a total need for 4,196 housing units through 2035, 1,166 in Pitkin County and 3,030 in Garfield County, as shown in **Table 65** and **Table 66**.

In Pitkin County, overall need is 56% rental housing and 44% ownership. The greatest need for rental units is for households earning 51-85% (\$51,300 to \$85,500), and the greatest need for ownership units is for households earning 86-130% AMI (\$86,500 to \$130,800).

Table 65. Projected Housing Need Summary – Pitkin County

Description	Pitkin County Projected Need		
	Total	Owner	Rental
Extremely- to Very Low Income			
Category 1 (<50% AMI)	0	0	0
Low Income			
Category 2 (51% - 85% AMI)	500	150	350
Moderate Income			
Category 3 (86% - 130% AMI)	494	247	247
Middle Income			
Category 4 (131% - 205% AMI)	119	72	48
Category 5 and above			
Category 5 (206% - 240% AMI)	15	12	3
Greater than 240% AMI	38	38	0
Total	1,166	519	648

Source: U.S. Census Bureau, Colorado Dept. of Labor & Employment (CDLE), LEHD, CHFA, Economic & Planning Systems

In Garfield County, overall need is 70% rental housing and 30% ownership. The greatest need for rental units is for households earning 71-90% AMI (\$61,800 to \$78,400), and the greatest need for ownership units is for households earning 111-135% AMI (\$96,700 to \$117,600).

Table 66. Projected Housing Need Summary – Garfield County

Description	Garfield County Projected Need		
	Total	Owner	Rental
Category I			
Extremely Low Income (<30% AMI)	0	0	0
Very Low Income (31 - 50% AMI)	0	0	0
Low Income (51% - 70% AMI)	424	0	424
Moderate Income			
Category II (71% - 90% AMI)	927	0	927
Category III (91% - 110% AMI)	316	158	158
Category IV (111% - 135% AMI)	777	388	388
Middle Income			
136% - 150% AMI	192	96	96
151% - 200% AMI	176	123	53
Greater than 200% AMI	218	153	66
Total	3,030	918	2,111

Source: U.S. Census Bureau, Colorado Dept. of Labor & Employment (CDLE), LEHD, CHFA, Economic & Planning Systems

Needs by Jurisdiction

Based on this analysis, regionwide there is a gross need (not accounting for the development pipeline) for 7,686 housing units over the next 10 years. As shown in **Table 67**, this is split approximately 45% current need and 55% future need, with 3,490 units to address existing housing shortages and 4,196 units to address projected housing needs.

Within the region, existing needs are split approximately 50/50 between Pitkin and Garfield Counties, while over 70% of future need is expected to be in Garfield County. This aligns with trends outlined earlier indicating a shift of both population and employment to Garfield County, with slow or stagnated growth in Pitkin County.

Table 67. Gross Needs and Gaps Summary

Description	Existing Shortage	Projected Need	Gross Need	% County Need	% Regional Need
Pitkin County	1,687	1,166	2,854	100%	37%
Aspen	883	610	1,493	52%	19%
Snowmass Village	300	208	508	18%	7%
Basalt	213	147	360	13%	5%
Unincorp. Pitkin County	291	201	493	17%	6%
Garfield County	1,803	3,030	4,832	100%	63%
Carbondale	232	389	621	13%	8%
Glenwood Springs	717	1,205	1,922	40%	25%
New Castle	58	97	155	3%	2%
Silt	41	69	111	2%	1%
Rifle	279	469	748	15%	10%
Parachute	56	95	151	3%	2%
Unincorp. Garfield County	419	705	1,124	23%	15%
Regional Total	3,490	4,196	7,686		100%

Note: Figures may not sum due to rounding

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

As required by SB-24 174, housing needs are allocated within each county across jurisdictions and the unincorporated areas according to the distribution of jobs. As shown in **Table 68**, the biggest job centers in the region are Aspen (52% of Pitkin County jobs) and Glenwood Springs (40% of Garfield County jobs).

Table 68. Jobs Distribution by Location, 2023

Total Employment	2022	2022 % share	
		County	Region
Pitkin County + Basalt (Eagle)	19,769	100.0%	45.7%
Aspen	10,341	52.3%	23.9%
Snowmass Village	3,519	17.8%	8.1%
Basalt	2,497	12.6%	5.8%
Unincorp. Pitkin County	3,412	17.3%	7.9%
Garfield County	23,536	100.0%	54.3%
Carbondale	3,025	12.9%	7.0%
Glenwood Springs	9,361	39.8%	21.6%
New Castle	756	3.2%	1.7%
Silt	539	2.3%	1.2%
Rifle	3,644	15.5%	8.4%
Parachute	737	3.1%	1.7%
Unincorp. Garfield County	5,474	23.3%	12.6%

Source: Longitudinal Employer-Household Dynamics (LEHD), Economic & Planning Systems

Based on this allocation, gross housing need is distributed as shown in **Table 69**. The largest housing needs are in Glenwood Springs (1,922 total units), Aspen (1,493 total units), and unincorporated Garfield County (1,124 units).

Table 69. Gross Needs by Jurisdiction

Description	Existing Shortage			Projected Need			Gross Housing Need			% County Need	% Regional Need
	Total	Owner	Rental	Total	Owner	Rental	Total	Owner	Rental		
Pitkin County	1,687	748	940	1,166	519	648	2,854	1,266	1,587	100%	37%
Aspen	883	361	522	610	271	339	1,493	632	861	52%	19%
Snowmass Village	300	153	147	208	92	115	508	246	262	18%	7%
Basalt	213	100	113	147	66	82	360	166	195	13%	5%
Unincorp. Pitkin County	291	133	158	201	90	112	493	223	270	17%	6%
Garfield County	1,803	615	1,188	3,030	918	2,111	4,832	1,533	3,299	100%	63%
Carbondale	232	89	143	389	118	271	621	207	414	13%	8%
Glenwood Springs	717	241	476	1,205	365	840	1,922	606	1,316	40%	25%
New Castle	58	22	36	97	29	68	155	51	104	3%	2%
Silt	41	14	27	69	21	48	111	35	76	2%	1%
Rifle	279	89	190	469	142	327	748	231	517	15%	10%
Parachute	56	14	43	95	29	66	151	43	109	3%	2%
Unincorp. Garfield County	419	146	273	705	214	491	1,124	359	764	23%	15%
Regional Total	3,490	1,362	2,128	4,196	1,437	2,759	7,686	2,799	4,887		100%

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

Development Pipeline

Developments in the region that are under construction or entitled will address some of the 7,686 units needed. **Table 70** summarizes current developments by location, and projects are detailed in **Table 72**. There are 641 total pipeline affordable units in the region – 357 units in Pitkin County and 284 units in Garfield County. Units under construction are netted out of existing need and entitled units are netted out of projected housing demand for each community.

Table 70. Development Pipeline by Tenure

Description	Under Construction			Entitled			Total Pipeline			% County Pipeline	% Regional Pipeline
	Total	Owner	Rental	Total	Owner	Rental	Total	Owner	Rental		
Pitkin County	317	0	317	40	17	23	357	17	340	100%	56%
Aspen	277	0	277	18	0	18	295	0	295	83%	46%
Snowmass Village	0	0	0	0	0	0	0	0	0	0%	0%
Basalt	40	0	40	22	17	5	62	17	45	17%	10%
Unincorp. Pitkin County	0	0	0	0	0	0	0	0	0	0%	0%
Garfield County	178	10	168	106	12	94	284	22	262	100%	44%
Carbondale	23	0	23	2	0	2	25	0	25	9%	4%
Glenwood Springs	95	0	95	9	0	9	104	0	104	37%	16%
New Castle	0	0	0	29	6	23	29	6	23	10%	5%
Silt	0	0	0	0	0	0	0	0	0	0%	0%
Rifle	10	10	0	60	0	60	70	10	60	25%	11%
Parachute	50	0	50	0	0	0	50	0	50	18%	8%
Unincorp. Garfield County	0	0	0	6	6	0	6	6	0	2%	1%
Regional Total	495	10	485	146	29	117	641	39	602		100%

Source: Local Planning Departments, Economic & Planning Systems

Once pipeline units have been netted out, the total housing need across the region is 7,168 units – 2,538 in Pitkin County and 4,630 in Garfield County, shown in **Table 71**.

Table 71. Net Needs and Gaps Summary

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

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

Table 72. Regional Development Pipeline

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

Source: Local planning departments, Economic & Planning Systems

Table 73 and **Table 74** summarize net need by AMI for Pitkin County and Garfield County overall (not by jurisdiction). In Pitkin County, the greatest need for the existing shortage is under 50% AMI for renters and above 205% AMI for owners (note that this allocation is done based on the existing income distribution, and there are documented challenges in filling low-income units that currently exist in the county, and so this analysis may be overstating demand for units under 50% AMI). The greatest need for future growth is 51-85% AMI for renters, and 86-130% AMI for owners).

Table 73. Allocated Net Need by AMI – Pitkin County

Description	Pitkin County								
	Existing Shortage			Projected Need			Net Housing Need		
	Total	Owner	Rental	Total	Owner	Rental	Total	Owner	Rental
Extremely- to Very Low Income									
Category 1 (<50% AMI)	282	0	282	0	0	0	282	0	282
Low Income									
Category 2 (51% - 85% AMI)	293	119	174	487	139	348	780	258	521
Moderate Income									
Category 3 (86% - 130% AMI)	205	137	69	485	241	244	691	378	313
Middle Income									
Category 4 (131% - 205% AMI)	222	159	63	112	72	41	334	231	103
Category 5 and above	399	333	66				399	333	66
Category 5 (206% - 240% AMI)				15	12	3	15	12	3
Greater than 240% AMI				38	38	0	38	38	0
Total	1,401	748	653	1,138	502	636	2,538	1,250	1,289

Source: U.S. Census Bureau, Colorado Dept. of Labor & Employment (CDLE), LEHD, CHFA, Economic & Planning Systems

In Garfield County, the greatest need for existing shortage is less than 30% AMI for rental, and over 200% AMI for ownership (note that housing for those making less than 30% AMI is considered homeless/transitional housing and is typically programmed and funded differently from traditional affordable housing). The greatest projected need is between 71-90% AMI for renters and 111-135% AMI for owners. A detailed breakdown of existing shortage and projected need by tenure and AMI for all jurisdictions is provided in **Appendix A**.

Table 74. Allocated Net Need by AMI – Garfield County

Description	Garfield County								
	Existing Shortage			Projected Need			Net Housing Need		
	Total	Owner	Rental	Total	Owner	Rental	Total	Owner	Rental
Category I									
Extremely Low Income (<30% AMI)	232	0	232	0	0	0	232	0	232
Very Low Income (31 - 50% AMI)	162	0	162	0	0	0	162	0	162
Low Income (51% - 70% AMI)	173	0	173	388	0	388	561	0	561
Moderate Income									
Category II (71% - 90% AMI)	179	0	179	903	0	903	1,082	0	1,082
Category III (91% - 110% AMI)	142	81	60	312	155	156	453	237	217
Category IV (111% - 135% AMI)	145	94	51	769	386	383	913	479	434
Middle Income									
136% - 150% AMI	104	54	51	188	95	93	292	149	143
151% - 200% AMI	267	189	78	173	123	50	440	312	128
Greater than 200% AMI	278	197	81	215	152	63	493	349	144
Total	1,683	615	1,068	2,947	910	2,036	4,629	1,525	3,104

Source: U.S. Census Bureau, Colorado Dept. of Labor & Employment (CDLE), LEHD, CHFA, Economic & Planning Systems

Appendix A

Need Tables for All Jurisdiction

Table A-1. Pitkin County Housing Need by Tenure and AMI

Description	Pitkin County								
	Existing Shortage			Projected Need			Net Housing Need		
	Total	Owner	Rental	Total	Owner	Rental	Total	Owner	Rental
Extremely- to Very Low Income									
Category 1 (<50% AMI)	282	0	282	0	0	0	282	0	282
Low Income									
Category 2 (51% - 85% AMI)	293	119	174	487	139	348	780	258	521
Moderate Income									
Category 3 (86% - 130% AMI)	205	137	69	485	241	244	691	378	313
Middle Income									
Category 4 (131% - 205% AMI)	222	159	63	112	72	41	334	231	103
Category 5 and above	399	333	66				399	333	66
Category 5 (206% - 240% AMI)				15	12	3	15	12	3
Greater than 240% AMI				38	38	0	38	38	0
Total	1,401	748	653	1,138	502	636	2,538	1,250	1,289

Source: U.S. Census Bureau, Colorado Dept. of Labor & Employment (CDLE), LEHD, CHFA, Economic & Planning Systems

Table A-2. Aspen Housing Need by Tenure and AMI

Description	Aspen								
	Existing Shortage			Projected Need			Net Housing Need		
	Total	Owner	Rental	Total	Owner	Rental	Total	Owner	Rental
Extremely- to Very Low Income Category 1 (<50% AMI)	174	0	174	0	0	0	174	0	174
Low Income Category 2 (51% - 85% AMI)	130	67	63	261	78	183	392	146	246
Moderate Income Category 3 (86% - 130% AMI)	61	61	0	259	129	129	319	190	129
Middle Income Category 4 (131% - 205% AMI)	84	72	12	55	37	18	139	109	30
Category 5 and above	187	161	26				187	161	26
Category 5 (206% - 240% AMI)				8	6	2	8	6	2
Greater than 240% AMI				20	20	0	20	20	0
Total	636	361	275	603	271	332	1,239	632	607

Source: U.S. Census Bureau, Colorado Dept. of Labor & Employment (CDLE), LEHD, CHFA, Economic & Planning Systems

Table A-3. Snowmass Village Housing Need by Tenure and AMI

Description	Snowmass Village								
	Existing Shortage			Projected Need			Net Housing Need		
	Total	Owner	Rental	Total	Owner	Rental	Total	Owner	Rental
Extremely- to Very Low Income Category 1 (<50% AMI)	31	0	31	0	0	0	31	0	31
Low Income Category 2 (51% - 85% AMI)	69	21	49	89	27	62	158	48	111
Moderate Income Category 3 (86% - 130% AMI)	61	30	30	88	44	44	149	74	74
Middle Income Category 4 (131% - 205% AMI)	44	26	18	21	13	8	65	39	26
Category 5 and above Category 5 (206% - 240% AMI)	95	76	19	3	2	1	95	76	19
Greater than 240% AMI				7	7	0	7	7	0
Total	300	153	147	208	92	115	508	246	262

Source: U.S. Census Bureau, Colorado Dept. of Labor & Employment (CDLE), LEHD, CHFA, Economic & Planning Systems

Table A-4. Basalt Housing Need By Tenure and AMI

Description	Basalt								
	Existing Shortage			Projected Need			Net Housing Need		
	Total	Owner	Rental	Total	Owner	Rental	Total	Owner	Rental
Extremely- to Very Low Income Category 1 (<50% AMI)	22	0	22	0	0	0	22	0	22
Low Income Category 2 (51% - 85% AMI)	31	12	19	50	8	42	81	20	61
Moderate Income Category 3 (86% - 130% AMI)	34	21	13	53	25	28	88	46	42
Middle Income Category 4 (131% - 205% AMI)	44	31	13	15	9	6	60	40	19
Category 5 and above Category 5 (206% - 240% AMI)	42	36	6	2	2	0	42	36	6
Greater than 240% AMI				5	5	0	5	5	0
Total	173	100	73	125	49	77	298	149	150

Source: U.S. Census Bureau, Colorado Dept. of Labor & Employment (CDLE), LEHD, CHFA, Economic & Planning Systems

Table A-5. Unincorporated Pitkin County Housing Need by Tenure and AMI

Description	Unincorporated Pitkin County								
	Existing Shortage			Projected Need			Net Housing Need		
	Total	Owner	Rental	Total	Owner	Rental	Total	Owner	Rental
Extremely- to Very Low Income Category 1 (<50% AMI)	55	0	55	0	0	0	55	0	55
Low Income Category 2 (51% - 85% AMI)	62	19	44	86	26	60	148	45	104
Moderate Income Category 3 (86% - 130% AMI)	50	25	25	85	43	43	135	68	68
Middle Income Category 4 (131% - 205% AMI)	49	29	20	21	12	8	70	42	28
Category 5 and above Category 5 (206% - 240% AMI)	75	60	15	3	2	1	75	60	15
Greater than 240% AMI				7	7	0	7	7	0
Total	291	133	158	201	90	112	493	223	270

Source: U.S. Census Bureau, Colorado Dept. of Labor & Employment (CDLE), LEHD, CHFA, Economic & Planning Systems

Table A-6. Garfield County Housing Need by Tenure and AMI

Description	Garfield County Total								
	Existing Shortage			Projected Need			Net Housing Need		
	Total	Owner	Rental	Total	Owner	Rental	Total	Owner	Rental
Category I									
Extremely Low Income (<30% AMI)	232	0	232	0	0	0	232	0	232
Very Low Income (31 - 50% AMI)	162	0	162	0	0	0	162	0	162
Low Income (51% - 70% AMI)	173	0	173	388	0	388	561	0	561
Moderate Income									
Category II (71% - 90% AMI)	179	0	179	903	0	903	1,082	0	1,082
Category III (91% - 110% AMI)	142	81	60	312	155	156	453	237	217
Category IV (111% - 135% AMI)	145	94	51	769	386	383	913	479	434
Middle Income									
136% - 150% AMI	104	54	51	188	95	93	292	149	143
151% - 200% AMI	267	189	78	173	123	50	440	312	128
Greater than 200% AMI	278	197	81	215	152	63	493	349	144
Total	1,683	615	1,068	2,947	910	2,036	4,629	1,525	3,104

Source: U.S. Census Bureau, Colorado Dept. of Labor & Employment (CDLE), LEHD, CHFA, Economic & Planning Systems

Table A-7. Carbondale Housing Need by Tenure and AMI

Description	Carbondale								
	Existing Shortage			Projected Need			Net Housing Need		
	Total	Owner	Rental	Total	Owner	Rental	Total	Owner	Rental
Category I									
Extremely Low Income (<30% AMI)	39	0	39	0	0	0	39	0	39
Very Low Income (31 - 50% AMI)	12	0	12	0	0	0	12	0	12
Low Income (51% - 70% AMI)	19	0	19	54	0	54	73	0	73
Moderate Income									
Category II (71% - 90% AMI)	10	0	10	118	0	118	128	0	128
Category III (91% - 110% AMI)	18	13	5	41	20	20	59	33	25
Category IV (111% - 135% AMI)	17	12	5	99	50	49	116	62	54
Middle Income									
136% - 150% AMI	12	6	6	25	12	12	37	18	18
151% - 200% AMI	32	23	10	23	16	7	55	39	17
Greater than 200% AMI	50	35	15	28	20	8	78	55	23
Total	209	89	120	387	118	269	596	207	389

Source: U.S. Census Bureau, Colorado Dept. of Labor & Employment (CDLE), LEHD, CHFA, Economic & Planning Systems

Table A-8. Glenwood Springs Housing Need by Tenure and AMI

Description	Glenwood Springs								
	Existing Shortage			Projected Need			Net Housing Need		
	Total	Owner	Rental	Total	Owner	Rental	Total	Owner	Rental
Category I									
Extremely Low Income (<30% AMI)	87	0	87	0	0	0	87	0	87
Very Low Income (31 - 50% AMI)	65	0	65	0	0	0	65	0	65
Low Income (51% - 70% AMI)	57	0	57	167	0	167	225	0	225
Moderate Income									
Category II (71% - 90% AMI)	82	0	82	367	0	367	448	0	448
Category III (91% - 110% AMI)	38	24	14	126	63	63	164	87	77
Category IV (111% - 135% AMI)	36	36	0	309	154	154	345	190	154
Middle Income									
136% - 150% AMI	43	23	20	74	38	36	118	61	56
151% - 200% AMI	114	82	32	68	49	19	182	131	51
Greater than 200% AMI	105	76	29	85	61	24	190	136	53
Total	628	241	387	1,196	365	831	1,824	606	1,218

Source: U.S. Census Bureau, Colorado Dept. of Labor & Employment (CDLE), LEHD, CHFA, Economic & Planning Systems

Table A-9. New Castle Housing Need by Tenure and AMI

Description	New Castle								
	Existing Shortage			Projected Need			Net Housing Need		
	Total	Owner	Rental	Total	Owner	Rental	Total	Owner	Rental
Category I									
Extremely Low Income (<30% AMI)	6	0	6	0	0	0	6	0	6
Very Low Income (31 - 50% AMI)	5	0	5	0	0	0	5	0	5
Low Income (51% - 70% AMI)	6	0	6	9	0	9	15	0	15
Moderate Income									
Category II (71% - 90% AMI)	5	0	5	20	0	20	25	0	25
Category III (91% - 110% AMI)	8	4	4	7	4	3	16	8	7
Category IV (111% - 135% AMI)	6	3	3	18	10	8	24	13	11
Middle Income									
136% - 150% AMI	2	1	1	4	2	2	7	4	3
151% - 200% AMI	6	4	2	4	3	1	11	8	3
Greater than 200% AMI	13	9	4	5	4	1	18	13	5
Total	58	22	36	68	23	45	126	45	81

Source: U.S. Census Bureau, Colorado Dept. of Labor & Employment (CDLE), LEHD, CHFA, Economic & Planning Systems

Table A-10. Silt Housing Need by Tenure and AMI

Description	Silt								
	Existing Shortage			Projected Need			Net Housing Need		
	Total	Owner	Rental	Total	Owner	Rental	Total	Owner	Rental
Category I									
Extremely Low Income (<30% AMI)	4	0	4	0	0	0	4	0	4
Very Low Income (31 - 50% AMI)	4	0	4	0	0	0	4	0	4
Low Income (51% - 70% AMI)	5	0	5	10	0	10	14	0	14
Moderate Income									
Category II (71% - 90% AMI)	6	0	6	21	0	21	27	0	27
Category III (91% - 110% AMI)	3	2	2	7	4	4	11	5	5
Category IV (111% - 135% AMI)	4	2	2	18	9	9	22	11	11
Middle Income									
136% - 150% AMI	2	1	1	4	2	2	7	3	3
151% - 200% AMI	7	5	2	4	3	1	11	8	3
Greater than 200% AMI	6	4	2	5	4	2	11	8	3
Total	41	14	27	69	21	48	111	35	76

Source: U.S. Census Bureau, Colorado Dept. of Labor & Employment (CDLE), LEHD, CHFA, Economic & Planning Systems

Table A-11. Rifle Housing Need by Tenure and AMI

Description	Rifle								
	Existing Shortage			Projected Need			Net Housing Need		
	Total	Owner	Rental	Total	Owner	Rental	Total	Owner	Rental
Category I									
Extremely Low Income (<30% AMI)	33	0	33	0	0	0	33	0	33
Very Low Income (31 - 50% AMI)	28	0	28	0	0	0	28	0	28
Low Income (51% - 70% AMI)	35	0	35	36	0	36	71	0	71
Moderate Income									
Category II (71% - 90% AMI)	33	0	33	133	0	133	165	0	165
Category III (91% - 110% AMI)	29	14	14	49	24	24	78	39	39
Category IV (111% - 135% AMI)	33	17	17	120	60	60	153	77	77
Middle Income									
136% - 150% AMI	19	9	9	30	15	15	49	24	24
151% - 200% AMI	43	30	13	27	19	8	70	49	21
Greater than 200% AMI	27	19	8	34	24	10	61	42	18
Total	279	89	190	428	142	286	707	231	476

Source: U.S. Census Bureau, Colorado Dept. of Labor & Employment (CDLE), LEHD, CHFA, Economic & Planning Systems

Table A-12. Parachute Housing Need by Tenure and AMI

Description	Parachute								
	Existing Shortage			Projected Need			Net Housing Need		
	Total	Owner	Rental	Total	Owner	Rental	Total	Owner	Rental
Category I									
Extremely Low Income (<30% AMI)	10	0	10	0	0	0	10	0	10
Very Low Income (31 - 50% AMI)	10	0	10	0	0	0	10	0	10
Low Income (51% - 70% AMI)	7	0	7	13	0	13	20	0	20
Moderate Income									
Category II (71% - 90% AMI)	0	0	0	29	0	29	29	0	29
Category III (91% - 110% AMI)	3	3	0	10	5	5	13	8	5
Category IV (111% - 135% AMI)	5	3	3	24	12	12	30	15	15
Middle Income									
136% - 150% AMI	3	1	1	6	3	3	9	4	4
151% - 200% AMI	6	4	2	6	4	2	12	8	3
Greater than 200% AMI	4	3	1	7	5	2	11	8	3
Total	48	14	35	95	29	66	143	43	101

Source: U.S. Census Bureau, Colorado Dept. of Labor & Employment (CDLE), LEHD, CHFA, Economic & Planning Systems

Table A-13. Unincorporated Garfield County Housing Need by Tenure and AMI

Description	Unincorporated Garfield County								
	Existing Shortage			Projected Need			Net Housing Need		
	Total	Owner	Rental	Total	Owner	Rental	Total	Owner	Rental
Category I									
Extremely Low Income (<30% AMI)	54	0	54	0	0	0	54	0	54
Very Low Income (31 - 50% AMI)	39	0	39	0	0	0	39	0	39
Low Income (51% - 70% AMI)	44	0	44	99	0	99	143	0	143
Moderate Income									
Category II (71% - 90% AMI)	44	0	44	216	0	216	259	0	259
Category III (91% - 110% AMI)	42	21	21	72	35	37	113	56	58
Category IV (111% - 135% AMI)	43	21	21	181	90	90	223	112	112
Middle Income									
136% - 150% AMI	23	11	11	45	22	22	67	34	34
151% - 200% AMI	58	41	17	41	29	12	99	69	30
Greater than 200% AMI	73	51	22	51	36	15	124	87	37
Total	419	146	273	703	212	491	1,122	357	764

Source: U.S. Census Bureau, Colorado Dept. of Labor & Employment (CDLE), LEHD, CHFA, Economic & Planning Systems



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

REGIONAL HOUSING NEEDS ASSESSMENT

DRAFT PHASE II REPORT

Prepared for:

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

Prepared by:

Economic & Planning Systems, Inc.

June 16, 2026

EPS #243156

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1. Housing Problems

This chapter details specific housing problems in the Roaring Fork and Colorado River valleys, identifying additional factors (beyond those directly contributing to housing needs) leading to housing challenges in the region. These include overcrowding/temporary housing, affordability/cost burden, and displacement risk.

Overcrowding, Temporary Housing Conditions, and Homelessness

Overcrowding is defined as a living arrangement with more than one person per room (total rooms, not just bedrooms). This may include units with several roommates, multiple couples sharing one unit, or entire families living in a single bedroom. In addition to overcrowding, temporary housing conditions exist in the region, where residents live with family or friends, live in a camper or RV, stay in a private vehicle not suited for habitation, or live in a hotel/motel. Additionally, conditions in the region can cause homelessness, where individuals lose access to stable and safe permanent housing.

Aggregating data from the U.S. Census and local research by SHG Advisors and Pitkin County on homelessness, there are an estimated 247 households in Pitkin County and 601 households in Garfield County that are overcrowded, living in temporary housing conditions, or experiencing homelessness (**Table 1**).

It is important to note that these data points are typically hard to obtain and are likely an undercount, due to the nature of survey distribution and respondents' fear of possible legal consequences for their living arrangement or residency and employment status.

Table 1. Overcrowding, Temporary Housing, and Homelessness, Pitkin and Garfield Counties, 2023

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

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

Housing Affordability

Housing affordability is a significant challenge in Pitkin and Garfield Counties. Affordability is defined as a household’s ability to secure safe, stable, and adequate housing without a significant financial burden, typically not spending more than 30% of gross income on housing. In 2024, 38.1% of Pitkin County households and 34.8% of Garfield County households were cost burdened, paying 30% or more of their income toward housing (**Table 2**). The overall share of cost burdened households increased in both Pitkin and Garfield counties between 2019 and 2024. Only three communities (Snowmass Village, Basalt, and Silt) saw a decreased share of cost burdened households over this time.

Table 2. Cost Burdened Households

Description	No. of Households		% Total Households	
	2019	2024	2019	2024
Cost Burdened Households				
Pitkin County	2,636	3,511	35.3%	38.1%
Aspen	1,177	1,932	35.1%	47.1%
Snowmass Village	521	572	42.5%	32.5%
Basalt (total)	854	833	45.2%	42.4%
Garfield County	6,292	8,148	29.3%	34.8%
Carbondale	789	990	32.3%	35.2%
Glenwood Springs	1,496	1,582	37.8%	40.6%
New Castle	361	951	23.7%	46.9%
Silt	515	474	48.9%	36.1%
Rifle	858	1,180	25.2%	31.1%
Parachute	149	155	29.9%	30.0%

Source: ACS 5-Year Estimates, Economic & Planning Systems

Displacement Risk

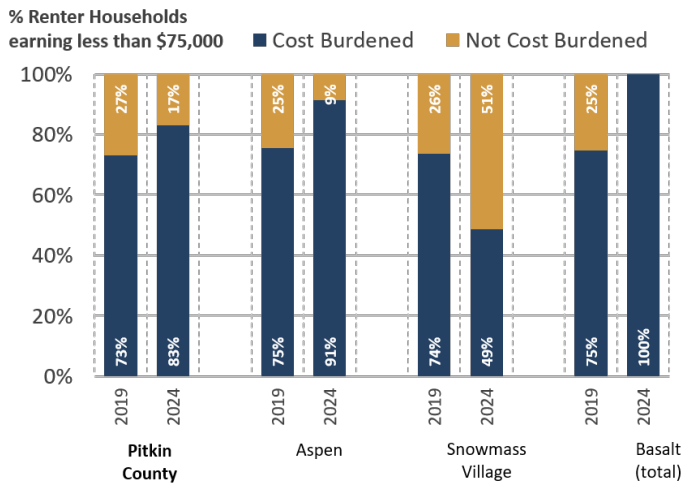
Displacement risk is the likelihood that residents or businesses may be forced to involuntarily relocate due to economic pressures or physical conditions. Many factors influence displacement risk in the region, including economic circumstances, demographics, and housing conditions.

Displacement risk is outlined based on 11 specific factors: Cost burdened low-income renter households, low-income households, renter households, older housing units, overcrowded housing units, educational attainment, English proficiency, single-parent households, BIPOC households, older populations, and residents with a disability. Many of these data points have high margins of error and may not reflect reality on the ground, but many of the issues noted below are a significant challenge in the region and increase displacement risk for many residents. This data also reflects existing conditions, which includes a significant amount of deed-restricted and affordable housing, so not all of the data represents a risk or need.

Cost Burdened Low-Income Renter Households

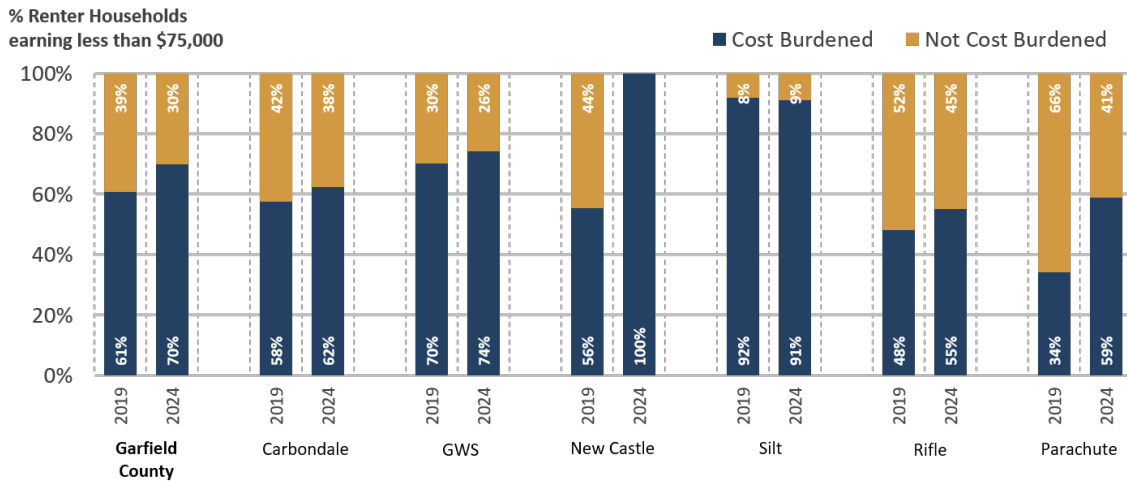
Renter households, especially those earning lower incomes and cost burdened (paying over 30% of their income toward housing), are more vulnerable to increasing rent, squeezing the balance of their income to be spread across other necessities like food and healthcare. Among renter households earning less than \$75,000 annually, over 80% in Pitkin County (Figure 1) and 70% in Garfield County (Figure 2) are cost burdened. In some communities, nearly all renter households earning less than \$75,000 are cost burdened. The share of low-income renter households who are cost burdened has generally increased since 2019.

Figure 1. Pitkin County Lower-Income Cost Burdened Renter Households



Source: ACS 5-Year Estimates, Economic & Planning Systems

Figure 2. Garfield County Lower-Income Cost Burdened Renter Households



Source: ACS 5-Year Estimates, Economic & Planning Systems

Low-Income Households

Lower income households in general, not just those that are cost-burdened, are also at risk of displacement because their incomes are insufficient to afford market rate housing or readily adjust to changes in housing costs. As shown in **Table 3**, approximately 40% of the region’s households earn below 80% AMI, increasing their vulnerability to displacement (for those not living in affordable housing).

Table 3. Share of Households by AMI

Description	% Households			
	≤ 30% AMI <i>Extremely Low</i>	31-50% AMI <i>Very Low</i>	51-80% AMI <i>Low Income</i>	>80% AMI <i>>= Moderate</i>
Pitkin County	8.3%	10.0%	19.7%	61.0%
Aspen	7.5%	9.2%	24.4%	58.2%
Snowmass Village	8.1%	10.4%	21.8%	60.4%
Basalt (Pitkin County)	5.9%	2.4%	32.9%	57.9%
Unicorp. Pitkin County	10.0%	12.2%	8.8%	66.2%
Garfield County	9.9%	9.2%	19.1%	60.8%
Carbondale	12.4%	7.4%	12.2%	67.2%
Glenwood Springs	14.0%	7.6%	15.9%	61.2%
New Castle	11.0%	2.8%	23.2%	61.3%
Silt	9.9%	10.8%	22.9%	55.2%
Rifle	8.2%	10.4%	27.2%	52.1%
Parachute	11.9%	23.7%	21.7%	41.5%
Unicorp. Garfield County	7.7%	10.4%	17.8%	64.1%

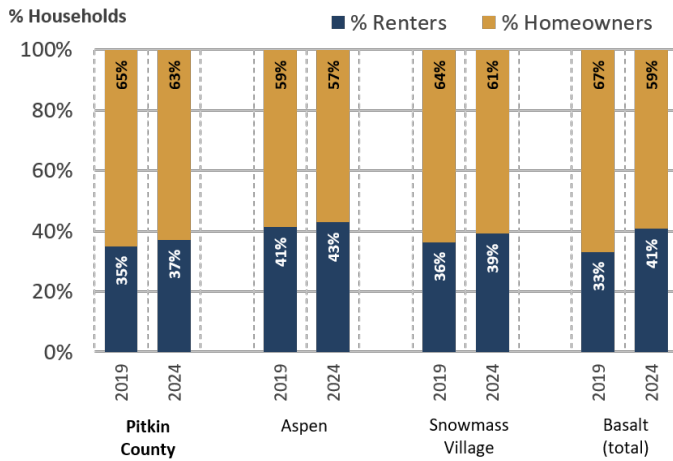
Totals may not sum due to margins of error

Source: United States Department of Housing and Urban Development. HUD Consolidated Planning/CHAS Data, 2018-2022 5-year estimates; Compiled by SDO

Renter Households

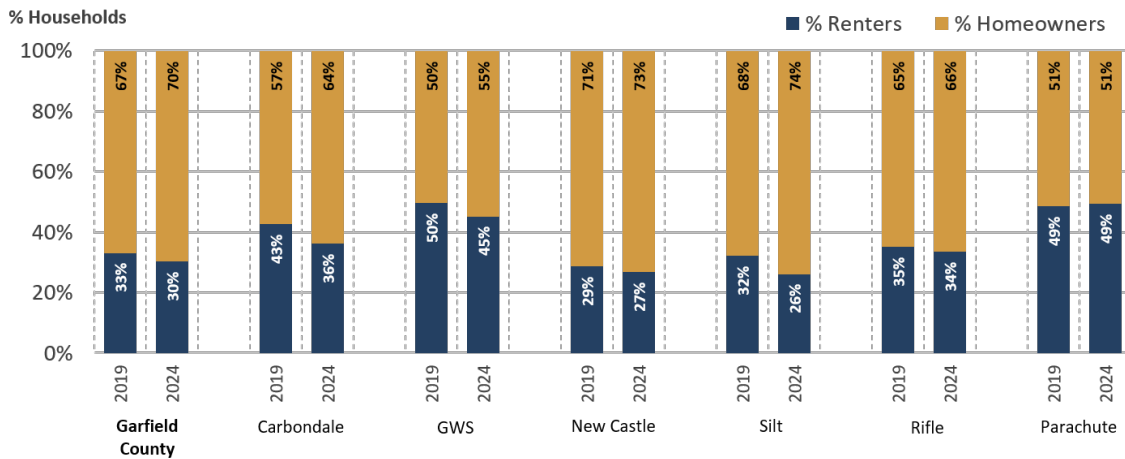
Renters may also be at greater risk of displacement because they do not own their homes and are vulnerable to unforeseen increases in housing costs. Rent can often go up significantly with new lease terms, and rising rent can increase displacement pressure for residents. Approximately 37% of Pitkin County and 30% of Garfield County households are renters (Figure 3 and Figure 4). This share is slightly higher in certain communities, including Aspen, Basalt, Glenwood Springs, and Parachute, meaning a greater share of the population are at increased risk of displacement (similarly to low-income households, those living in programmatically affordable units are less vulnerable to displacement).

Figure 3. Pitkin County Renter Households



Source: ACS 5-Year Estimates, Economic & Planning Systems

Figure 4. Garfield County Renter Households



Source: ACS 5-Year Estimates, Economic & Planning Systems

Older Housing Units

Older housing can also be a displacement risk factor due to potential deferred maintenance, more expensive maintenance in the future, and lack of accessibility features (for example, it can be challenging for someone to stay in their home as they age or if their mobility changes). Older housing units may also have historic preservation designations, making repairs and changes more challenging and/or expensive.

About 17% of Pitkin County and 14% of Garfield County housing units were built before 1970 (Table 4). This share is higher in Glenwood Springs (31%) and Rifle (23%). Some communities have also added housing since 2019, reducing the share of older housing stock.

Table 4. Housing Units Built Before 1970

Description	No. of Units		% Total Units	
	2019	2024	2019	2024
Housing built before 1970				
Pitkin County	2,279	2,235	16.3%	16.7%
Aspen	1,569	1,123	24.2%	18.3%
Snowmass Village	204	374	6.8%	12.6%
Basalt (total)	109	258	4.4%	11.8%
Garfield County	4,221	3,524	17.6%	14.1%
Carbondale	349	234	12.8%	7.9%
Glenwood Springs	1,503	1,320	33.7%	31.4%
New Castle	152	66	9.1%	3.2%
Silt	164	66	15.0%	5.0%
Rifle	737	901	20.6%	22.7%
Parachute	123	60	18.7%	10.9%

Source: ACS 5-Year Estimates, Economic & Planning Systems

Overcrowded Housing Units

As described above, overcrowding is defined as a living arrangement with more than one person per room. As of 2024, about 1.0% of Pitkin County occupied housing units and 2.0% of Garfield County were overcrowded (Table 5). This data shows that in most communities, the share of overcrowded units has decreased since 2019.

Table 5. Overcrowded Housing Units

Description	No. of Units		% Occ. Units	
	2019	2024	2019	2024
Overcrowded Housing Units				
Pitkin County	172	95	2.3%	1.0%
Aspen	92	47	2.7%	1.1%
Snowmass Village	38	0	3.1%	0.0%
Basalt (total)	37	38	2.0%	1.9%
Garfield County	1,010	476	4.7%	2.0%
Carbondale	159	24	6.5%	0.9%
Glenwood Springs	241	10	6.1%	0.3%
New Castle	89	63	5.8%	3.1%
Silt	8	17	0.8%	1.3%
Rifle	142	71	4.2%	1.9%
Parachute	3	11	0.6%	2.1%

Source: ACS 5-Year Estimates, Economic & Planning Systems

Educational Attainment

Individuals with low educational attainment, non-English speakers, single-parent households, and households headed by people identifying as Black, Indigenous, and People of Color (BIPOC households) can have higher risk of displacement due to job access and employment and housing discrimination.

In Pitkin County, only about 3.7% of the population aged 18 years and over do not have a high-school degree (Table 6). In comparison, 11.0% of the adults in Garfield County do not have a high-school degree, with slightly higher shares in Carbondale and Rifle.

Table 6. Population Aged 18 and Older Without a High School Degree

Description	Count		% Total Adults	
	2019	2024	2019	2024
Adults without a high school degree				
Pitkin County	498	535	3.3%	3.7%
Aspen	143	88	2.2%	1.4%
Snowmass Village	5	100	0.2%	3.9%
Basalt (total)	118	26	3.7%	0.7%
Garfield County	5,818	5,166	13.2%	11.0%
Carbondale	1,000	699	19.0%	12.6%
Glenwood Springs	996	911	12.8%	11.6%
New Castle	322	164	9.4%	4.6%
Silt	221	301	10.4%	11.5%
Rifle	1,213	1,119	17.9%	14.6%
Parachute	202	77	22.7%	8.0%

Source: ACS 5-Year Estimates, Economic & Planning Systems

English Proficiency

Residents in the region are generally proficient in English. In 2024, 0.3% of Pitkin County residents aged 5 years and above, and 5.7% in Garfield County, reported to have limited English proficiency (Table 7).

These figures have large margins of error (for example, it is unlikely that the true count in Snowmass Village is 0) and may be an undercount due to self-reporting and because residents with limited English proficiency may also have immigrant backgrounds with a distrust of government. These residents may be facing housing instability, along with language and cultural barriers.

Table 7. Population with Limited English Proficiency

Description	Count		% Pop >5yrs	
	2019	2024	2019	2024
Population 5 years and older with limited english proficiency				
Pitkin County	118	48	0.7%	0.3%
Aspen	7	45	0.1%	0.7%
Snowmass Village	0	0	0.0%	0.0%
Basalt (total)	45	0	1.2%	0.0%
Garfield County	3,076	3,337	5.6%	5.7%
Carbondale	655	306	10.4%	4.8%
Glenwood Springs	596	312	6.3%	3.2%
New Castle	296	278	6.6%	6.4%
Silt	123	203	4.4%	5.9%
Rifle	685	896	7.6%	9.2%
Parachute	41	11	3.4%	0.8%

Source: ACS 5-Year Estimates, Economic & Planning Systems

Single-Parent Households

In addition to single-parent households being at risk of displacement due to job access and employment and housing discrimination, they also often have lower incomes and higher relative costs related to childcare compared to two-parent households. Approximately 3.2% of Pitkin County households and 5.9% of Garfield County households were single-parent households in 2024 (Table 8). There are higher rates of single parent households in Silt (11.9%) and Parachute (16.1%). The rate of single parent households decreased in all Pitkin County communities between 2019 and 2024, which may indicate displacement already occurring in this group.

Table 8. Single-Parent Households

Description	No. of Households		% Total Households	
	2019	2024	2019	2024
Single-Parent Households				
Pitkin County	578	296	7.7%	3.2%
Aspen	218	169	6.5%	4.1%
Snowmass Village	140	47	11.4%	2.7%
Basalt (total)	53	16	2.8%	0.8%
Garfield County	1,193	1,390	5.5%	5.9%
Carbondale	114	103	4.7%	3.7%
Glenwood Springs	250	322	6.3%	8.3%
New Castle	122	85	8.0%	4.2%
Silt	161	157	15.3%	11.9%
Rifle	123	322	3.6%	8.5%
Parachute	59	83	11.8%	16.1%

Source: ACS 5-Year Estimates, Economic & Planning Systems

BIPOC Households

About 19% of Pitkin County heads of households and 28.3% of Garfield County identified as a race or ethnicity other than non-Hispanic white (Table 9). These residents may face housing discrimination, leading to higher vulnerability to displacement. Similarly to the data on English proficiency, these data have large margins of error and should be taken as general trends, and not absolute counts.

Table 9. BIPOC Households

Description	No. of Households		% Total Households	
	2019	2024	2019	2024
BIPOC Households				
Pitkin County	567	1,752	7.6%	19.0%
Aspen	315	896	9.4%	21.8%
Snowmass Village	0	322	0.0%	18.3%
Basalt (total)	77	261	4.1%	13.3%
Garfield County	4,941	6,628	23.0%	28.3%
Carbondale	619	590	25.3%	21.0%
Glenwood Springs	916	1,362	23.1%	35.0%
New Castle	327	711	21.5%	35.1%
Silt	334	507	31.7%	38.6%
Rifle	888	1,537	26.0%	40.5%
Parachute	104	36	20.9%	7.0%

Source: ACS 5-Year Estimates, Economic & Planning Systems

Older Population

Aging residents and populations with disabilities are more vulnerable to displacement due to limited employment and housing opportunity, and are often living on fixed incomes which make it more challenging to adjust to rising housing costs. The population over age 65 is increasing across the region, with 22.8% of Pitkin County residents and 14.8% of Garfield County residents aged 65 years and older. Communities like Snowmass Village and Basalt have a higher share of older residents, at nearly 35% and 24% respectively (Table 10).

Table 10. Population Aged 65 Years and Above

Description	Population >65yrs		% Total Population	
	2019	2024	2019	2024
Population aged 65 years and over				
Pitkin County	3,192	3,875	17.8%	22.8%
Aspen	1,413	1,174	19.0%	17.4%
Snowmass Village	416	1,038	14.9%	34.9%
Basalt (total)	787	1,038	20.5%	23.9%
Garfield County	7,477	9,222	12.7%	14.8%
Carbondale	815	1,322	12.0%	19.9%
Glenwood Springs	1,369	1,364	13.8%	13.3%
New Castle	396	775	8.1%	15.9%
Silt	172	274	5.5%	7.5%
Rifle	1,022	1,015	10.6%	9.6%
Parachute	113	152	8.6%	10.7%

Source: ACS 5-Year Estimates, Economic & Planning Systems

Populations with a Disability

Over 15% of Pitkin County households and 20% of Garfield County households reported to have at least one member in their households with a disability, as shown in **Table 11**. These households are at a higher risk of displacement since they may have fewer employment and housing options that are accessible.

Table 11. Households With Household Members with Disability, 2022

Description	Pitkin County		Garfield County	
	Estimate	Share	Estimate	Share
Household member has a hearing or vision impairment	810	10.0%	2,410	10.8%
Household member has an ambulatory limitation	220	2.7%	2,230	10.0%
Household member has a cognitive limitation	385	4.7%	1,595	7.1%
Household member has a self-care or independent living limitation	275	3.4%	1,810	8.1%
Household member has at least one of the above limitations	1,265	15.6%	4,530	20.2%
Household member has none of the above limitations	<u>6,850</u>	84.4%	<u>17,860</u>	79.8%
Total Households	8,115		22,390	

Note: Households may be counted in multiple categories (categories are not mutually exclusive)

Source: HUD Comprehensive Housing Affordability Strategy 2018-22 (CHAS), Economic & Planning Systems

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2. Housing Resources

Housing challenges have been a long-term persistent issue in the region, and the counties and municipalities have already made strides in addressing housing affordability. There are a variety of housing affordability programs and resources that are available throughout the region, as shown in **Table 12**.

Table 12. Summary of Existing Housing Resources

Program	Pitkin County	Aspen	Snowmass Village	Basalt	Garfield County	Carbondale	Glenwood Springs	New Castle	Silt	Rifle	Parachute
Deed Restriction Programs Includes buy-downs and deed restriction incentive programs, either at time of sale or for existing owners	X	X	X			X	X				
Inclusionary Housing Policies Includes inclusionary housing ordinances, set-aside requirements, and affordability incentives	X	X	X	X	X	X	X	X			
Down Payment Assistance Includes grants, loans, or deed restriction incentives or contributions to down payment assistance programs	X	X	X		X		X				
Employee Housing Programs Includes deed-restricted units and down payment assistance specifically for town	X	X	X				X	X			
Habitat for Humanity Communities with current or planned Habitat for Humanity developments	X		X	X	X	X	X	X			
Rental Assistance Includes grants and loans for first/last month rent and security deposit		X					X				
ADU Incentives Includes loans, grants, and fee waivers for ADU construction for local housing		X	X	X	X		X				X
Fee waivers and reductions Includes utility fees, permitting fees, and other development costs		X		X	X	X	X	X			

Source: Respective Towns and Counties, Economic & Planning Systems

Existing Housing Tools and Programs

Deed Restriction Incentives and Buydown Programs

Deed restriction incentives and buydown programs are programs where governments or organizations provide funding to a prospective home buyer or an existing homeowner in exchange for placing a deed restriction on their home. These funds may be used to either “buy-down” a home, i.e. reduce purchase price, or towards maintenance and upkeep of a home that may allow an existing owner to remain in their home. The deed restriction typically restricts ownership in perpetuity to a local employee or resident.

- **The West Mountain Regional Housing Coalition (WMRHC)**, a nonprofit organization working with local governments in the region to address housing affordability, administers the Good Deeds program, which contributes funds at closing of a market home purchase toward the application of a deed restriction on the property. The WMRHC contributes up to 30% of the contracted purchase price in exchange for the recording of a price-capped deed restriction on the property in perpetuity. To qualify for the program, buyers must work an average of 1,400 hours per year anywhere in Pitkin and Garfield counties, with 75% of those hours at a business with a physical location in the counties. As of June 2026, WMRHC had purchased 23 deed restrictions.
- Many governments within the region are members of the WMRHC, including Pitkin County, the Towns of Carbondale, Basalt, and Snowmass Village, and the Cities of Aspen and Glenwood Springs. Some of these communities and other agencies in the region also have local deed restriction programs.
- The **City of Aspen** administers an Affordable Housing Credits Program (AH credits), aiming to both encourage private sector development of affordable housing and to establish an option for housing mitigation that immediately offsets the impact of new development. A Certificate of Affordable Housing Credit is issued to a developer who builds affordable housing voluntarily (rather than to meet a mitigation requirement). This certificate can then be purchased by another entity to satisfy the mitigation requirements of its own new development.

Inclusionary Housing Policies and Mitigation Requirements

Inclusionary Housing Ordinances (IHOs) are policies that require a designated percentage of housing units in new developments to be set aside as affordable or local housing. These policies ensure that new residential growth naturally includes housing options accessible to local households. Some governments also administer workforce housing mitigation measures on new developments that require developers to build, buy, or pay for affordable housing to offset the impact of their development on the local housing market.

- **The Pitkin County Employee Housing Impact Fee (EHIF)** requires developers and property owners to mitigate the local workforce housing shortage caused by new development, demolitions, or replacement construction. The fee is calculated to offset the number of employees generated by construction and permanent maintenance of a property. Funds collected from the EHIF are used by the County to subsidize, acquire, and build dwelling units managed by APCHA or the County. A developer may be allowed to avoid full payment of the impact fee through the construction of deed restricted employee housing, the acquisition and deed restriction of existing residential housing units, or the dedication of real property to Pitkin County that will be used for the construction of employee housing.
- **The City of Aspen's IHO** requires 30% of a residential development's total floor area to be set aside for affordable housing. When a project triggers employee housing mitigation or fee-in-lieu requirements, the City conducts an employee generation analysis. The current residential mitigation rate is 0.107 Full-Time Equivalent (FTE) employees per 1,000 square feet of free-market single-family, duplex, and multi-family development. This rate reflects 100% of construction-related employee generation and 25% of operations and maintenance employee generation. To help developers satisfy their combined IHO and employee mitigation obligations, the City's Affordable Housing Mitigation Program offers a menu of compliance options, including the Certificate of Affordable Housing Credits program.
- **The Town of Snowmass Village** requires developers to mitigate 100% of the employee housing demand created by new projects. Developers must typically construct on-site or off-site affordable housing, pay fees-in-lieu, or donate land for housing projects.
- In **Basalt**, all new residential developments with more than two units are required to provide 20% of residential units (at least 25% of residential square footage) as deed-restricted housing affordable to those making an average 100% AMI for rentals and 120% AMI for for-sale units. Additionally, 30% of employees generated by new commercial development are required to be mitigated for with housing affordable to those making an average of 100% AMI.

- **Garfield County's Land Use Development Code (LUDC)** requires that all residential Land Use Change permits and subdivisions proposing 15 or more units or lots in unincorporated Garfield County provide 10% of the lots or units as Mitigation Units. Developers can meet this obligation through the construction of income-limited for-sale or rental housing on site, a partnership and monetary donation to a nonprofit that constructs affordable housing, or off-site construction subject to BOCC approval. Mitigation units must be affordable to low- and moderate-income households, dispersed across three categories: 20% of required units must be affordable at Category I (70% AMI and sold up to 80% AMI households), 30% must be Category II (90% AMI and sold up to 100% AMI households), and 50% of units must be in Category III (110% AMI and sold up to 180% AMI households).
- In **Carbondale**, the Community Housing Inclusionary Requirements established a two-track compliance policy for developments of four or more units, each for rental and ownership projects. Under the rental track, four-unit projects must set aside 25% of units for local AMI categories, projects with five to six units require 20% AMI units (15% of bedrooms), while projects with seven or more units require 25% AMI units (20% of bedrooms). The for-sale track combines AMI and Resident Occupied (RO) restrictions. Four-unit developments must provide 25% RO units. Projects with five to six units require 20% AMI units (15% of bedrooms) plus 20% of remaining units as RO. Projects with seven to nine units require 25% AMI units (20% of bedrooms) plus 20% of remaining units as RO. Large projects of ten or more units require 25% AMI units (20% of bedrooms) plus 25% of remaining units as RO. Both tracks apply an AMI sequencing cycle to distribute affordability across income bands. The first required unit targets 100% AMI, the second targets 80% AMI, and the third targets 120% AMI. The fourth unit requires 150% AMI for for-sale projects or 80% AMI for rental projects, after which the allocation cycle repeats. The Community Housing Guidelines provides additional direction for mitigation compliance and directs the types of units being built, minimum unit size, and sale price.
- Per the **Glenwood Springs Community Housing Standards and Guidelines**, all developments with 10 or more units must provide 10% (for-sale) or 20% (rental) of units as affordable to 100% AMI. Furthermore, 20% of units, rental or for-sale, must be occupied by local workforce

Downpayment Assistance

Downpayment Assistance is a financial program that provides grants or loans to help homebuyers cover the upfront costs of purchasing a home.

- The **Garfield County Housing Authority (GCHA)** provides up to 3% of the purchase price of a home, up to a maximum of \$15,000, to qualified households who work a minimum of 30 hours per week and earn below 150% AMI. The loan must be repaid within 30 years or upon specific conditions such as resale, refinance, default and foreclosure, whichever is earlier.
- The **City of Glenwood Springs** administers a downpayment assistance program where first-time homebuyers and first-generation homebuyers with gross household incomes of up to \$126,721 can receive downpayment assistance of up to 20% of the purchase price within city limits. Repayment on the loan would only be due upon resale, refinance, or when it is no longer the primary residence.

Employee Housing Programs

Employee housing programs provide assistance to City, Town, or County employees to rent or purchase a residence.

- The **City of Aspen** provides a range of resources for full-time employees subject to City Manager approval. This includes subsidized rental, ownership, and transitional rentals through the 78 housing units in their inventory, a homeowner assistance program in the form of a loan, and rental assistance for all employees.
- **Pitkin County** has made available a “Touchdown Unit” for County employees living outside the transit service area, to facilitate access to an overnight studio up to two nights at no charge. The County also administers an Employee Housing Opportunity Program through shared equity and downpayment assistance. The shared equity model contributes funds towards buying a free-market unit in exchange for placing a Pitkin County deed restriction on the unit, whereas downpayment assistance provides access to a low-interest loan up to \$50,000 or 15% of the purchase price, via the Impact Development Fund for closing related costs. Ownership achieved through the shared equity model is contingent upon employment with Pitkin County, while ownership achieved through downpayment assistance is not.
- The **Town of Snowmass Village** provides rental housing units within their inventory at subsidized rates to its employees.
- The **City of Aspen and Town of Snowmass Village** can also provide one and up to two employees respectively, priority status to purchase a condominium at Habitat for Humanity’s The Carter building (formerly known as L3) in Glenwood

Springs, that offers deed-restricted, affordable homeownership units with prices ranging from \$320,000 to \$388,000.

- In the **Town of New Castle**, the developments of Longview at Lakota and North Wildhorse provide its partner agencies with the first right of refusal for up to 26 rental units (Longview at Lakota) and 3 rental units (North Wildhorse), at a 25% discounted rate. These units are then available to other beneficiaries, including Town staff.
- Many local employers also have housing and/or assistance programs for their employees. For example, the Roaring Fork School District has approximately 117 rental units in their inventory that are available to employees at below-market rent through a housing lottery process.

Rental Assistance

Rental Assistance is a financial program in which a government or organization provides grants, loans, or other funds to help subsidize rental costs for eligible households.

- The **City of Glenwood Springs** initiated an employer-based rental assistance pilot program in 2025. Businesses in the city can apply for rental assistance on behalf of their employees who spend over 30% of their income on rent, and assistance is covered equally by the City of Glenwood Springs 2C fund and the employer.

ADU Incentives

Accessory Dwelling Units (ADUs) can add a considerable amount of housing to an area and provide other benefits such as generating a passive income and providing independent housing for aging residents or their caretakers. Local governments can incentivize the development of ADUs through financial or regulatory benefits.

- In **Pitkin County**, Caretaker Dwelling Units (CDUs) serve as a housing resource by allowing property owners to build smaller accessory spaces for local workers or multi-generational families. These units are deed-restricted to protect against short-term rentals, requiring a minimum six-month lease if rented, and occupancy is limited to immediate family or two qualified community employees. The County's code allows attached units by right in several residential and agricultural zones, while offering a special review pathway for detached layouts or commercial zones. CDUs are limited to 700 or 1,000 square feet depending on lot size, require two parking spaces, and remain tied to the primary parcel rather than being sold separately or used as commercial development mitigation.
- The **City of Aspen** has ADU/Carriage Houses as part of the menu of options for affordable housing mitigation. There are floor area bonuses granted and this can generate AH credits when the unit is deed restricted and sold under APCHA.
- The **Town of Snowmass Village** incentivizes the development of ADUs by streamlining approvals and modifying codes to increase workforce housing. Revisions include allowing ADUs by right up to 750 square feet or 15% of allowable floor area to encourage creation while protecting neighborhood scale.
- The **Town of Basalt** has recently established an ADU incentive program to facilitate the construction of ADUs through a Revolving Loan program. To qualify for funds, the tenants of the ADU must work within the Basalt area.
- **Garfield County's LUDC** allows for additional ADUs for employee housing by right in commercial zones and with administrative review in other zones.
- **The City of Glenwood Springs** permits ADUs in all zones where Single-Family Residences (SFRs) are permitted and apply a reduction in system improvement fees for the ADU.
- As part of the awarded CEO Local Impact accelerator grant, the **City of Rifle** is developing several pre-approved ADU plans that can be utilized by Rifle property owners within city limits. Additionally, the City is offering five \$10,000 impact fee waivers to use towards City required impact fees on ADU's.

Fee Waivers and Reductions

There are several ways local governments can structure fee waivers and reductions to facilitate development, including affordable housing.

- Under **Aspen's municipal code**, the City Council can waive or reduce impact fees for developments classified as affordable housing or essential public facilities if they choose to subsidize the project. The City has recognized the high costs of permit fees for doing business within the City of Aspen. These high costs reflect the unique economic market and stringent regulatory requirements of development and redevelopment within the City of Aspen. In response to and understanding of the high fees for services provided by the City, the City has also spent time building policies around waivers and deferrals for certain types of development.

The concept of waivers and/or deferrals has been articulated through guiding policies within the Aspen Area Community Plan (AACP). Specifically, Section VII.3, states that abatements in mitigation for certain types of development should be encouraged that provide significant community benefits and are in the public interest. This includes certain building and permit related fee waivers and/or deferrals for: Fee waiver for new 100% deed restricted Affordable Housing Projects; Affordable Housing mitigation deferral agreements for property owners who are qualified as a full-time local working resident to pass the fees accrued through redevelopment along to a future homeowner of that property who is not qualified as a full-time working local; Full and partial waivers for development projects carried out by internal City of Aspen departments – notably Asset Management.

- For any projects proposing to create Mitigation Units as part of their development, **Garfield County** waives traffic impact and building permit fees.
- In **Carbondale**, the Board of Trustees may approve fee waivers of Land Use applications, professional fees, special studies, building permit and plan check fees, and park development fees. The fees only apply to deed restricted units and can be prorated to apply to the deed restricted units.
- All residential development in **Glenwood Springs** is eligible for a system improvement fee waiver if they voluntarily deed restrict units to 100% AMI and to occupancy by local workforce, per the Voluntary Deed Restriction program. The City Council may also grant fee waivers to other types of development.

Land Use and Regulatory Policies

Land Use and regulatory policies facilitate development, including affordable housing, by removing restrictive barriers and creating financial incentives for builders. These policies could include updating zoning codes to allow higher density and streamlining permitting processes, among others.

- In **Pitkin County**, the Growth Management exemption policy removes growth-control barriers for four distinct types of deed-restricted housing: category-specific affordable sale units, Resident Occupied (RO) sale units, Caretaker Dwelling Units (CDUs), and job-related on-site affordable rental units. The code allows "70/30" mixed-income projects within the AH/PUD zone to be exempt from growth management if they provide a minimum of 70% affordable or RO units, align with APCHA goals, and sit within a half mile of transit. Outside of these specific Affordable Housing zones, exemptions are granted for standard category sale units, and additional density on substandard lots may also be allowed through a special review process. Furthermore, the policy extends to individual CDUs on substandard lots, publicly owned rental projects, and job-related on-site worker housing.
- The **City of Aspen** utilizes its Land Use Code (LUC) to incentivize Affordable Housing through increased density and intensity. In core mixed-use and multifamily residential zones, 100% Affordable multifamily developments are permitted at a higher intensity by right. The city also allows rural adaptation, by permitting higher density near key service areas. Additionally, the City's LUC allows affordable housing as a use by right to remove unnecessary obstacles in the development of 100% Affordable Housing across most of Aspen's zone districts, in an effort to streamline review and provide more predictability to both private and public sector affordable housing projects.

Following the City of Aspen's 2021–2022 Building Moratorium, newly adopted language updated the Affordable Housing density bonus program. As a result, developers can now build 100% affordable triplexes or fourplexes in residential zones previously restricted to single-family homes and duplexes. Further, the city provides dimensional flexibility such as reduced minimum lot sizes to existing, non-conforming multi-family properties if they convert to deed-restricted Affordable Housing. Lastly, the City adopted language in 2022, creating an administrative review pathway for 100% deed-restricted affordable housing projects that fully comply with the LUC. Previously, these projects required Planning and Zoning Commission review, even when they met all underlying zone district dimensions, parking minimums, and development standards. This update streamlined the review process, providing greater timeline predictability for development.

- **Garfield County** may grant a density bonus for any development in the Residential Suburban (RS) and Residential Urban (RU) zones that are also within Urban Growth Areas, if the project creates one or more Mitigation Units as part of the development. Additionally, the County is also exploring an expedited review process for Affordable Housing, planned for implementation in 2026.
- **Glenwood Springs** has established residential design standards with a housing variety requirement that obligates larger multifamily residential developments (25+ units) to provide a variety of housing types. The City offers multiple ways for developers to satisfy this requirement with higher levels of affordability. Projects may also make a payment to the City in lieu of providing all or a portion of the required housing variety types, subject to City Council approval. Additionally, to facilitate housing construction, the City permits development on original Townsite lots created between 1883 and 1913. Even if these non-conforming lots do not meet current minimum lot size requirements, they are considered buildable for all uses allowed within the zone district, subject to standard parking and design regulations.
- **New Castle's Comprehensive Plan** has established Affordable Housing goals and policies to pursue Affordable Housing development and preservation. Goal HO-1A states that New Castle will investigate, pursue and establish mutually supportive and beneficial partnerships with other agencies to preserve and create Affordable Housing. Other policies state that new development will be required to provide a variety of housing densities, types and sizes to ensure a diversity of unit availability and unit pricing that serve a broad spectrum of the community, that the Town will favor developments with higher building densities and smaller home sizes that serve middle and lower income buyers, and that on-site employee housing may be required in connection with non-residential development. Lastly, policy HA-4A states that Town will pursue affordable housing for workforce in jobs deemed essential to community quality, including, but not limited to, public safety, teaching, public health and government.

Development Specific Programs

Development Specific Programs are programs in which incentives or benefits are tied directly to a certain development, typically negotiated by the local government.

- Certain developments in the **Town of New Castle** include specific provisions targeting local residents and workforce members. At Longview at Lakota, partner agencies hold a right of first refusal for up to 26 rental units at a 25% discount. This program specifically benefits staff from the Town, the RE-2 school district, Colorado River Fire Rescue (CRFR), Habitat for Humanity, Valley View, and other local employees. Similarly, at North Wildhorse, partner agencies have a right of first refusal for up to three units at a 25% discount, set aside for town staff and local workers. For senior living, Lakota Ridge and New Castle Senior Housing provide 50 and 24 income-based, discounted rental units, respectively, for residents aged 55 and older. Finally, the Coal Seam development dedicates four housing units specifically for employees of its on-site retail establishments.

Other Programs

- The Citizen Housing policy in **Pitkin County** establishes a framework to protect and expand the supply of affordable, desirable housing for local workers, seniors, and individuals with disabilities. It directs new affordable development and diverse housing types into established Urban Growth Boundaries while discouraging sprawling urban densities in rural areas. Outside these boundaries, the policy permits low-impact options such as caretaker units, job-related on-site housing, and the replacement or conversion of existing local housing. Furthermore, it promotes the rehabilitation, purchase, and financial buy-down of existing units, while giving structural preference to developers who use innovative, energy-conserving building techniques to lower long-term living costs.
- The **City of Aspen** is developing the Aspen Area Community Trust, which is intended to be a Community Land Trust (CLT) model for the development of affordable housing and commercial space.
- The **Town of Snowmass Village** streamlines affordable housing approvals in its land use code with a more flexible "special review" process, as opposed to the traditional PUD process. This shift is designed to reduce the number of formal review meetings, allowing for faster, more collaborative development of workforce housing.
- The **City of Rifle** has adopted Fast Track requirements for Proposition 123.

Dedicated Funding Sources

Many of the housing programs listed above require funding from the government and organizations that administer them. Some dedicated funding sources for housing are in place, as listed below.

- **Pitkin County's** Affordable and Workforce Housing Mill Levy is an annual mill levy of 1.5 mills for no more than 25 years starting in 2025 to be used for affordable and attainable housing purposes. Approximately \$8.3M is generated annually in funds, which can be used for partnering on housing programs, buying deed restrictions on free market housing, creating a capital reserve maintenance fund, reducing homelessness impacts on public agencies, prioritizing housing in areas consistent with existing employment, and attracting and retaining essential workers, services, and facilities to protect rural character.
- As described earlier, the EHIF in Pitkin County is a fee assessed on applicable development to defray the cost of employee housing by mitigating the impacts of development. The fee is calculated based on size and type of development and paid at the time of building permit issuance. Amounts generated fluctuate year to year based on approved development. The employee housing impact fee supports the policy of Pitkin County to provide affordable employee housing for individuals working in Pitkin County
- In **Aspen**, the Real Estate Transfer Tax (RETT) is a 1.0% real estate transfer tax for the purpose of addressing community housing and became effective July 1, 1989. The first \$100,000 is excluded from taxation, and all existing affordable deed restricted housing units are exempt. This tax has a sunset provision, and absent an extension by voter approval, it will expire after December 31, 2060. The funds collected are deposited into the City's Housing Development Fund, to be utilized for workforce housing.
- Aspen applies a 5.00 to 10.00% Short-Term Rental Tax. At least 70% of all receipts are directed towards affordable housing efforts and the remainder (up to 30%) towards environmental initiatives and capital repair and maintenance needs. The City of Aspen also manages a 505 Employee Housing Fund, funded by individual departments which contribute \$10,000 per FTE. These funds are directed towards building, maintaining, and acquiring units for City of Aspen employees. Lastly, a 0.45% sales tax, also set to sunset in 2060, is partly dedicated toward workforce housing.
- In **Basalt**, a Short-Term Rental (STR) Regulatory Fee at the rate of \$2,532 per bedroom on non-exempt STRs, is collected and applied toward affordable housing creation. The fee is expected to generate approximately \$100,000 per year. The Town also negotiates Real Estate Transfer Assessments (RETA) for individual development projects, and collected funds are either entirely or partly dedicated toward affordable housing creation.

- **Snowmass Village** voters approved a measure (2C in 2022) to repurpose existing tax revenue for workforce housing, rather than raising taxes. This allows the town to use portions of the 2.4% lodging tax and 2.5% sales tax for the acquisition, construction, and maintenance of local workforce housing. The Town's Floor-Area Excise Tax applies to additions to existing homes that exceed the town's established square footage limits by 10% or 550 square feet. The final tax is determined per square foot of the excess floor area and the funds collected are applied toward workforce housing. Other sources of funds are the Town's STR permit fee of \$400 per unit and operating income of the housing portfolio.
- **Garfield County's** BOCC has discretionary grants and funding that have been used to support specific projects.
- Like Basalt, the **Town of Carbondale** negotiates voluntary RETAs on properties throughout the town. Funds generated through RETAs vary significantly year-to-year and are contributed to the General Housing Fund, and disbursed subject to trustee discretion.
- In **Glenwood Springs**, half of the 2.50% accommodation tax applied is dedicated toward the development, preservation, and partnerships for workforce housing.

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3. Housing Development Challenges and Opportunities

The Greater Roaring Fork region's housing needs are exacerbated by development challenges. With increasingly unreachable market housing prices and rent, subsidized deed-restricted housing has remained one of the only ways the local workforce and residents can afford to remain in the community. However, increasing construction costs, geographic constraints, limited land and labor availability, a short building season, infrastructure challenges, and limited resources constrain further development and add to housing challenges.

Development Challenges and Market Limitations

Key challenges to development include:

- **Land Scarcity:** Pitkin County's Community Housing Appendix of the Pitkin County Vision 2050 comprehensive plan recognizes limited development opportunity within the Urban Growth Boundaries (UGB). Across the Aspen and Basalt UGBs, there is only an estimated 109 acres of privately owned vacant land left to potentially develop.
- **Development Costs:** The cost of new housing development has been increasing across Colorado and is felt acutely in mountain resort communities such as the Greater Roaring Fork region. As an example, in the upper-valley, land costs range between \$3 - \$5 million per acre, and cost to build is at or above \$1,000 per square foot, making a two-bedroom apartment or condominium cost over \$1 million to produce. The increasing costs of material and labor exacerbate the housing challenges in the region and make development of housing affordable to residents prohibitively expensive without financial assistance.
- **Non-Local Demand for New Product:** As one of the nation's most coveted mountain resort and destination communities, there is high demand for new housing product from non-residents. This additional demand creates competition for limited new housing, often pricing out residents because of the higher buying power of non-local buyers. While this pressure is more exaggerated in the upper-valley areas, as development opportunities are discovered in the middle- and lower-valley areas, the non-local demand may also migrate.
- **Water Access:** The potential to develop land is further restricted by limited water resources and by the need to develop infrastructure to support development. Additionally, water availability in individual jurisdictions impacts the methods in which they may be able to meet their housing needs. While the

housing needs identified in this report are estimates based on the data analyzed, if a jurisdiction does not have available water to meet that need through new development, it will need to explore alternative housing strategies like preservation and/or work with partner jurisdictions to collectively meet the regional need.

Pitkin County's Water Conditions Report associated with the Pitkin County Vision 2050 comprehensive plan, considers modest population growth and new development and suggests redevelopment and remodeling of its existing building stock will have a larger impact on future water demand. Based on Pitkin County's 2050 build-out estimates, the report estimates that new residential development could add an additional 500 to 2,100 acre-feet of demand. It highlights that existing public water systems are not equipped for unplanned growth or redevelopment, meaning any new connections will require significant financial support and infrastructure upgrades to remain reliable. At the same time, ongoing proliferation of large homes served by private, exempt wells could challenge future reliability.

Garfield County's Comprehensive Plan 2030 explicitly links future growth to water availability, noting that availability of legal and physical water is a primary constraint to future development in Garfield County. Due to limited water resources, municipal water providers and special districts often require developers to dedicate physical water rights or demonstrate adequate legal supply before approving new developments, adding to barriers of housing development.

4. Policy Programs and Recommendations

Based on the housing needs and goals outlined previously, the following policy programs and recommendations have been developed. This includes regional, countywide, and local actions, with the intent of local jurisdictions taking actions that meet their individualized needs while collectively working to address regional challenges. This framework provides a starting point for future Housing Action Plan work, creating guidance for the direction for future policy decisions and actions.

Regional Strategies

There are opportunities for collaboration across the region to efficiently use resources available for housing while addressing components of housing challenges that cross jurisdictional boundaries. This is particularly relevant given the cross-jurisdiction commuting patterns in this area, where within one household, members may work in multiple jurisdictions, blurring the boundaries of where housing issues begin and end.

Across the Roaring Fork Valley and Colorado River Valley, key opportunities for regional collaboration include:

Partnership building: Work to formalize relationships and commitments (e.g. through IGAs) to enable ongoing regional collaboration (such as cross-jurisdiction funding for projects).

Collaboration: Continue existing collaborative efforts (including the West Mountain Regional Housing Coalition), and consider establishing a housing roundtable group to ensure regular communication and collaboration among entities across the region. Consider collaboration on programs being undertaken across jurisdictions in the region (for example, mobile home park preservation).

Education: Coordinate to establish a central educational resource for regional residents and employees on available housing resources and programs. This may include supporting the establishment of a “Housing Navigator” position within a regional entity (a process which is currently underway with the West Mountain Regional Housing Coalition).

Countywide and Local Strategies

Countywide and local strategies are outlined for both Pitkin County and Garfield County. Strategies are noted in six categories: partnerships, planning, funding, regulation, development, and programs & preservation.

Pitkin County

In Pitkin County, strategies are focused on building upon existing housing efforts. The main focus is to address catch up need and preserve existing inventory, while still finding opportunities to increase the availability of affordable housing through development and preservation.

Programs and Preservation: Establish new programs for buyers, renters, and owners using funding sources, incentives, and partnerships to create new units and convert existing units into affordable/local housing

- Focus resources on preserving existing inventory, including deed-restricted housing and non-deed restricted locally occupied housing that may be converted to non-local ownership through sale
- Identify and replace old and expiring deed restrictions with permanent (non-expiring) restrictions
- Expand and establish new programs to preserve mobile home communities throughout the county
- Ensure sufficient financial resources for maintaining existing inventory
- Explore options for “right sizing” units between long term owners in large units and potential new residents looking for larger units (i.e., ensure existing residents can downsize while maintaining affordability and equity in their investment)

Partnerships: Identify and prioritize opportunities for partnerships among local governments, employers, and other agencies and organizations

- Continue to approach housing with a regional mindset, seeking out opportunities for countywide collaboration where possible
- Establish opportunities for pooled resources and multiple stakeholders to come to the table in establishing programs and developing projects with the resources they have available (funding, land, infrastructure, etc.)

Planning: Encourage ongoing planning activities related to affordable housing including planning grant applications, Proposition 123 initiatives, redevelopment areas, comprehensive plans, and community housing plans.

- Continue to move forward with existing programs and fine tune and refine existing housing policies. As areas in the region enter later phases of housing program implementation, where policies have been on the books for years (in some cases decades), these will need to be maintained/refined moving forward
- Look for ways to implement innovative housing strategies, given that standard solutions have mostly been implemented in these areas. In addition to existing programs, consider additional approaches to land use code, zoning, and development processes to reflect broad changes within the last 5 to 15 years
- Work to implement the findings of related housing studies, including the Pitkin County Homelessness Strategic Support study and housing partnership and financing toolkit.
- Support housing near existing or planned transit.
- Seek to coordinate and promote housing types and price points to provide greater variety of housing options and increase mobility for owners and renters throughout the housing continuum.

Funding: Explore new or increased revenue sources at both the jurisdictional and regional level to support housing strategies.

- Identify ways to combine local and regional resources, where practical, to support housing programs and development.
- Identify potential opportunities for new local and/or regional funding sources.

Regulation: Consider new components or amendments to municipal and land use code and rezoning actions to enable broader development of affordable housing.

- Explore broader adoption of existing successful policies (e.g. affordable/local housing overlay).
- Where possible, reduce administrative barriers to affordable housing development, working within the local context to recognize environmental and physical factors that need to be considered as part of the development process.

Development: Encourage the creation of new affordable housing units through incentives and public and private partnerships.

- Work to incentivize collaborative solutions, such as land banking, where multiple jurisdictions can participate within a regional entity, bringing together different groups that bring different resources to the table.
- Continue working towards establishing a Community Land Trust, which can expand in scope across the region as it gets developed.

Garfield County

In Garfield County, strategies are focused on building guardrails around existing affordable product while planning for additional housing needs as population and employment continue to grow in the county. Strategies may differ for communities in the Roaring Fork and Colorado River valley, with an overall focus on preserving, maintaining, and growing the affordability that is bringing people to the region, in the face of rising prices.

Programs and Preservation: Establish new programs for buyers, renters, and owners using funding sources, incentives, and partnerships to create new units and convert existing units into affordable/local housing

- Prioritize addressing preservation of mobile home communities
- In addition to regional education efforts, grow and develop local housing resources for residents and employees
- Implement mechanisms to preserve existing affordability within the region, including broadening the use of deed restrictions (both income-based and resident-occupied, as relevant), as well as ensuring that new inventory is permanently affordable to local residents.
- Update existing deed restrictions to ensure consistency locally and regionally, and align with best practices on components such as capital improvements
- Consider a “template” deed restriction or consistent document for the region for ease of administration and resident understanding
- Consider additional mechanisms and models for preserving affordability, such as land trusts and shared equity
- Prioritize efforts in areas with highest displacement pressure
- Consider alternative homeownership affordability programs, particularly in areas with cross-agency collaboration

Partnerships: Identify and prioritize opportunities for partnerships among local governments, employers, and other agencies and organizations

- Encourage regional collaboration using IGAs and other partnership mechanisms with local governments, housing authorities, employers, and other organizations
- Pursue partnership opportunities with developers and landowners with large housing opportunities in the region. For example, negotiate an agreement for some affordable units, or “buy down” units within a development (fund the development gap) to be permanently affordable.

Planning: Encourage ongoing planning activities related to affordable housing including planning grant applications, Proposition 123 initiatives, redevelopment areas, comprehensive plans, and community housing plans.

- Support housing near existing or planned transit.
- Seek to coordinate and promote housing types and price points to provide greater variety of housing options and increase mobility for owners and renters throughout the housing continuum.
- Utilize a range of planning tools to support housing development, including comprehensive plans, community housing plans, and existing zoning and development tools

Funding: Explore new revenue sources at the regional level to support housing strategies.

- Recognize that most housing strategies need funding to support implementation, which means a need to expand funding availability
- Explore a variety of options, including a countywide/regional option where a portion can be shared back to communities for local efforts

Regulation: Consider new components or amendments to municipal and land use code and rezoning actions to enable broader development of affordable housing.

- This may include incentives for infill development (focusing housing options near transit, other services), fee reductions, or other regulatory changes to target areas for increased housing inventory

Development: Encourage the creation of new affordable housing units through incentives and public and private partnerships.

- Prioritize new development in areas with existing infrastructure, including water, sewer, transit, and transportation
- Particularly consider infrastructure opportunities and constraints in planning for multifamily and larger developments
- Identify opportunities to support development of a diversity of home types, including modular construction, as well as both rental and homeownership opportunities



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Administration Department
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www.newcastlecolorado.org

Memorandum

To: Mayor & Council
From: David Reynolds
Re: Agenda Item: Introduction to Sam Feuerborn with the CRWC
Date: 07/07/2026

Purpose:

The purpose of this agenda item is to introduce Sam Feuerborn as the new director of the Colorado River Wildfire Collaborative (CRWC). For the past several years municipalities, fire districts, and state land managers throughout the Colorado River Valley have been working with leaders from the Middle Colorado Watershed Council to establish a unified collaborative to address interagency planning efforts for pre and post wildfire concerns in our area. Recently funded by state grant monies, the CRWC has now been able to hire a full-time director that can help spearhead this effort.

**Middle
Colorado
Watershed
Council
&
Colorado
River
Wildfire
Collaborative**



Our work

Middle Colorado Watershed Council brings people together to:

- **Protect water quality and availability**
- **Reduce wildfire risk, and**
- **Strengthen the long-term health of the middle Colorado River watershed through shared understanding and coordinated action.**



Team members here tonight

Staff

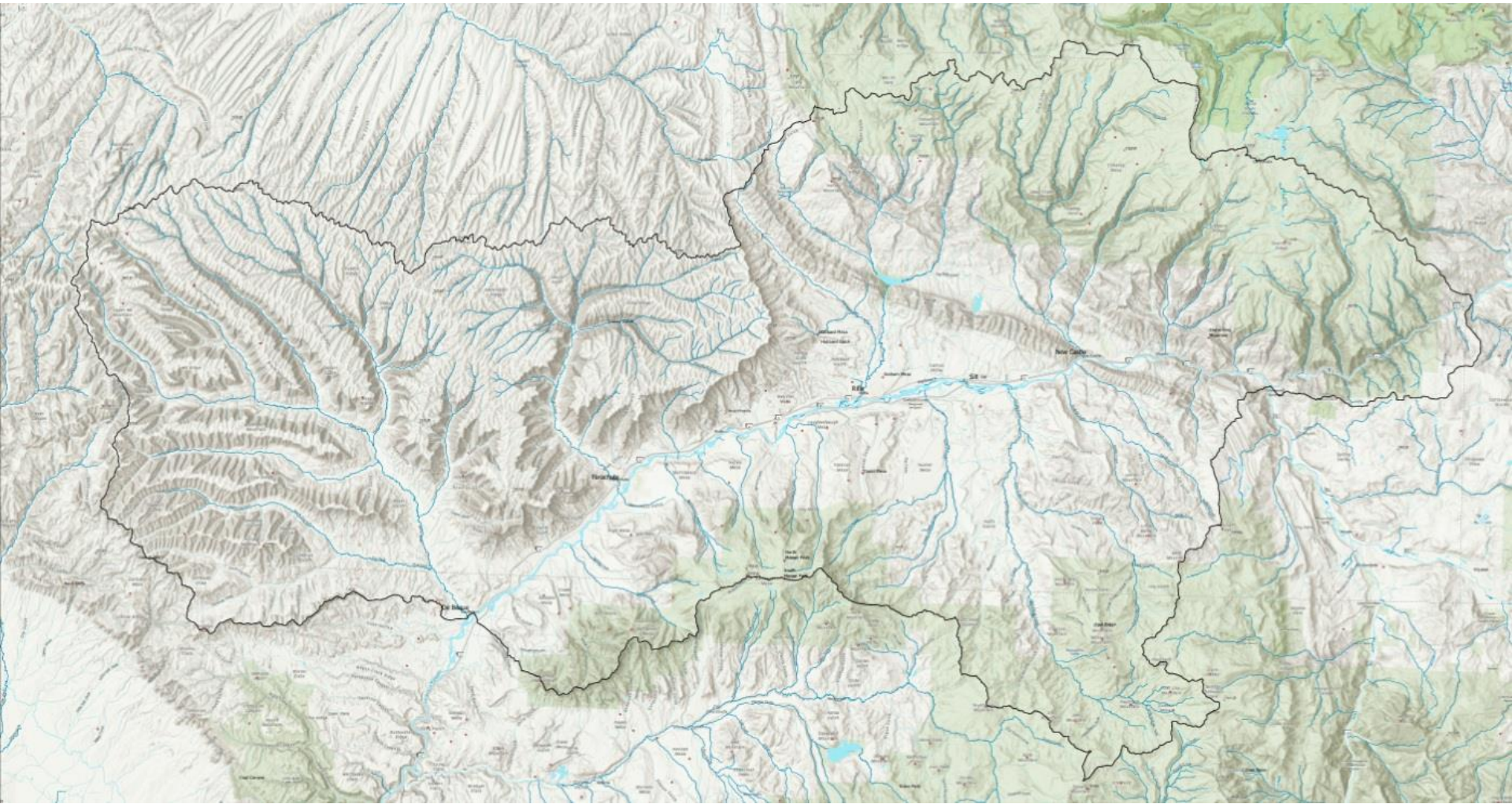
Kate Collins, Executive Director

Sam Feuerborn, Program Manager CRWC

Board

Caitlin Carey, New Castle Town Council Member & MCWC Vice President





Middle Colorado Watershed Council

Partnering for a resilient watershed, by convening:

- Federal, state and local/regional governments
- Landowners
- Agencies
- Organizations
- Businesses/Industry
- Institutions
- Individuals

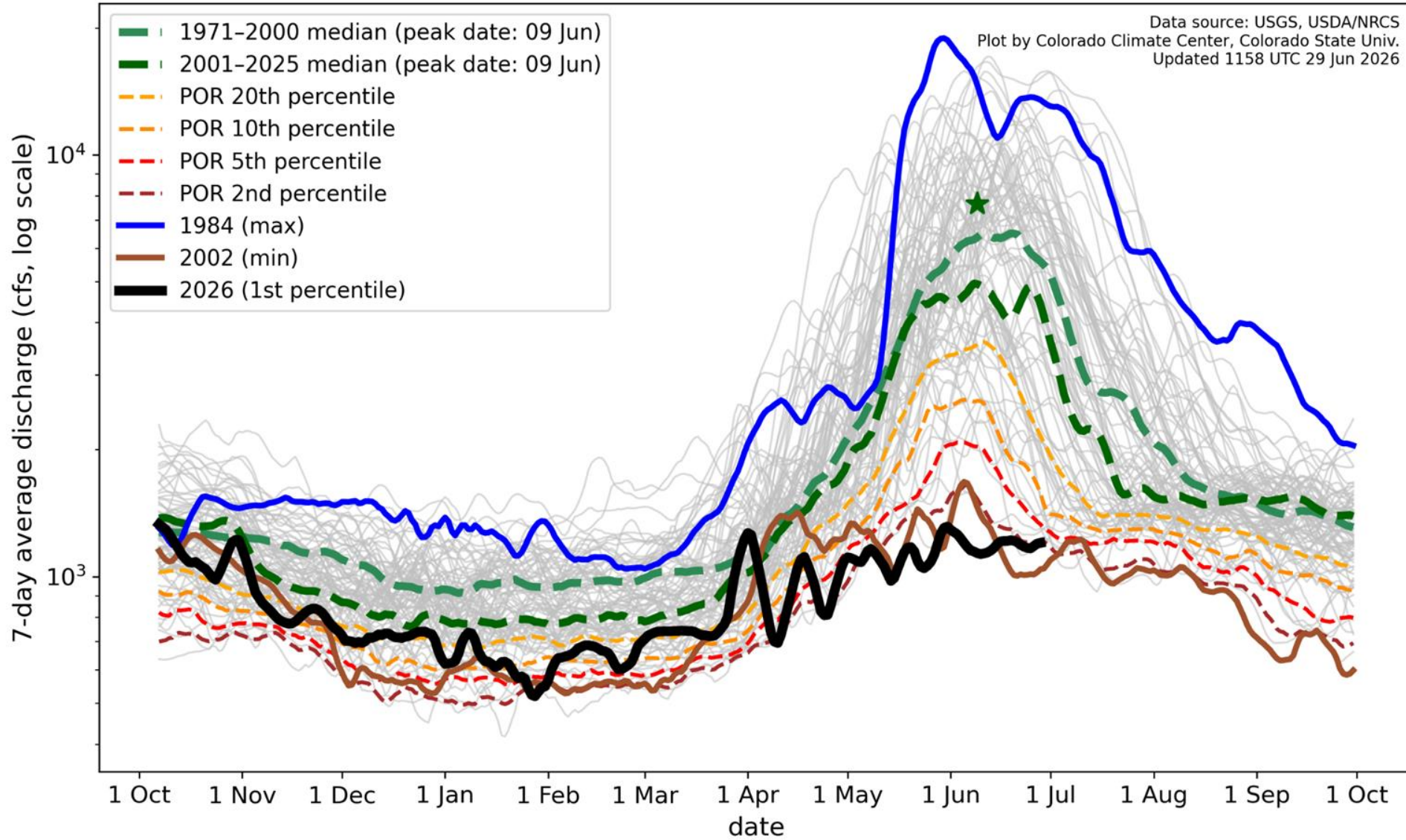
Middle Colorado Watershed Council

Threats to the watershed:

- Drought
- Aridity
- Erosion
- Wildfire & Post-Wildfire Hazards/Water Quality

water year discharge, Colorado River at Dotsero, 1942-2026 (85 years)

Data source: USGS, USDA/NRCS
Plot by Colorado Climate Center, Colorado State Univ.
Updated 1158 UTC 29 Jun 2026



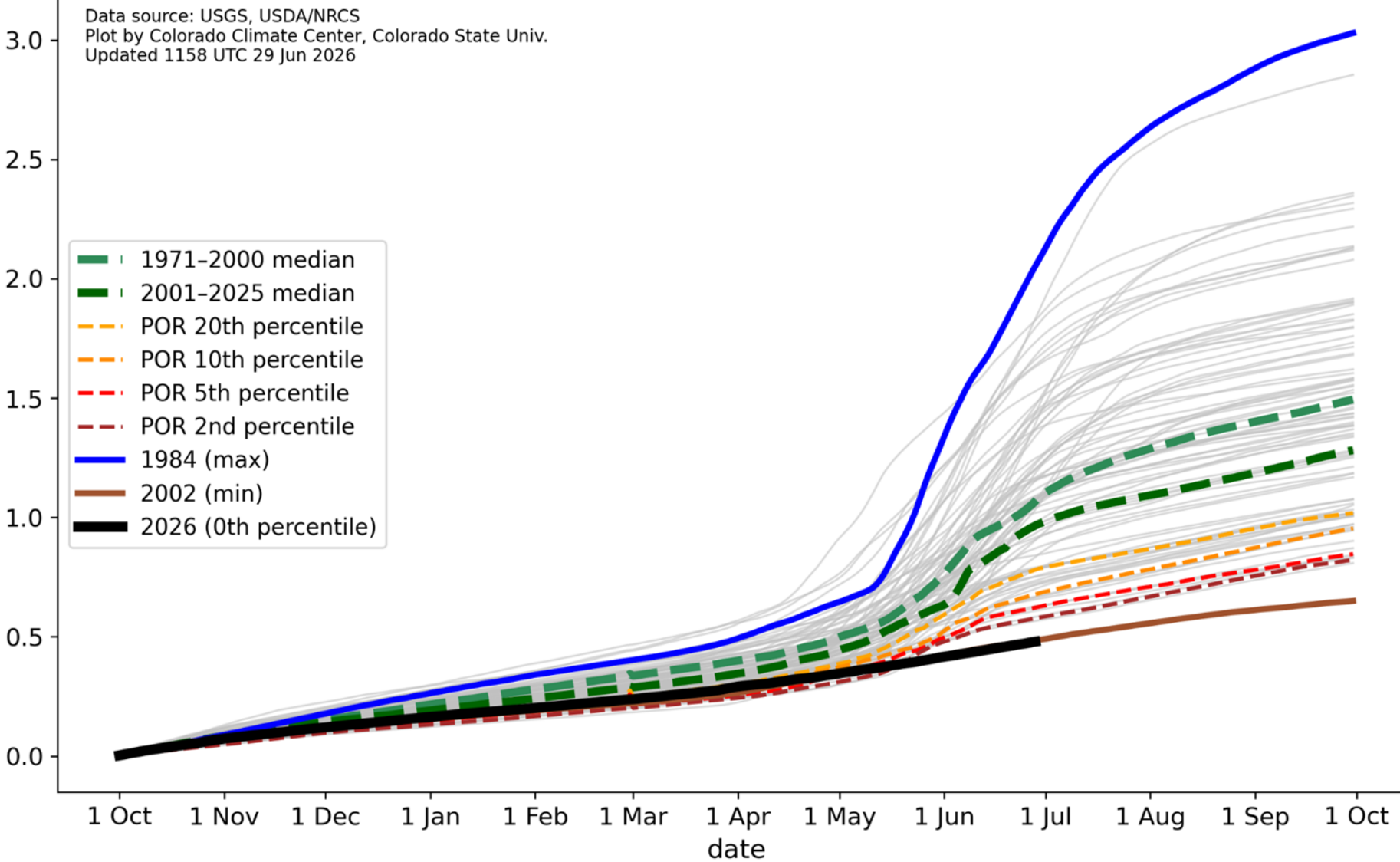
water year cumulative streamflow, Colorado River at Dotsero, 1942-2026 (85 years)

1e6

Data source: USGS, USDA/NRCS
Plot by Colorado Climate Center, Colorado State Univ.
Updated 1158 UTC 29 Jun 2026

water-year cumulative flow (acre-feet)

- 1971-2000 median
- 2001-2025 median
- POR 20th percentile
- POR 10th percentile
- POR 5th percentile
- POR 2nd percentile
- 1984 (max)
- 2002 (min)
- 2026 (0th percentile)



Colorado River Wildfire Collaborative

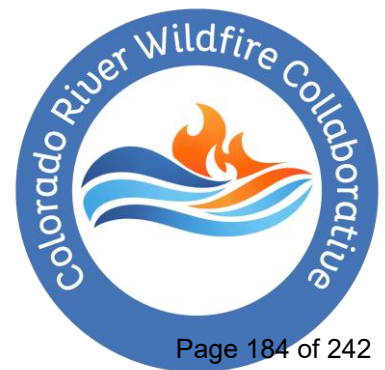
- **Multijurisdictional, cross-boundary entity**
- **Formed in 2021**
- **40+ Regional Partners signed MOU in 2022**



Colorado River Wildfire Collaborative

Goals:

- **Reduce wildfire risk**
 - Mitigation expenses are far less than suppression/firefighting costs
- **Protect infrastructure**
 - Community resilience means living with fire and proactively reducing its destructive consequences.
- **Prepare for post-fire recovery**

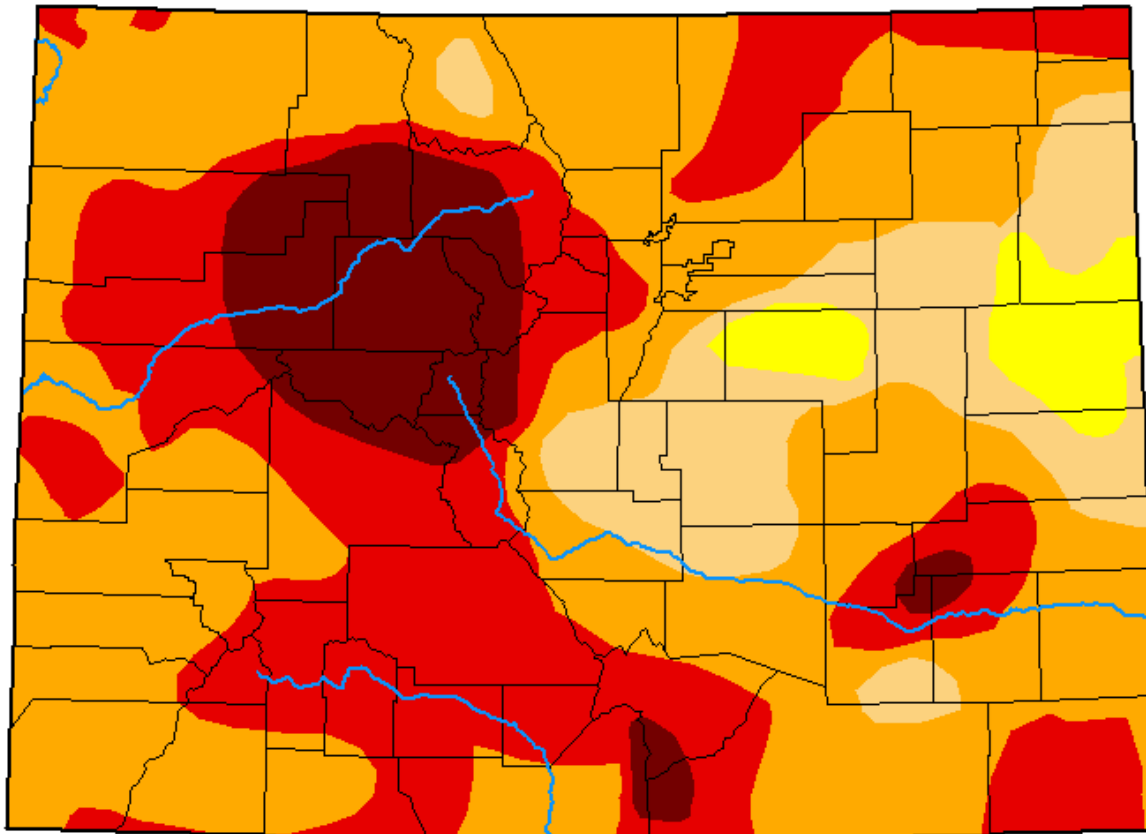


U.S. Drought Monitor Colorado







June 23, 2026

(Released Thursday, Jun. 25, 2026)

Valid 8 a.m. EDT



Intensity:

-  None
-  D0 Abnormally Dry
-  D1 Moderate Drought
-  D2 Severe Drought
-  D3 Extreme Drought
-  D4 Exceptional Drought

The Drought Monitor focuses on broad-scale conditions. Local conditions may vary. For more information on the Drought Monitor, go to <https://droughtmonitor.unl.edu/About.aspx>

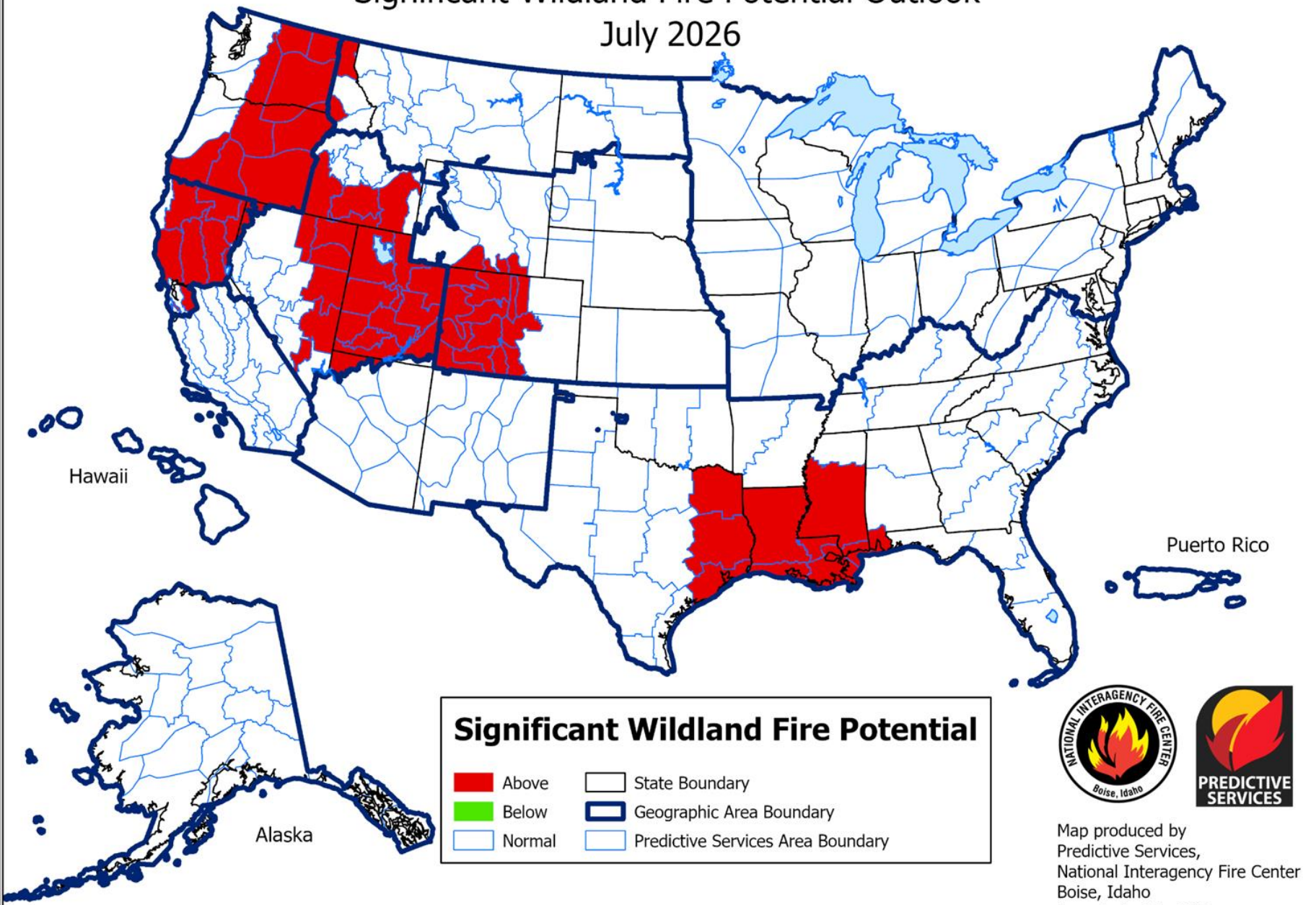
Author:

Brad Rippey
U.S. Department of Agriculture









droughtmonitor.unl.edu

Significant Wildland Fire Potential Outlook July 2026



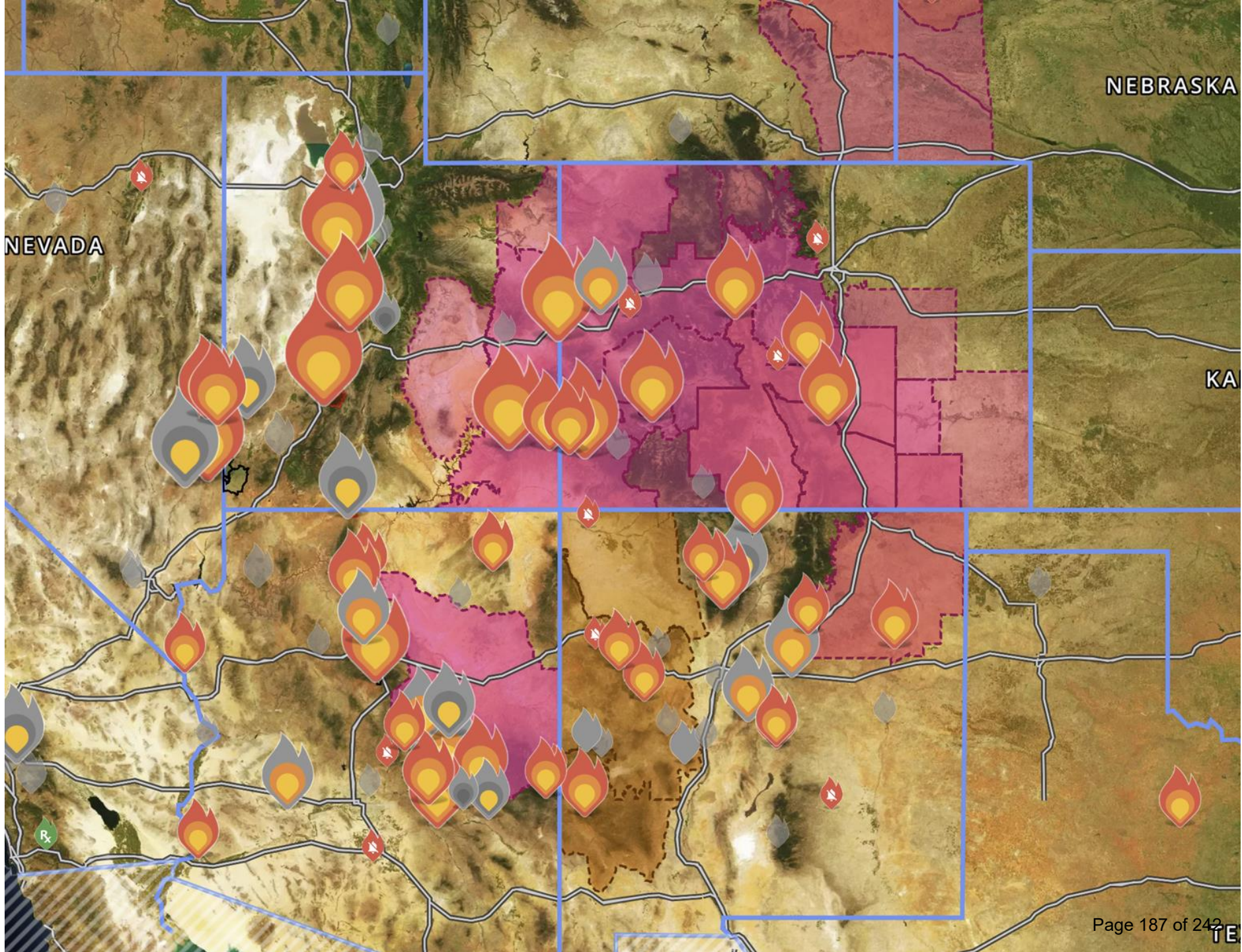
Significant Wildland Fire Potential

 Above	 State Boundary
 Below	 Geographic Area Boundary
 Normal	 Predictive Services Area Boundary



Map produced by
Predictive Services,
National Interagency Fire Center
Boise, Idaho
Issued: April 1, 2026
Next Issue: May 1, 2026

Above normal significant wildland fire potential indicates a greater than usual likelihood that significant wildland fires will occur.
Significant wildland fires should be expected at typical times and intervals during normal significant wildland fire potential conditions.
Significant wildland fires are still possible but less likely than usual during forecasted below normal periods.



NEBRASKA

NEVADA

KA

Why now?

Study finds lack of local wildfire mitigation resources in northwestern Colorado, where 4th largest wildfire in state history burned last summer

Colorado State University study identified Rio Blanco, Moffat and Garfield counties as having a high fire risk but lacking local capacity for wildfire mitigation

SD



Why now?

‘Abdication of responsibility’: Colorado denied federal funds to aid recovery from 5th largest wildfire in the state’s history

Colorado’s entire congressional delegation, including four Republican lawmakers, had called on the Trump administration to issue the major disaster declarations



CRWC Administration and Funding

Work Since Inception

- CRWC continued meeting monthly and identifying projects from 2022-2025

2025 Grant Awards

- Rural Grant Navigator Program (RGN)
- Coalition and Collaboratives (CO-CO) AIM Grant

2026-2030 Grant Award

- \$350k Fire Restoration and Wildfire Risk Mitigation (FRWRM) Grant
- 10 match partners supported this application
- Leveraged Rural Grant Navigator and AIM as match funding
- Full-time CRWC Program Manager for three years

CRWC Program Manager

Key Responsibilities

- Outreach and Education
 - HIZ Assessments
- Fire Adaptation and Vegetation Management Implementation
 - Mitigation coordination
 - Applying best practices
- Funding and Grant Management
- Forest Restoration & Wildfire Risk Mitigation (FRWRM) award is only for capacity funding

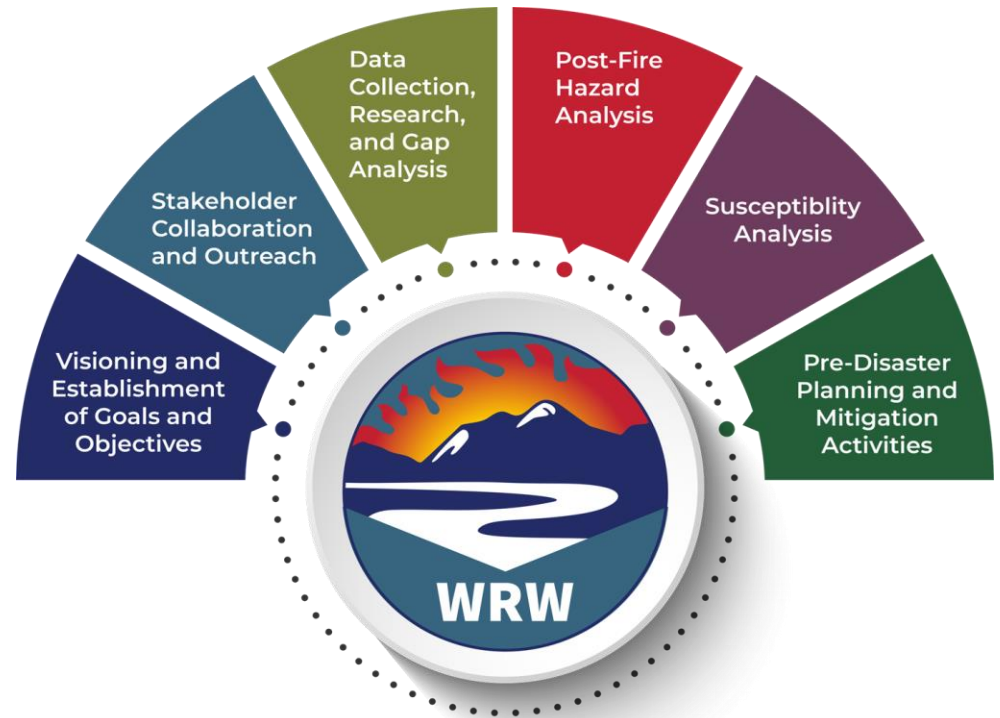
Wildfire Resources:

- Glenwood Springs Emergency Operations Management [Plan](#)
- Garfield County - Emergency Management [Plan](#)
- Garfield County [Annual Operating Plan](#)
- [Watch Duty](#)
- Local and Regional Fire Restrictions
- Local and Regional Watering Restrictions
- [GarfieldCounty911](#)
- Ready-Set-Go [Program](#)

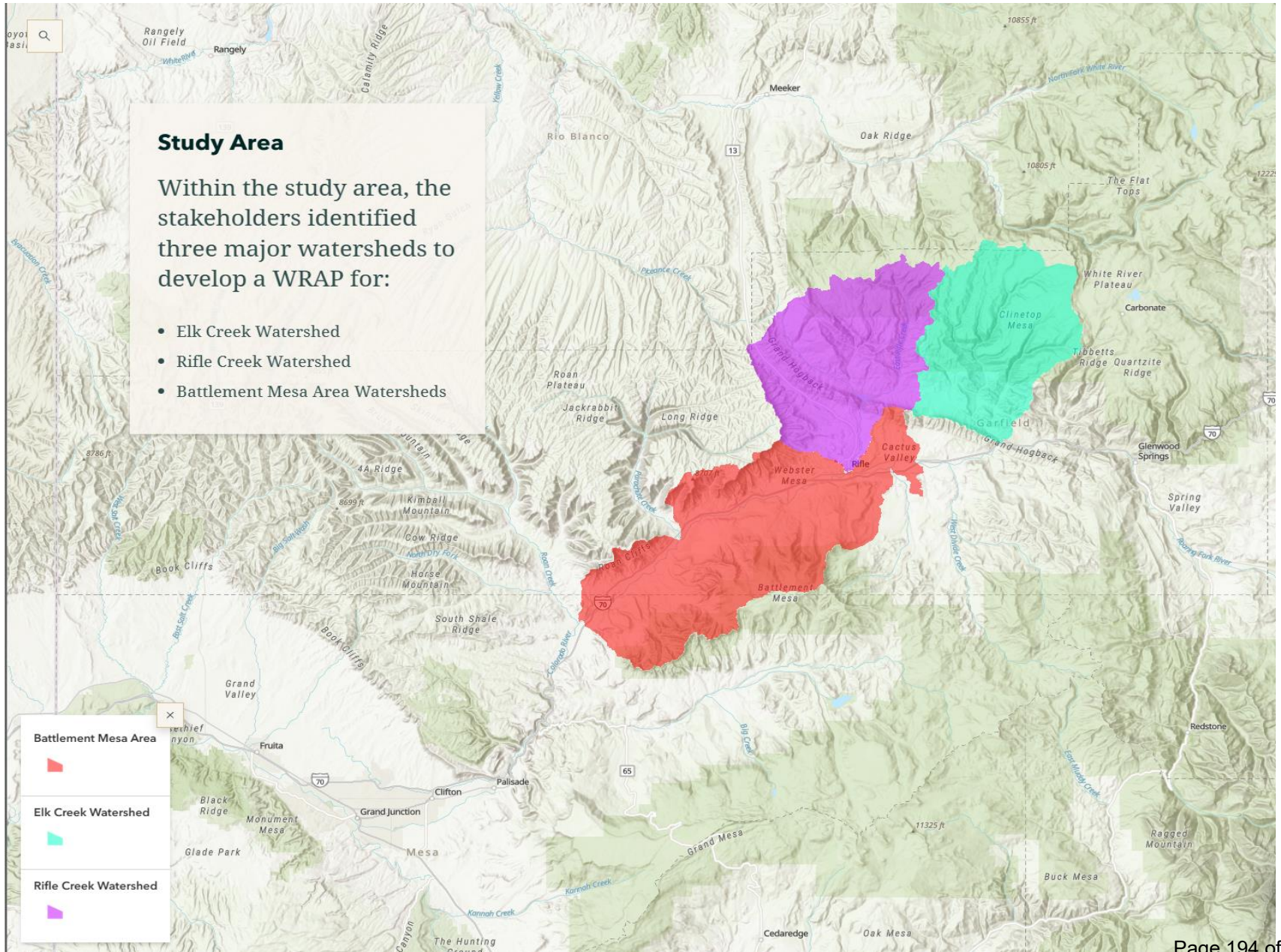


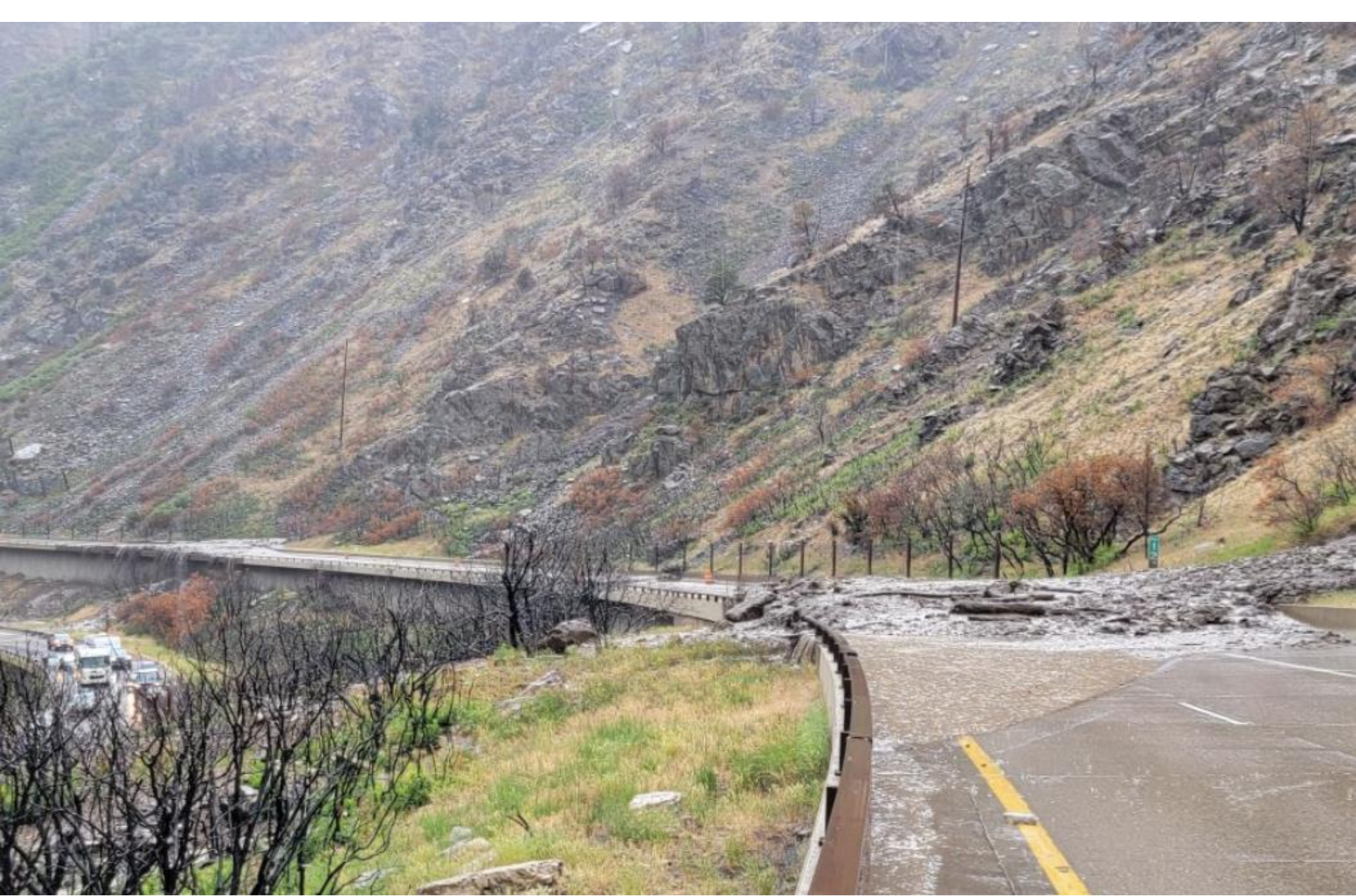
Wildfire Ready Action Plan

- Maps “Values at Risk” (VARs)— schools, neighborhoods, utilities & infrastructure
- Lines out a plan and priority for pre-disaster planning and mitigation.



WRAP - Storymap







Thank You!



Kate Collins, Executive Director
kcollins@midcowatershed.org
O 970-625-1829 | C 970-274-0899

Sam Feuerborn, Program Manager
sfeuerborn@midcowatershed.org
O 970-625-1829 | C 970-779-1860



Sources

As Colorado faces historically bad snowpack, a new study links low snow with more severe wildfires that damage forests

Snowpack acts like a 'savings account' for Western forests, according to the Western Colorado University researchers

Study finds lack of local wildfire mitigation resources in northwestern Colorado, where 4th largest wildfire in state history burned last summer

Colorado State University study identified Rio Blanco, Moffat and Garfield counties as having a high fire risk but lacking local capacity for wildfire mitigation

Mindy Andis

From: Sarah Benson [REDACTED]
Sent: Thursday, June 25, 2026 8:22 AM
To: Mindy Andis
Subject: Climate and Environment Commission Application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello, my name is Sarah Benson and I'm writing to express my interest in the open seat available on the CEC. I have admired the volunteer work done by the commission ever since my husband joined last year, and I have been hoping for the opportunity to become a member myself. I feel very passionate about the conservation of the beautiful Roaring Fork Valley because it's where I grew up, and intend to stay! I have found the perfect niche here; first by working in the tree industry for a few years, and now by planting low water gardens for people who are also worried about our climate and environment.

I hope to be considered for the open seat, and I'm eager to contribute to our New Castle community!

Sincerely, Sarah Benson



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Administration Department
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Memorandum

To: Mayor & Council
From: David Reynolds
Re: Agenda Item: Introduction to Stepping Stones of the Roaring Fork Valley
Date: 07/07/2026

Purpose:

The purpose of this agenda item is to introduce Stepping Stones Youth Program to Town Council.

Under the direction of Executive Director Kyle Crawley, Stepping Stone is a nonprofit organization serving youth ages 10–24 throughout the Roaring Fork Valley. Their mission is to build supportive mentoring relationships and provide safe spaces where young people can access the resources they need to thrive.

Their free services include one-on-one mentoring, mental health support, tutoring, crisis intervention, basic needs assistance, life skills programs, and connections to employment and community resources. Through drop-in centers in Carbondale and Glenwood Springs, the organization provides early intervention and ongoing support for youth and their families.

Representatives from Stepping Stones RFV will provide an overview of their programs, discuss the impact of their services in the region, and answer any questions Council may have.

2025

ANNUAL REPORT



**Stepping
Stones**
of the Roaring Fork Valley



OUR MISSION

Stepping Stones cultivates strong mentoring relationships and community spaces for youth ages 10-24 to foster personal growth, compassion, and responsibility.

OUR MODEL



EMPOWERING YOUTH TO THRIVE

Stepping Stones is a free, community-based, positive youth development organization that offers 35+ weekly drop-in hours, mentoring, case management, and wraparound services. Our Youth Program (ages 10-14) and our Young Adult Program (ages 15-24) build protective factors, offer positive relationships and promote identity, agency, and belonging to help youth flourish. Within our safe space, youth bring their strengths and struggles; we weave in relationships and resources to create a tapestry of resilience.

2025 marked a meaningful chapter of growth for Stepping Stones: we served 462 young people, double the 231 we served five years ago, and launched our drop-in center in Glenwood Springs. But numbers have never been the point. The point is Noel, who came to us in crisis and left with a therapist, a plan, and a future. The point is the group of middle schoolers painting a mural they'll walk past for years. The point is the parent who wrote to us: "Thank you for helping my children feel like they belong, and for creating a better future for them."

We live in a region where youth report some of the lowest connections to caring adults in the state- at the exact moment in their lives, ages 10 to 24, when the brain is most open to growth and most vulnerable to harm. That window is not a crisis to manage. It is an opportunity to seize. Every mentoring relationship, every shared meal, every goal achieved is a permanent investment in a young person's capacity to thrive.

This progress is made possible by staff who show up with compassion, lived experience, and an unwavering belief that every young person has strengths worth revealing, and is not a problem to be fixed. To our partners, donors, and community: thank you. What we are building together is not just a program. It is a tapestry, and every one of you is a thread.

-Kyle Crawley, Executive Director

A DAY IN THE LIFE

Snapshot of our drop-in centers

On any given afternoon at Stepping Stones, here's what you'll find.

YOU MIGHT SEE...

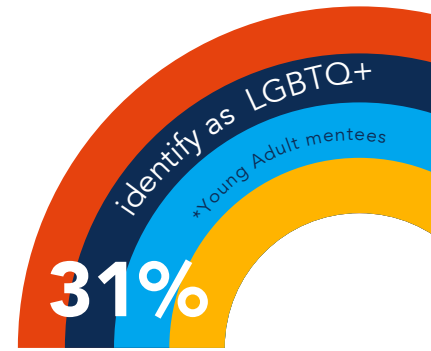
- In the kitchen, 3 youth cooking for the whole program (after budgeting & shopping)
- In a back room, high school seniors planning a service learning trip
- 6 middle schoolers painting a mural, guided by our bilingual teaching artist, to express themselves & create ownership over our space
- Downstairs, 2 teens writing a song on guitar and keys
- Upstairs, 3 youth going head-to-head in Super Smash Bros
- In the wellness center, a 1:1 workout session where a staff co-creates a weight lifting plan to support a youth's substance use reduction goal



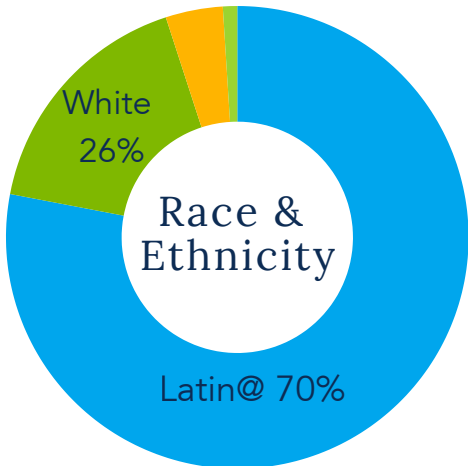
YOU WON'T SEE...

- The closed door therapy session, addressing abuse a youth disclosed the previous day
- The mentor telling a teen we will help with rent so their family can stay in their apartment
- The youth we accompanied to court that morning as a character witness, diverting involvement in the justice system
- The in-school GSA group we ran at lunch that day, where a youth felt seen & loved for the first time in months

YOUTH DEMOGRAPHICS

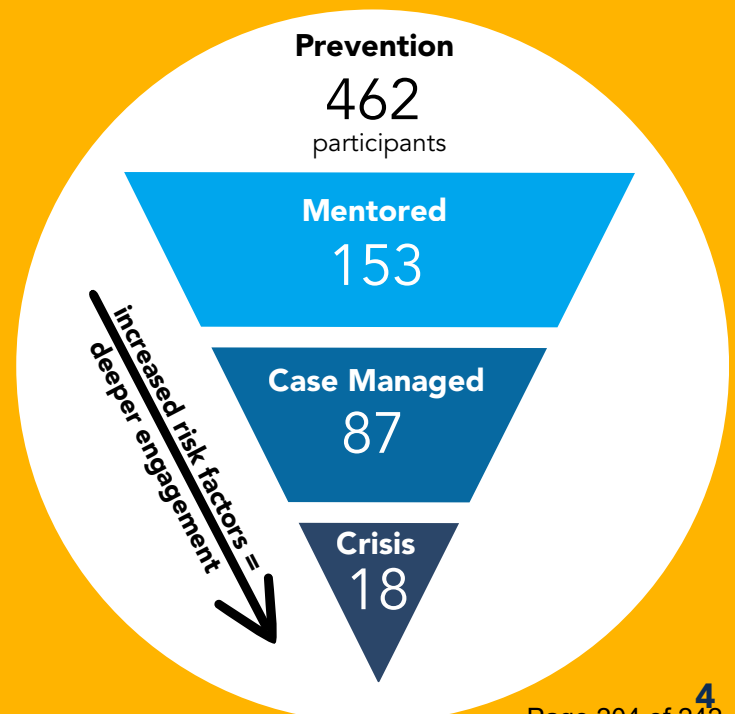


Multiracial 3% Black 1%



DEPTH OF PARTICIPANT ENGAGEMENT

Our holistic program model incorporates risk prevention and crisis intervention. All participants access prevention services, such as drop-in hours, daily meals & recreational outings. Participants move seamlessly into (and out of) deeper engagement as needed, dependent on life events and risk factors.



GLENWOOD SPRINGS EXPANSION

For years, youth and families in Glenwood Springs asked the same question: when are you coming here? In 2024, we began answering and launched in-school programming at Yampah Mountain High School and Glenwood Springs High School, serving 71 young people through weekly affinity groups and building the community relationships that make everything else possible. In 2025, we opened our Glenwood Springs drop-in center, creating a free, welcoming space where young people can find trusted adults, build friendships, access resources, and simply belong. Every young person in this valley deserves a place like this. Now more of them have one.



103 youth served through new Glenwood programs



OUR AMAZING TEAM

Governor Jared Polis poses with staff at our fundraiser

BOARD OF DIRECTORS

YOUTH ADVISORY COUNCIL

- Ben Sherman
- Evin Sartin
- Paty Ramirez
- Temple Glassier*
- Nick Hough
- Kelly Medina*
- Andy Modell*
- Kristin Nelson*
- *Advisory Council

- Andres M.
- Isabella L.
- Tabatha G.
- Maria Jose D.
- Aaron L.
- Aniya J.
- Nicole T.
- Eric F.
- Lennin U.

MENTORING



Relationships are the intervention.

Research demonstrates that trusted adult relationships are among the most powerful prevention strategies available to promote healthy youth outcomes. Young people who have an adult they can turn to for help are 3.5x less likely to attempt suicide, and show measurably better mental, physical, and educational outcomes across their lives. New national data reinforces the stakes: 45% of young people report mental health challenges, yet 62% of those who struggle do not receive the care they need, with stigma, lack of awareness, and the absence of a trusted adult cited as the most common barriers. Despite this, youth in our region report some of the lowest connections to caring adults in the state. Our mentoring and case management address this directly-- not through referrals or intake forms, but through consistent, long-term relationships with trained staff who share lived experience with the youth they serve. (Data: Search Institute 2024, CDPHE 2023, Bruce et al. 2014, Surgo Health YMHT 2025)

“The staff at Stepping Stones really care, and are there for you no matter what.”
-Youth Participant

On our Search Institute survey, youth reported:



100%
my mentor respects me

96%
my mentor helps me solve challenges in my life

94%
my mentor makes me feel like I matter



2,656 Mentoring & Case Management Sessions

Youth chose to focus on:

1,360 - Basic needs

1,015 - Academics

574 - Job / employment

1,211 - Social emotional skills

725 - Goal Attainment

482 - Health & wellness

1,076 - Mental health

708 - Family

419 - Housing/independent living



87% Mentees involved for >1 year



8 Diverse, highly-trained staff who share lived experience with youth

Because the most credible voice in the room is someone who's been there. Adolescents value emotionally reciprocal relationships with relatable adults who understand their specific lived experiences - above all other forms of support. (Surgo Health YMHT, 2025)



SAFE SPACE

A place to belong. A community to help youth grow.


For many young people in the Roaring Fork Valley, Stepping Stones is their third space: not home, not school, but the place in between where they can simply be on their own terms. In a generation facing an epidemic of loneliness, that kind of space is increasingly rare, and in rural communities, it is nearly nonexistent.

Youth come here to build friendships that last, discover who they are, and develop the confidence to pursue who they want to become. They come back because this is a place where identity is explored without judgment, where empowerment is built through real relationships and experiences, and where a trusted adult is always within reach. Beyond belonging, our centers serve as a community hub, connecting youth and families to the resources, services, and opportunities they need to thrive. For many young people, Stepping Stones is the first place that has ever felt entirely theirs.

(Data: US Surgeon General 2023; Crisis Text Line / Common Good Labs, 2024)



 **8,008** visits to drop-in centers

 **35+** hours weekly drop-in programming

 **daily** home-cooked meals

Every evening, youth gather around the table to share food, stories, and laughter.

 **\$0** participant fees

 **7,500 ft.²** facilities with:
two community kitchens, music studio, recreational rooms, art studio, lounge space, counseling room, basketball court, wellness center

“Stepping Stones feels like chosen family.”
-Young Adult Participant

“Stepping Stones makes me feel welcome and part of a community, so I can open up.”
-Youth Participant

 **97%** of participants report Stepping Stones cultivates a strong culturally-responsive environment

 **92%** of participants report Stepping Stones expands their possibilities for the future

 **2x** the number of youth served in 2025 (462) compared to 2020 (231)

Youth Program
Ages 10-14
Carbondale

Young Adult Program
Ages 15-24
Carbondale



Young Adult Program
Ages 15-24
Glenwood Springs

BASIC NEEDS SERVICES



A young person can't grow roots without somewhere to stand.

Youth cannot focus on their future when their family is facing eviction, skipping meals, or navigating a medical crisis alone. Before mentoring, before therapy, before goal-setting - the basics have to be handled. That is why Stepping Stones invests deeply in the foundational needs of every participant and their family: daily home-cooked meals, bus passes, emergency financial assistance, and access to clothing, hygiene, laundry, and healthcare. In 2025, we served meals, distributed bus passes, and disbursed emergency assistance to families in crisis, covering rent, groceries, medical bills, and more. These aren't supplemental services. They are the conditions that make every other form of growth possible. When a family is stable, a young person can finally look up.



7,000+ meals served



100s laundry loads, showers, haircuts, clothing & hygiene items accessed



620+ bus passes distributed



\$28,867 distributed in emergency assistance to 84 families

When our families face unexpected, challenging circumstances, they can apply for assistance to cover rent, groceries, medical bills, scholarships, therapy, and more. Supporting the entire family reduces household stress and builds protective factors.

"There is no problem you won't try to find a solution for."

-Parent



95% of our participants identify with a historically-underserved group

“ Youth Story ”

When a teen came to drop-in, no one knew he was also homeless, uninsured, and carrying the weight of his parents' addiction alone. Once he felt safe enough to tell us, Stepping Stones moved fast — emergency funds for temporary housing, a covered medical bill, active mentoring, and connections to services for his whole family. He came in with no trusted adult. He left with an entire team.





MENTAL HEALTH SERVICES

We don't wait for a diagnosis to take a young person's mental health seriously.



Youth mental health in Colorado has reached a breaking point, and our staff see it every single day. Suicide remains the leading cause of death for Coloradans ages 15 to 24, and nationally, 45% of young people report mental health challenges, yet 62% of those who struggle never receive complete care - held back by stigma, cost, waitlists, and the absence of an adult they trust enough to tell. Stepping Stones removes every one of those barriers at once: we are free, we are staffed by adults young people already know, and we meet them in the room where they already feel safe - long before a diagnosis, long before a crisis. For many youth, we are the first place they have ever disclosed a mental health struggle, and we take that trust seriously.

(Data: CDPHE 2023; US Surgeon General 2023; CDC 2023; Surgo Health YMHT 2025)



2 on-site therapists
1 bilingual & bicultural



35 youth engaged in therapy
11 parents engaged in therapy



402 free on-site therapy sessions

“
[My therapist] has helped me feel better and more confident. My mental health is much better since starting therapy at Stepping Stones.
-Youth Participant”

100% of youth working with on-site therapists report:

-  Improved access to support when struggling with mental health
-  Better tools to cope with life & emotions
-  Improved mental health symptoms (depression/ anxiety/PTSD, etc)



1,076 mental health focused mentoring sessions



6 youth trained & certified in bilingual mental health first aid



10-24 ages of rapid brain development, which creates a profound opportunity to build resilience and self-regulation skills

“
When I came to Stepping Stones I was so nervous, and anxious of new people. I was reluctant to open up. But I kept showing up because the employees here at Stepping Stones made me feel included and wanted. It got me out of my house, and it has helped my mental health so much.
-Young Adult Participant”

CRISIS RESPONSE



As adults in a position of trust, youth come to us in times of deep need.

Our staff is available outside of program hours, on evenings and weekends when crises often arise. We are trained in suicide response and mental health first aid to ensure we are prepared to respond with compassion and competence. Last year, we supported youth through crises that included homelessness, abuse, drug overdose, missing persons, mental health crises and suicidal ideations/suicide.



SNAPSHOT OF A CRISIS

Alex tells their mentor they are unsafe (self-harm/suicidal ideation, homelessness/eviction; abuse/neglect; substance use, etc.)



Mentor conducts an immediate safety assessment



Mentor connects Alex with therapy



Mentor contacts family & initiates family support



Mentor engages with Stepping Stones team to create collaborative action plan and assign roles



Stepping Stones offers scholarship to cover therapy

Stepping Stones team makes plan to meet basic needs (housing, food, transportation, clothing, employment)



Supervisor communicates with relevant partners (i.e. school, Aspen Hope Center, Family Resource Center, DHS, law enforcement)



All of the above occurs within a 24-hour period

24
crisis response incidents

84
sessions addressing safety concerns

Stepping Stones team provides ongoing case management, accompaniment, and intensive mentoring to transition Alex out of crisis

(Incl. peer support structures, accompaniment, interpretation, etc.)





SKILL DEVELOPMENT

Our staff works with each participant to identify & pursue goals.

This promotes agency, develops consequential thinking, provides accountability, and improves outcomes for youth.



655

youth goals achieved

including starting therapy, getting a job, improving grades, or reducing substance use



50%

growth in goals achieved year-over-year



95%

employment rate for youth ages 15+



3

peer mentors

Young Adult participants paid to work in Youth Program

“
[My mentor] helped me make a resume and get my first job!
-Young Adult Participant
”



EXPERIENTIAL ACTIVITIES

We broaden horizons through exposure to arts, cultural, and recreational activities.

Through challenging, supported experiences youth build confidence, resilience, and pro-social skills. When a youth learns to ski for the first time, they are also building the belief that difficult things are possible.

“
I went camping for the first time, and I was nervous to sleep in a tent. But being with friends and stargazing made it all worth it.
-Young Adult Participant
”



97

experiential outings, including: camping, yoga, graffiti art, pottery, paddleboarding, fishing, ice skating, skiing, horseback riding, service projects, and more



6

graduating seniors who went on a camping, service learning, and Denver trip





COMMUNITY CONNECTIONS



Our centers are a community hub, connecting youth and families with the holistic supports they need to thrive.

Each connection builds resilience and strength for youth and families, weaving a web of resources to promote health and wellbeing.

 **393** linkages to supportive services (referrals to employment, athletics, counseling, health & wellness, interest-based activities, financial assistance)

 **87** case managed youth who need a deeper level of support, to address concerns from housing insecurity to substance use disorder

“ Youth Story

Mari came to us through a friend – a quiet 15-year-old whose school attendance had been slipping for months.

What looked like disengagement turned out to be something else entirely: her family was doubling up in a single room with relatives and three siblings, and she hadn't told anyone. Within two weeks, her mentor had connected the family to a local housing nonprofit for emergency placement support, looped in the Family Resource Center for utility and food assistance, coordinated with her school to build a modified schedule that accounted for the instability at home, and connected her mother to an English language program. Mari's grades recovered. More importantly, she started showing up – to school, to Stepping Stones, and eventually to her own future. No single organization could have done this alone. That's exactly the point.



Spotlight: Wellness Center



Participants enjoy a yoga session in our wellness center

Our on-site wellness center is more than a gym – it's where mentors and youth set goals together, where therapists use movement as part of healing, and where parents join bilingual fitness classes alongside their kids. Mind-body connection is built in.



4 weekly bilingual family fitness classes including HIIT, yoga & Zumba



The yoga and meditation classes I lead for moms and teens has such a profound impact; what an opportunity to support them in their journey!

Yoga Instructor,
Alejandra Rico Bustillos



Key Community Partners:

- | | | |
|------------------------|----------------------------|----------------------------|
| A Way Out | Family Resource Center | RFTA |
| Advocate Safehouse | Holiday Baskets | RFOV |
| Alpine Legal Services | Health Solutions West | River Bridge Regional Ctr. |
| Aspen Hope Center | Justice Works | Roaring Fork Schools |
| Aspen Snowmass | Kim Reil | Roaring Fork PreCollegiate |
| Buddy Program | La Clinica del Pueblo | Tom's Door |
| Carbondale Parks & Rec | Lawyers | Valley Settlement |
| Carbondale Arts | LIFT-UP | Windwalkers |
| CMC | Mid-Valley Family Practice | Yampah Mtn. High School |
| DHS | Mtn. Family Health | YouthZone |
| English in Action | | |





EDUCATIONAL SUPPORT

**Partnering with schools. Championing students.
Opening doors to what comes next.**

Stepping Stones embeds staff directly in schools five days a week, not to replace what schools offer, but to bridge the gap between a young person's classroom potential and the real-world circumstances that threaten to pull them away from it. We offer daily tutoring, in-school support groups, and collaborative case management for high risk students. Research shows that programs like Stepping Stones improve academic achievement, increase self-confidence, promote matriculation to higher education, and reduce risky behaviors.

(Data: CPR 2023, Durlak & Weissberg 2007; Little, Wimer & Weiss 2008).

“ I’m so thankful to have Stepping Stones as a resource for my students who need extra support. They are a critical community partner.


-Teacher


“ Many students today don't feel like they have a safe space or a place where they can go to talk to someone. Stepping Stones is important because it makes us feel wanted and included.

-Young Adult Participant




 **1,015** mentoring sessions focused on school or academics


 **213** academic goals achieved including: improved attendance and grades, completing capstone projects, college admittance, applying for college scholarships

 **6+** hours of tutoring available per week at drop-in centers

 **5** days per week in schools

 **13** weekly support groups / affinity spaces, including: life skills, substance use peer support, ELD support, GSAs in:

- Bridges High School**
- Carbondale Middle School**
- Glenwood Springs High School**
- Roaring Fork High School**
- Yampah Mountain High School**

 **272** in-school group sessions

FINANCIAL REPORT 2025

INCOME
\$1,284,477

271
Individual Donors
\$541,365

26
Grants & Foundations
\$655,329



\$250,000
Designated Glenwood Springs Expansion

EXPENSES
\$1,016,785

2x
Budget Growth since 2020

2x
Youth Served since 2020
231 → 462

OUR DONORS

 ELEVATION 14,163 ft
MAROON PEAK LEVEL \$5,000+

Alpine Bank
Anonymous
Aspen Thrift Shop
Baguettes Advised Fund
Born This Way Foundation
Caring for Colorado Foundation
City of Aspen
City of Glenwood Springs
Colorado Extreme Hockey
Kristin & Raymond Cool
Denver Broncos Foundation
Friedman Family Foundation

Jonathan D + Mark C. Lewis Fdn
KNU For Kids Foundation
Kuzmich Family Charitable Fund
Michael E. McGoldrick Foundation
John & Caroline Moore
Kristin Nelson
Nonprofit Finance Fund
North Star Foundation
Pitkin County Commissioners
Roaring Fork School District RE-1
Rocky Mountain Health Foundation
Tyler Stableford & Megan Currier

Eunice & Joshua Stone Foundation
The Colorado Health Foundation
The Colorado Trust
The Foundation for a Stable Childhood
The Thendara Foundation
Think 360 Arts for Learning
Tom's Door
Karen Ulman
Western Colorado Community Fdn
Georgine Young
Mark Young

 ELEVATION 14,131 ft
CAPITOL PEAK LEVEL \$2,500 - \$4,999

Anonymous
Mike & Laura Kaplan Advised Fund
Richard & Marianne Kipper

Garfield & Hecht
Craig & Esther Navias Advised Fund
Rebekah's Lodge

Jill & Richard Rogers
Snowmass Chapel
Whole Foods

 ELEVATION 12,965 ft

MT. SOPRIS PEAK LEVEL \$1,000 - \$2,499

Colorado 500 Charities Fd
Evans/Hahn Foundation
Forum Phi Architecture
Garfield & Hecht
Kathy Hegberg
Nick Hough
Humphrey's Foundation
Ryan & Lily Larkin

Julie and John Lund
Andrew Modell
Ben Moss
Mountain Waste & Recycling
Robert Olson & Frances Ginsburg
Lorna Marie Peterson Fund
Reese Henry & Company, Inc
Pete & Katherine Rich

Rotary Club of Glenwood Springs
Savage Excavation
Schlumberger, LLC
Slo Advised Fund
Snowmass Village Rotary
Town of Basalt
Umbrella Roofing

 ELEVATION 10,580 ft

SUNLIGHT PEAK LEVEL UP TO \$999

Stacey Adams
Ken & Carol Adelman
Melisse Anderson
Applegate Group, Inc.
Jonathan Araujo
Aspen Snowmass Sotheby's Realty
AspenOut
Rachel Bachman Perkins
Bank of Colorado
Clare Bastable
Belmont Clean Inc.
John & Janie Bennett
Holly Benson
Sarah Berryman
Black Shack Architects
Clarence & Anne Blackwell
Megan Blaszak
Ben Bohmfalk & Megan Perkins
Wendy Bontempo
David Briscoe
Marvin Brittman
Adam Brown
Ramona Bruland
Anne Buchanan
Kallie Carpenter
Caitlin Causey
Heath Chapman
Kathryn Clark
Jennifer Close
Derron Cloud
Coldwell Banker
Colorado Gives Foundation
Michelle Cook
Alex & Caroline Cool
Erin Crawley
Mackenzie DeMoor
Andrew DePaul
Bruce & Nancy Drummond
Thomas & Lynn Dunlop
Jocelyn M. Durrance

Leigh Edlind
Gayle Embrey
Bob & Nancy Emerson
FirstBank
Donald Fleisher
Robert & Amy French
Shelley Gardineer
Edward Geiss
Jim Gilchrist & Lynn Nicholas Family
Temple Glassier
Glenwood Insurance Agency
Jessica Gonzalez
Good Clean Food Co.
Lari Goode
Jonathan & Emily Greener
Phoebe Gruel
Jill Gruenberg
Max Guzzetta

John Haines
Miranda Halverson
Matthew Hamilton
Angela Hanley
David & Mary Ann Harris
Karen Harvery
Alida Haslett
Paul Hassel
Chris & Audrey Hazleton
Katie Hmielowski
Kaaren Hoffman
Holy Cross Energy
Mary Horn
Hannah Hutchison
Sandra Johnson
Emily Jurick
Karp Neu Hanlon P.C.
Jody Kehle





ELEVATION 10,580 ft

SUNLIGHT PEAK LEVEL UP TO \$999

Ralph Kehle
 Sarah Kelly
 Sarah Kemme
 Kroger
 Eric Lamb
 Katie Langenhuizen
 Lily Larkin
 Diane Leaver
 Cynthia Lesky
 Mitchell Levy
 Bruce & Bonnie Liebmann
 Crispen Limacher
 Jeanette Loya
 Adrian Lujan
 Amanda Madden
 Tim Madden
 Cara Maiolo
 Linda Martin
 Fabiana Martinez Hernandez
 Jeff Maybon
 Monica McGuckin
 Cathy McNice Corbett
 Kelly Medina
 Cathrine Meeder

Valerie Miller
 Rob Morey
 Nathaniel Nieslanik
 Pacific Sheet Metal
 Tristin Palardy
 Christine Patch
 Dana Peterson
 Frank & Frances Porter Family Fund
 Heather Pratt
 Denise Premac
 Lee Reed
 Susan Rhea
 Riley Family Advised Fund at Aspen
 Community Foundation
 Jessica Riveira
 Becca Rogers
 Bobby & Roz Brokaw Rosati
 Adrian Scaife
 SGM
 Patrick Shaffer
 Kelli Shedden
 Madeline Shelton

Benjamin & Kati Sherman
 Thomas & Diane Sherman
 Annabelle Stableford
 Danny Stone
 Harper Stone
 Gertrude Strassburger
 Andrea Suarez
 Dulce Suarez
 Gabriella Sutro
 Phyllis Tate
 Rachel Thompson
 Kelsey Trede
 Elizabeth Velasco
 Jacob Wallis
 Erik Wardell
 Debbie Watkins
 Justin White
 Patricia White
 Quinn White
 Young Guns of Rifle
 Evan Zislis
 Brian & Rachel Zubek



IN-KIND DONORS

10th Mountain Hut
 Acquolina's
 Jeanette Adams
 Airi Photo Booth
 Angelo's
 Aspen Meadows
 Aspen Music Festival & School
 Aspen Rec Center
 Aspen Skiing Company
 Avalanche Ranch
 Basalt Printing
 Bethel Party Rentals
 Bluebird Cafe
 Bonfire
 Bowlski's
 Bristlecone Mountain Sports
 Carbondale Community Acupuncture
 Heath Chapman
 Costco
 CRBN Pickleball
 Denver Museum of Nature and Science
 Dos Gringos
 Duemani's
 Eagle Crest Nursery
 Ebb & Flow Massage
 El Jebel Autowash
 El Jebeverage
 Freebird Pilates
 Glenwood Canyon Guides
 Glenwood Caverns Adventure Park

Glenwood Hot Springs
 Glenwood Parks & Recreation
 Good Clean Food Co.
 Goodz
 Hanging Lake Adventure Company
 Highlands Ale HouseHome Team BBQ
 Hotel Jerome
 Independence Run & Hike
 Iron Mountain
 Marble Jeep Tour
 Masala & Curry
 Mountain Tide Provisions
 New York Pizza - Carbondale
 Nido
 Obermeyer
 Peppino's
 Plosky's Deli
 Propaganda Pie
 Qdoba
 Redstone Inn

River Valley Ranch
 RVR Cooking Group
 Spring Pilates
 Sunburst Car Care
 Sundae
 Sunlight Mountain Resort
 Sure Thing Burger
 Susie's at Willits
 Taqueria El Yaqui
 The Aspen Barbershop
 The Fluffy Stuff
 The Village Smithy
 Town of Carbondale
 Treadz
 True Nature
 Wheeler Opera House
 White House Pizza
 Wild Coffee
 Woody Creek Distillers

TOWN OF NEW CASTLE - BILLS ALLOWED SUMMARY - JUNE 2026

06/2026 INVOICES PAID	\$522,918.06
VIX PARK LOAN PAYMENT	5,129.61
NET PAYROLL (2)	194,123.93
FED & STATE EMPLOYMENT TAXES (2)	67,516.80
RETIREMENT PLAN PAYMENTS (2)	37,234.80
CREDIT CARD FEES	<u>2,235.88</u>
06/2026 TOTAL PAYMENTS	<u>\$829,159.08</u>

LESS CAPITAL EXPENDITURES *	(186,764.31)
LESS CHARGE-BACKS **	(6,929.50)
LOAN PAYMENTS	(5,129.61)
RESTITUTION PAYMENTS	(224.00)
DEPOSIT REFUNDS	<u>-</u>

06/2026 OPERATING EXPENSES: \$ 630,111.66

*** CAPITAL:**

Wastewater office - FMLD Grant	123,220.80
Raw Water Irrigation	5,646.38
New Chevy Silverado for Wastewater Dept. - budgeted	48,528.00
Round-a-bout piping	1,332.67
Outdoor water bottle filler - GarCo grant	4,936.46
Fall Protection for Grand River Park - CTF	<u>3,100.00</u>
Total	<u><u>186,764.31</u></u>

**** CHARGE-BACKS:**

Developer costs	<u>6,929.50</u>
-----------------	-----------------

Report Criteria:
 Detail report type printed

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
89	A-1 Collection Agency, LLC	06122026-C	Case No 2024C030684 06.	06/12/2026	345.94	.00	345.94	59800	06/17/2026
Total 89:					345.94	.00	345.94		
213	AFLAC	184215	06.2026 premium	06/11/2026	116.87	.00	116.87	59801	06/17/2026
Total 213:					116.87	.00	116.87		
468	AM Construction Supply, In	5025	tools-sts	05/06/2026	599.98	.00	599.98	59803	06/17/2026
		5025	tools-wtr	05/06/2026	599.98	.00	599.98	59803	06/17/2026
Total 468:					1,199.96	.00	1,199.96		
475	American Fidelity Assuranc	D981506	06.2026 supp insurance pr	06/01/2026	1,555.76	.00	1,555.76	59804	06/17/2026
Total 475:					1,555.76	.00	1,555.76		
476	American Fidelity Assuranc	2711707	07.2026 flex spending	05/18/2026	374.96	.00	374.96	59755	06/04/2026
Total 476:					374.96	.00	374.96		
497	AlSCO, Inc	LGRA316077	mats, mops cleaned-rec	05/28/2026	98.26	.00	98.26	59754	06/04/2026
		LGRRA3165	mats, mops cleaned-rec	06/11/2026	98.26	.00	98.26	59802	06/17/2026
Total 497:					196.52	.00	196.52		
554	Anderson, Susan	SCRAPBOO	scrapbook palooza 06.202	06/10/2026	294.00	.00	294.00	59805	06/17/2026
Total 554:					294.00	.00	294.00		
957	Barco Products Co.	SORCO1056	outdoor bottle filler-grant G	06/08/2026	4,936.46	.00	4,936.46	59806	06/17/2026
Total 957:					4,936.46	.00	4,936.46		
1897	Caselle, Inc.	INV-20457	software support-b&p	06/03/2026	2,154.28	.00	2,154.28	59758	06/04/2026
		INV-20457	softwre support-admin	06/03/2026	2,154.28	.00	2,154.28	59758	06/04/2026
		INV-20457	software support-court	06/03/2026	1,292.57	.00	1,292.57	59758	06/04/2026
		INV-20457	software support-rec	06/03/2026	1,507.99	.00	1,507.99	59758	06/04/2026
		INV-20457	software support-pks	06/03/2026	1,507.99	.00	1,507.99	59758	06/04/2026
		INV-20457	software supoort-sts	06/03/2026	2,154.28	.00	2,154.28	59758	06/04/2026
		INV-20457	software support-water	06/03/2026	5,385.69	.00	5,385.69	59758	06/04/2026
		INV-20457	software support-w/water	06/03/2026	5,385.68	.00	5,385.68	59758	06/04/2026
Total 1897:					21,542.76	.00	21,542.76		
1961	CEBT	INV 0083378	07.2026 health insurance p	06/01/2026	84,006.00	.00	84,006.00	59759	06/04/2026
Total 1961:					84,006.00	.00	84,006.00		
1965	Cedar Networks	364794	06.2026 internet service-T	06/01/2026	180.00	.00	180.00	59760	06/04/2026
		364795	06.2026 internet service-re	06/01/2026	180.00	.00	180.00	59760	06/04/2026
		364798	06.2026 internet service-ps	06/01/2026	90.00	.00	90.00	59760	06/04/2026
		364798	06.2026 internet service-T	06/01/2026	45.00	.00	45.00	59760	06/04/2026
		364798	06.2026 internet service-w/	06/01/2026	45.00	.00	45.00	59760	06/04/2026

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		364850	06.2026 internet service-m	06/01/2026	90.00	.00	90.00	59760	06/04/2026
	Total 1965:				630.00	.00	630.00		
1993	CenturyLink	334014956 0	05.2026 fax line-wtp	05/19/2026	183.52	.00	183.52	59761	06/04/2026
	Total 1993:				183.52	.00	183.52		
2165	CivicPlus, LLC	376251	ordinance codification-admi	06/16/2026	1,933.51	.00	1,933.51	59808	06/17/2026
	Total 2165:				1,933.51	.00	1,933.51		
2335	Coal Ridge High School	CR SOCCER	CR Soccer Camp 06.2026-	06/15/2026	1,939.50	.00	1,939.50	59809	06/17/2026
	Total 2335:				1,939.50	.00	1,939.50		
2414	Collins, John P.C.	PROSECUT	05.2026 prosecutor fee-mu	05/21/2026	600.00	.00	600.00	59762	06/04/2026
		PROSECUT	06.2026 prosecutor fee-mu	06/10/2026	600.00	.00	600.00	59810	06/17/2026
	Total 2414:				1,200.00	.00	1,200.00		
2497	Colorado Analytical Lab	260429168	lab tests-wtr	05/19/2026	379.40	.00	379.40	59763	06/04/2026
	Total 2497:				379.40	.00	379.40		
2653	Comcast	0203153 052	05.26-06.25.2026 internet-	05/26/2026	324.89	.00	324.89	59765	06/04/2026
	Total 2653:				324.89	.00	324.89		
2729	Conoco Fleet	112934860	fuel-b&p	05/31/2026	78.99	.00	78.99	6102026	06/04/2026
		112934860	fuel-admin	05/31/2026	207.99	.00	207.99	6102026	06/04/2026
		112934860	fuel-ps	05/31/2026	4,696.03	.00	4,696.03	6102026	06/04/2026
		112934860	fuel-rec	05/31/2026	128.82	.00	128.82	6102026	06/04/2026
		112934860	fuel-pks	05/31/2026	871.11	.00	871.11	6102026	06/04/2026
		112934860	fuel-sts	05/31/2026	861.24	.00	861.24	6102026	06/04/2026
		112934860	fuel-wtr	05/31/2026	1,742.39	.00	1,742.39	6102026	06/04/2026
		112934860	fuel-w/wtr	05/31/2026	729.16	.00	729.16	6102026	06/04/2026
	Total 2729:				9,315.73	.00	9,315.73		
2816	Core & Main, Inc.	INV0030539	fittings-wtr	05/20/2026	27.38	.00	27.38	59766	06/04/2026
		INV0031006	acid-wwtr	06/03/2026	112.42	.00	112.42	59811	06/17/2026
		Y633875	pipe stand-sts	04/01/2026	65.00	.00	65.00	59811	06/17/2026
		Z088665	pipe fittings-wwtr	05/22/2026	107.25	.00	107.25	59766	06/04/2026
		Z190251	pipe fittings-Roundabout-F	06/10/2026	1,332.67	.00	1,332.67	59811	06/17/2026
		Z190251	pipe fittings-wtr	06/10/2026	656.71	.00	656.71	59811	06/17/2026
		Z195494	pipe fittings-wtr	06/11/2026	398.30	.00	398.30	59811	06/17/2026
	Total 2816:				2,699.73	.00	2,699.73		
2881	Cox, Kelley	CITY MKRT	cups 5K-rec	05/08/2026	7.99	.00	7.99	59767	06/04/2026
	Total 2881:				7.99	.00	7.99		
2893	Heritage Landscape Suppl	0025634941-	irrig parts-pks	04/01/2026	43.32	.00	43.32	59776	06/04/2026
		0026329397-	parts-pks	05/26/2026	253.20	.00	253.20	59820	06/17/2026
		0026496804-	parts-pks	05/26/2026	46.20	.00	46.20	59820	06/17/2026

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		0026710941-	decoder-pks	05/26/2026	376.38	.00	376.38	59820	06/17/2026
		0027165634-	irrig parts-pks	05/26/2026	547.74	.00	547.74	59820	06/17/2026
		0027166055-	rain sensors-pks	05/26/2026	97.24	.00	97.24	59820	06/17/2026
		0027234631-	irrig parts-pks	05/28/2026	332.97	.00	332.97	59820	06/17/2026
		0027618175-	irrig parts-pks	06/11/2026	599.87	.00	599.87	59820	06/17/2026
		Total 2893:			2,296.92	.00	2,296.92		
2897	Crabtree's Red Canyon Aut	0106355.00	accident repairs-2018 Tahoe	05/27/2026	7,094.58	.00	7,094.58	59768	06/04/2026
		Total 2897:			7,094.58	.00	7,094.58		
3130	Daniels Long Chevrolet	052226	2026 Chevy Silverado 250	05/22/2026	48,527.00	.00	48,527.00	59812	06/17/2026
		Total 3130:			48,527.00	.00	48,527.00		
3255	Delta Timber Company	20009	fall protection for Grand Riv	05/19/2026	3,100.00	.00	3,100.00	59813	06/17/2026
		Total 3255:			3,100.00	.00	3,100.00		
3269	Dennis' Backflow, LLC	46480	BPCCC testing-wtr	05/29/2026	2,595.00	.00	2,595.00	59770	06/04/2026
		Total 3269:			2,595.00	.00	2,595.00		
3529	PVS DX, Inc	737001030-2	chlorine-water	04/22/2026	1,678.20	.00	1,678.20	59784	06/04/2026
		RE7003583-	CL2 rental-wtr	04/01/2026	160.00	.00	160.00	59784	06/04/2026
		RE7006042-	CL2 rental-wtr	04/30/2026	140.00	.00	140.00	59784	06/04/2026
		RE7007775-	CL2 rental-wtr	04/01/2026	160.00	.00	160.00	59784	06/04/2026
		Total 3529:			2,138.20	.00	2,138.20		
3820	Enviro-Chem Analytical, In	14171437	lab tests-Acry,TPH,Areseni	06/04/2026	626.35	.00	626.35	59771	06/04/2026
		Total 3820:			626.35	.00	626.35		
4089	Flag Resources Inc.	9685	dump fee-trash	04/30/2026	180.00	.00	180.00	59814	06/17/2026
		Total 4089:			180.00	.00	180.00		
4253	Freedom Mailing Service, I	53105	05.2026 util bills-water	06/04/2026	363.98	.00	363.98	59815	06/17/2026
		53105	05.2026 util bills-trash	06/04/2026	100.00	.00	100.00	59815	06/17/2026
		53105	05.2026 util bills-w/water	06/04/2026	363.97	.00	363.97	59815	06/17/2026
		Total 4253:			827.95	.00	827.95		
4323	Gallegos, Maria D	06152026	cleaning PD 05.09,05.23, &	06/15/2026	210.00	.00	210.00	59816	06/17/2026
		06152026	cleaning TH 05.02,05.09,0	06/15/2026	490.00	.00	490.00	59816	06/17/2026
		Total 4323:			700.00	.00	700.00		
4341	Galls, LLC	035118944	uniform-ps	05/21/2026	942.90	.00	942.90	59772	06/04/2026
		Total 4341:			942.90	.00	942.90		
4377	Garcia, Samuel & Leticia	JUNE 2026	06.2026 parking lot rent	06/04/2026	500.00	.00	500.00	59773	06/04/2026

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Total 4377:					500.00	.00	500.00		
4405	Garfield & Hecht, P.C.	292664	04.2026-legal fees-general	04/30/2026	4,204.26	.00	4,204.26	59774	06/04/2026
		292665	04.2026-legal fees-general	04/30/2026	59.00	.00	59.00	59774	06/04/2026
		292666	04.2026-legal fees-general	04/30/2026	1,328.00	.00	1,328.00	59774	06/04/2026
		292667	04.2026-legal fees-Xcel C	04/30/2026	146.00	.00	146.00	59774	06/04/2026
		292668	04.2026-legal fees-general	04/30/2026	2,190.00	.00	2,190.00	59774	06/04/2026
		292669	04.2026-legal fees-Whiteh	04/30/2026	365.00	.00	365.00	59774	06/04/2026
Total 4405:					8,292.26	.00	8,292.26		
4461	Garfield County Treasurer	2026-000000	2026 mosquito control prog	05/08/2026	7,670.00	.00	7,670.00	59817	06/17/2026
Total 4461:					7,670.00	.00	7,670.00		
4673	Glenwood Springs Auto Pa	010932	TPSM-wvtr	06/11/2026	173.69	.00	173.69	59818	06/17/2026
Total 4673:					173.69	.00	173.69		
4869	Grand Junction Winwater	085334 01	wagon wheel pipe-raw wtr	06/02/2026	5,195.60	.00	5,195.60	59819	06/17/2026
Total 4869:					5,195.60	.00	5,195.60		
4925	Grease Monkey #879	87945314	oil change-2016 Tahoe-ps	05/19/2026	224.05	.00	224.05	59775	06/04/2026
Total 4925:					224.05	.00	224.05		
5593	Hy-Way Feed & Ranch Su	2606-040522	bentonite for pond-wtr cap	06/03/2026	450.78	.00	450.78	59821	06/17/2026
		2606-041416	gas can & sprayer-pks	06/12/2026	72.72	.00	72.72	59821	06/17/2026
Total 5593:					523.50	.00	523.50		
5633	Impressions of Aspen Inc.	48085	batteriesfor backups-wtr	05/19/2026	24.99	.00	24.99	59777	06/04/2026
		48085	batteriesfor backups-wwtr	05/19/2026	27.99	.00	27.99	59777	06/04/2026
Total 5633:					52.98	.00	52.98		
5669	Ink & Thread Screen Printi	2104	shirts for Junior Acadery-ps	06/01/2026	300.00	.00	300.00	59822	06/17/2026
Total 5669:					300.00	.00	300.00		
5849	Jeans Printing	261035	parking tickets-ps	06/04/2026	176.81	.00	176.81	59824	06/17/2026
Total 5849:					176.81	.00	176.81		
5913	John Cutler & Associates	2025 AUDIT	2025 audit partial-b&p	06/01/2026	350.00	.00	350.00	59778	06/04/2026
		2025 AUDIT	2025 audit partial-admin	06/01/2026	1,000.00	.00	1,000.00	59778	06/04/2026
		2025 AUDIT	2025 audit partial-ps	06/01/2026	500.00	.00	500.00	59778	06/04/2026
		2025 AUDIT	2025 audit partial-rec	06/01/2026	350.00	.00	350.00	59778	06/04/2026
		2025 AUDIT	2025 audit partial-pks	06/01/2026	350.00	.00	350.00	59778	06/04/2026
		2025 AUDIT	2025 audit partial-sts	06/01/2026	350.00	.00	350.00	59778	06/04/2026
		2025 AUDIT	2025 audit partial-wtr	06/01/2026	1,250.00	.00	1,250.00	59778	06/04/2026
		2025 AUDIT	2025 audit partial-wwtr	06/01/2026	850.00	.00	850.00	59778	06/04/2026
Total 5913:					5,000.00	.00	5,000.00		

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
6037	Karp, Neu, Hanlon, P.C.	58747	04.2026-water leagl-wtr	05/04/2026	2,911.50	.00	2,911.50	59825	06/17/2026
		58883	05.2026 water legal-wtr	06/01/2026	4,476.00	.00	4,476.00	59825	06/17/2026
		58884	final plat review-R2-dev rei	06/01/2026	1,012.50	.00	1,012.50	59825	06/17/2026
Total 6037:					8,400.00	.00	8,400.00		
6500	LeMoine & Graves, P.C.	8571	05.2026 judicial services-m	06/01/2026	1,250.00	.00	1,250.00	59826	06/17/2026
Total 6500:					1,250.00	.00	1,250.00		
6755	MA Quality Builders LLC	10 WWTP	Wastewater Offices-FMLD	06/06/2026	122,776.34	.00	122,776.34	59828	06/17/2026
Total 6755:					122,776.34	.00	122,776.34		
6949	Master Automotive	I042216	repair-2017 Tahoe-ps	04/07/2026	874.89	.00	874.89	59779	06/04/2026
		I042460	brakes-2021 Tahoe-ps	05/20/2026	1,259.40	.00	1,259.40	59779	06/04/2026
Total 6949:					2,134.29	.00	2,134.29		
7345	Micro Plastics	156557	name plates-A Bahena & K	05/26/2026	41.65	.00	41.65	59780	06/04/2026
		156613	name plate-D. Leifeld-admi	06/01/2026	79.15	.00	79.15	59780	06/04/2026
Total 7345:					120.80	.00	120.80		
7637	Mountain Waste & Recyclin	6050179	05.2026 residential trash s	05/31/2026	54,468.68	.00	54,468.68	59781	06/04/2026
		6051784V32	trash-th	06/01/2026	42.82	.00	42.82	59830	06/17/2026
		6051784V32	trash-ps	06/01/2026	55.73	.00	55.73	59830	06/17/2026
		6051784V32	trash-rec	06/01/2026	178.80	.00	178.80	59830	06/17/2026
		6051784V32	trash-pfw	06/01/2026	372.19	.00	372.19	59830	06/17/2026
		6051784V32	porta jons-wwtr	06/01/2026	1,078.06	.00	1,078.06	59830	06/17/2026
		6051784V32	trash-wwtr	06/01/2026	145.04	.00	145.04	59830	06/17/2026
		6057376V32	dumpster-trash	06/01/2026	246.60	.00	246.60	59781	06/04/2026
		6057450V32	porta jon-wwtr offices	06/01/2026	200.00	.00	200.00	59830	06/17/2026
		6057610V32	wood dumpster-trash	06/01/2026	787.53	.00	787.53	59830	06/17/2026
6060038V32	06.2026 museum recycle-	06/01/2026	47.00	.00	47.00	59781	06/04/2026		
Total 7637:					57,622.45	.00	57,622.45		
7781	Nalco Company	660402083	NALCO 8136-wtr	05/13/2026	8,887.20	.00	8,887.20	59782	06/04/2026
Total 7781:					8,887.20	.00	8,887.20		
8357	Paper Wise	000151-R-00	doc shredding-admin	06/01/2026	90.00	.00	90.00	59783	06/04/2026
Total 8357:					90.00	.00	90.00		
8609	Pinnacol Assurance	INV-2428195	workers comp ins-bldg/plan	06/09/2026	231.81	.00	231.81	59832	06/17/2026
		INV-2428195	workers comp ins-admin	06/09/2026	613.11	.00	613.11	59832	06/17/2026
		INV-2428195	workers comp ins-ps	06/09/2026	2,203.07	.00	2,203.07	59832	06/17/2026
		INV-2428195	workers comp ins-court	06/09/2026	20.58	.00	20.58	59832	06/17/2026
		INV-2428195	workers comp ins-town mai	06/09/2026	69.59	.00	69.59	59832	06/17/2026
		INV-2428195	workers comp ins-rec	06/09/2026	368.59	.00	368.59	59832	06/17/2026
		INV-2428195	workers comp ins-pks	06/09/2026	455.75	.00	455.75	59832	06/17/2026
		INV-2428195	workers comp ins-sts	06/09/2026	556.82	.00	556.82	59832	06/17/2026
		INV-2428195	workers comp ins-water	06/09/2026	772.29	.00	772.29	59832	06/17/2026
		INV-2428195	workers comp ins-w/water	06/09/2026	761.39	.00	761.39	59832	06/17/2026

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Total 8609:					6,053.00	.00	6,053.00		
8641	Pitney Bowes - Purchase P	07052026	postage-b&p	06/08/2026	12.26	.00	12.26	7052026	06/17/2026
		07052026	postage-admin	06/08/2026	30.07	.00	30.07	7052026	06/17/2026
		07052026	postage-muni court	06/08/2026	15.17	.00	15.17	7052026	06/17/2026
		07052026	postage-rec	06/08/2026	32.03	.00	32.03	7052026	06/17/2026
		07052026	postage-sts	06/08/2026	32.03	.00	32.03	7052026	06/17/2026
		07052026	postage-wtr	06/08/2026	39.22	.00	39.22	7052026	06/17/2026
		07052026	postage-w/wtr	06/08/2026	39.22	.00	39.22	7052026	06/17/2026
		3322578839	postage-b&p	05/21/2026	32.70	.00	32.70	7042026	06/04/2026
		3322578839	postage-admin	05/21/2026	32.71	.00	32.71	7042026	06/04/2026
		3322578839	postage-rec	05/21/2026	32.70	.00	32.70	7042026	06/04/2026
		3322578839	postage-wtr	05/21/2026	32.71	.00	32.71	7042026	06/04/2026
		3322578839	postage-w/wtr	05/21/2026	32.71	.00	32.71	7042026	06/04/2026
Total 8641:					363.53	.00	363.53		
8646	SunCentral LLC	E44DDA22	04.2026 solar-admin	04/30/2026	67.50	.00	67.50	59788	06/04/2026
		E44DDA22	04.2026 solar-rec	04/30/2026	220.59	.00	220.59	59788	06/04/2026
		E44DDA22	04.2026 solar-pks	04/30/2026	63.07	.00	63.07	59788	06/04/2026
		E44DDA22	04.2026 solar-sts	04/30/2026	98.16	.00	98.16	59788	06/04/2026
		E44DDA22	04.2026 solar-sts lights	04/30/2026	255.06	.00	255.06	59788	06/04/2026
		E44DDA22	04.2026 solar-TH	04/30/2026	67.50	.00	67.50	59788	06/04/2026
		E44DDA22	04.2026 solar-wtr	04/30/2026	3,466.65	.00	3,466.65	59788	06/04/2026
		E44DDA22	04.2026 solar-raw water	04/30/2026	816.08	.00	816.08	59788	06/04/2026
		E44DDA22	04.2026 solar-TH	04/30/2026	67.50	.00	67.50	59788	06/04/2026
		E44DDA22	04.2026 solar-wwtr	04/30/2026	11,038.30	.00	11,038.30	59788	06/04/2026
		E44DDA22	04.2026 solar-south utilities	04/30/2026	64.84	.00	64.84	59788	06/04/2026
Total 8646:					16,225.25	.00	16,225.25		
8733	Potestio Brothers Equipme	05-10044	mower & trimmer parts-pks	06/10/2026	289.18	.00	289.18	59833	06/17/2026
Total 8733:					289.18	.00	289.18		
8929	QA Balance Services, Inc.	17006	annual calibration of lab eq	05/18/2026	623.00	.00	623.00	59785	06/04/2026
		17010	annual calibration of lab eq	05/18/2026	615.00	.00	615.00	59785	06/04/2026
Total 8929:					1,238.00	.00	1,238.00		
9137	Regan, Tom	Z1JHZUSI-0	serv-safe training-rec	05/20/2026	385.00	.00	385.00	59786	06/04/2026
Total 9137:					385.00	.00	385.00		
9945	Schmueser, Gordon, Meyer	93128A-392	04.2026 eng fees-N Wildho	05/29/2026	2,449.50	.00	2,449.50	59834	06/17/2026
		93128A-392	04.2026 eng fees-R2-dev r	05/29/2026	1,423.50	.00	1,423.50	59834	06/17/2026
		93128A-392	04.2026 eng fees-Coal Sea	05/29/2026	657.00	.00	657.00	59834	06/17/2026
		93128A-392	04.2026 eng fees-TC Midw	05/29/2026	438.00	.00	438.00	59834	06/17/2026
		93128A-392	04.2026 eng fees-Xcel-dev	05/29/2026	438.00	.00	438.00	59834	06/17/2026
		93128A-392	04.2026 eng fees-Elk Cree	05/29/2026	547.50	.00	547.50	59834	06/17/2026
		93128A-392	04.2026 eng fees-Raw Wtr	05/29/2026	1,095.00	.00	1,095.00	59834	06/17/2026
Total 9945:					7,048.50	.00	7,048.50		
10409	Specialty Incentives, Inc.	121737	front office uniforms-ps	05/28/2026	562.35	.00	562.35	59787	06/04/2026

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Total 10409:					562.35	.00	562.35		
10835	TC Midwest	2026 WATER	6 mo water lease 12.31.20	06/02/2026	500.00	.00	500.00	59835	06/17/2026
Total 10835:					500.00	.00	500.00		
10879	Texas Life Insurance Comp	SM0F2R202	06.2026 premium - supp lif	06/15/2026	11.95	.00	11.95	59836	06/17/2026
Total 10879:					11.95	.00	11.95		
11135	Trevizo, Mirelia	CLEANING 0	cleaning 05.24 & 05.31.202	05/31/2026	150.00	.00	150.00	59790	06/04/2026
		CLEANING 0	cleaning 06.07 & 06.14.202	06/15/2026	150.00	.00	150.00	59837	06/17/2026
Total 11135:					300.00	.00	300.00		
11205	Uline	208384565	office furniture-wtr	05/21/2026	9,598.24	.00	9,598.24	59791	06/04/2026
		208384565	office furniture-wwtr	05/21/2026	9,598.23	.00	9,598.23	59791	06/04/2026
Total 11205:					19,196.47	.00	19,196.47		
11345	Utility Notification Center-C	226051179	05.2026 locates-wtr	05/31/2026	55.85	.00	55.85	59792	06/04/2026
		226051179	05.2026 locates-w/wtr	05/31/2026	55.84	.00	55.84	59792	06/04/2026
Total 11345:					111.69	.00	111.69		
11701	Wash-By U, Inc.	MAY 2026	05.2026 car washes-ps	05/31/2026	150.71	.00	150.71	59838	06/17/2026
Total 11701:					150.71	.00	150.71		
11809	Wenzel, John	201731	seat cover for new truck-wt	06/02/2026	244.46	.00	244.46	59793	06/04/2026
Total 11809:					244.46	.00	244.46		
11935	Western States Fire Protec	195682	alarm monitoring 07.01-09.	06/03/2026	120.00	.00	120.00	59794	06/04/2026
Total 11935:					120.00	.00	120.00		
12185	Xcel Energy (Main)	978934638	05.2026 utilities-wwtr	05/21/2026	32.20	.00	32.20	10000007	06/04/2026
Total 12185:					32.20	.00	32.20		
12187	Xcel Energy (EV)	978965792	05.2026 utilities-EV chargin	05/21/2026	375.85	.00	375.85	10000007	06/04/2026
Total 12187:					375.85	.00	375.85		
12193	Xpress Bill Pay	INV-XPR036	05.2026 cc fees-wtr	05/31/2026	605.50	.00	605.50	6052026	06/04/2026
		INV-XPR036	05.2026 cc fees-w/wtr	05/31/2026	605.50	.00	605.50	6052026	06/04/2026
Total 12193:					1,211.00	.00	1,211.00		
12213	Broadvoice	1334575	06.2026 phone svc-admin	06/12/2026	409.70	.00	409.70	59807	06/17/2026
		1334575	06.2026 phone svc-ps	06/12/2026	163.48	.00	163.48	59807	06/17/2026
		1334575	06.2026 phone svc-rec	06/12/2026	100.61	.00	100.61	59807	06/17/2026
		1334575	06.2026 phone svc-pks	06/12/2026	75.46	.00	75.46	59807	06/17/2026
		1334575	06.2026 phone svc-sts	06/12/2026	75.46	.00	75.46	59807	06/17/2026
		1334575	06.2026 phone svc-wtr	06/12/2026	309.04	.00	309.04	59807	06/17/2026

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		1334575	06.2026 phone svc-wwtr	06/12/2026	309.04	.00	309.04	59807	06/17/2026
	Total 12213:				1,442.79	.00	1,442.79		
12233	Your Parts Haus	0025634941-	irrigation parts CR-pks	05/12/2026	43.32-	.00	43.32-	59839	06/17/2026
		824595	fuel line, clamp, lighting-pk	06/01/2026	208.49	.00	208.49	59839	06/17/2026
	Total 12233:				165.17	.00	165.17		
12269	Zancanella and Associates,	33250	04.2026 eng acctg-water	05/08/2026	141.00	.00	141.00	59840	06/17/2026
		33343	05.2026 eng acctg-wtr right	06/08/2026	3,936.75	.00	3,936.75	59840	06/17/2026
	Total 12269:				4,077.75	.00	4,077.75		
12374	IronEdge Group	IEG-66647	IT support svcs-b&p	06/01/2026	440.08	.00	440.08	59823	06/17/2026
		IEG-66647	IT support svcs-admin	06/01/2026	524.14	.00	524.14	59823	06/17/2026
		IEG-66647	IT support svcs-ps	06/01/2026	474.69	.00	474.69	59823	06/17/2026
		IEG-66647	IT support svcs-rec	06/01/2026	499.41	.00	499.41	59823	06/17/2026
		IEG-66647	IT support svcs-pks	06/01/2026	440.08	.00	440.08	59823	06/17/2026
		IEG-66647	IT support svcs-sts	06/01/2026	534.03	.00	534.03	59823	06/17/2026
		IEG-66647	IT support svcs-wtr	06/01/2026	1,018.60	.00	1,018.60	59823	06/17/2026
		IEG-66647	IT support svcs-w/wtr	06/01/2026	1,013.65	.00	1,013.65	59823	06/17/2026
		IEG-66919	IT support svcs-b&p	05/31/2026	211.41	.00	211.41	59823	06/17/2026
		IEG-66919	IT support svcs-admin	05/31/2026	251.79	.00	251.79	59823	06/17/2026
		IEG-66919	IT support svcs-ps	05/31/2026	228.04	.00	228.04	59823	06/17/2026
		IEG-66919	IT support svcs-rec	05/31/2026	239.92	.00	239.92	59823	06/17/2026
		IEG-66919	IT support svcs-pks	05/31/2026	211.41	.00	211.41	59823	06/17/2026
		IEG-66919	IT support svcs-sts	05/31/2026	256.54	.00	256.54	59823	06/17/2026
		IEG-66919	IT support svcs-wtr	05/31/2026	489.33	.00	489.33	59823	06/17/2026
		IEG-66919	IT support svcs-w/wtr	05/31/2026	486.97	.00	486.97	59823	06/17/2026
	Total 12374:				7,320.09	.00	7,320.09		
13169	McAlpine, William	RESTITUTIO	restitution NC3475	06/04/2026	224.00	.00	224.00	59829	06/17/2026
	Total 13169:				224.00	.00	224.00		
13304	Alliance Technical Group, L	AKR370373	lab tests PFAS-wtr	06/02/2026	650.00	.00	650.00	59753	06/04/2026
	Total 13304:				650.00	.00	650.00		
13324	Blackbird Electric, LLC	1219	electrical work-wwtr	05/27/2026	375.00	.00	375.00	59756	06/04/2026
		1220	electrical work-wwtr	05/27/2026	343.75	.00	343.75	59756	06/04/2026
		1221	electrical work-wwtr	06/02/2026	1,131.30	.00	1,131.30	59756	06/04/2026
	Total 13324:				1,850.05	.00	1,850.05		
13349	WestFax	1543378	fax line-ps	06/01/2026	133.68	.00	133.68	59795	06/04/2026
	Total 13349:				133.68	.00	133.68		
13359	Advanced Wallboard Inc	26-1676	parking citation 26-1676-ref	05/21/2026	30.00	.00	30.00	59752	06/04/2026
	Total 13359:				30.00	.00	30.00		
13364	Brushes Facepainting LLC	06112026 FA	kids markt 06.11.2026-face	06/02/2026	150.00	.00	150.00	59757	06/04/2026

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Total 13364:					150.00	.00	150.00		
13369	Colorado Snow	KIDS MARK	shaved ice-kids market 06.	06/02/2026	500.00	.00	500.00	59764	06/04/2026
Total 13369:					500.00	.00	500.00		
13374	Sustento Group	REFUND DU	refund-wtr	06/02/2026	44.59	.00	44.59	59789	06/04/2026
		REFUND DU	refund-wwtr	06/02/2026	44.59	.00	44.59	59789	06/04/2026
Total 13374:					89.18	.00	89.18		
13379	Curtis Blue Line	INV1069141	uniform pants-ps	05/04/2026	206.08	.00	206.08	59769	06/04/2026
Total 13379:					206.08	.00	206.08		
13384	New Castle Housing Corp	RAW WTR O	raw wtr overage since 202	06/09/2026	19,469.76	.00	19,469.76	59831	06/17/2026
Total 13384:					19,469.76	.00	19,469.76		
13389	Long, Caroline	LITTLE ROO	Little Roots Adventures ca	06/11/2026	588.00	.00	588.00	59827	06/17/2026
Total 13389:					588.00	.00	588.00		
Grand Totals:					522,918.06	.00	522,918.06		

Report Criteria:
 Detail report type printed

APR 14 2020

21 FEBRU 10 2007

DR 8400 (05/05/25)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Submit to Local Licensing Authority

**RG LAKOTA GOLF OPS
LLC
PO BOX 4100
Basalt CO 81621**

Fees Due	
Annual Renewal Application Fee	\$
Renewal Fee	750.00
Storage Permit \$100 X _____	\$
Sidewalk Service Area \$75.00	\$
Additional Optional Premise Hotel & Restaurant \$100 X _____	\$
Related Facility - Campus Liquor Complex \$160.00 per facility	\$
Amount Due/Paid	\$

Make check payable to Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

Retail Liquor License Renewal Application

Please verify & update all information below. Return to city or county licensing authority by due date.

Note that the Division will not accept cash.

- Paid by check
 Paid Online

Uploaded to MoveIt on Date

Licensee Name

RG LAKOTA GOLF OPS, LLC

Doing Business As Name (DBA)

RG LAKOTA GOLF OPS LLC

Liquor License Number

03-13598

License Type

Optional Premises (city)

Sales Tax License Number

94473888

Expiration Date

08/04/2026

Due Date

06/20/2026

Business Address

Street Address

1000 CLUBHOUSE DRIVE

Phone Number

9702733100

City, State, ZIP Code

New Castle CO 81647

Mailing Address

Street Address

PO BOX 4100

City, State, ZIP Code

Basalt CO 81621

Email

cengel@lakotalinks.com

Operating Manager

Shawn Gleason

Date of Birth

Home Address

Street Address

Phone Number

[Empty input fields for Street Address and Phone Number]

City

State

ZIP Code

[Empty input fields for City, State, and ZIP Code]

1. Do you have legal possession of the premises at the street address?..... Yes No

Are the premises owned or rented? Owned

*If rented, expiration date of lease

Rented*

[Empty input box for expiration date of lease]

2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility?..... Yes No

If yes, please see the table in the upper right hand corner and include all fees due.

3. Are you renewing a takeout and/or delivery permit?..... Yes No

(Note: must hold a qualifying license type and be authorized for takeout and/or delivery license privileges) If selecting 'Yes', an additional \$11.00 is required to renew the permit.

If so, which are you renewing?..... Delivery Takeout Both Takeout and Delivery

4. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? Yes No

Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.?..... Yes No

5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)?..... Yes No

If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested.

6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime?..... Yes No

If yes, attach a detailed explanation.

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked?..... Yes No

If yes, attach a detailed explanation.

8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee?..... Yes No

If yes, attach a detailed explanation.

Affirmation & Consent

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.


Type or Print Name of Applicant/Authorized Agent of Business

Shawn Gleason

Title

CFO

Signature



Date (MM/DD/YY)

04/27/26

Report & Approval of City or County Licensing Authority

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

Therefore this application is approved.

Local Licensing Authority For

Title

Attest

Signature

Date (MM/DD/YY)

DR 8495 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Tax Check Authorization, Waiver, and Request to Release Information

I, Shawn Gleason

am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter "Waiver") on behalf of

(the "Applicant/Licensee")

RG Lakota Golf Ops LLC

to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101. et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and is duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (Individual/Business)

RG Lakota Golf Ops LLC

Social Security Number/Tax Identification Number

85-1475060

Home Phone Number

Business/Work Phone Number

970-984-9700

Street Address

1000 Clubhouse Drive

City

New Castle

State

CO

ZIP Code

81647

Printed name of person signing on behalf of the Applicant/Licensee

Shawn Gleason

Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information)



Date Signed

04/27/26

Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).

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1 **New Castle Town Council Regular Meeting**
2 **Tuesday, June 16, 2026, 7:00 PM**
3

4 **Call to Order**

5 Mayor Art Riddile called the meeting to order at 7:00 p.m.

6 **Pledge of Allegiance**
7

8 **Roll Call**

9 Councilor Mariscal
10 Councilor Leifeld
11 Councilor Carey
12 Mayor Hazelton
13 Councilor Copeland
14 Councilor Sampley
15 Councilor G Riddile
16

17 Absent none
18

19 Also present at the meeting were Town Clerk Mindy Andis, Administrator Dave Reynolds
20 and members of the public.
21

22 **Meeting Notice**

23 Clerk Andis verified that her office gave notice of the meeting in accordance with
24 Resolution TC 2026-1.
25

26 **Conflicts of Interest**

27 There were no conflicts of interest
28

29 **Agenda Changes**

30 There were no agenda changes
31

32 **Citizen Comments on Items not on the Agenda**

33 There were no Citizen Comments
34

35 **Consultant Reports**

36 Consultant Attorney – not present
37 Consultant Engineer – not present
38

39 Mayor Hazelton reminded the council not to speak over each other for the purposes of
40 getting an accurate recording for the meeting.
41

42 **Items for Consideration**

43
44 **Update - Garfield County Emergency Manager – Chris Bornholdt**

45 Administrator Dave Reynolds introduced Garfield County Emergency Manager Chris
46 Bornholdt. Administrator Reynolds said he asked Mr. Bornholdt to give an update since

Town Council Meeting
Tuesday, June 16, 2026

1 the fire season is here and what it might look like for this summer and how emergencies
2 are handled.

3 Mr. Bornholdt said the county has gone into Stage 1 Fire Ban and looks like the county will
4 move into Stage 2 by the end of the month. With the fire ban fireworks have been banned
5 for the county anywhere outside of the municipality and there's no fireworks selling or use
6 of fireworks. Mr. Bornholdt said there is no relief in the future forecast and we are just
7 that dry that is the reason for moving into Stage 2 fire ban. Mr. Bornholdt explained how
8 evacuations work. He said the county has gone to a Ready, Set, Go plan.

9 **Ready – possible evacuation in your area. Prepare, monitor and pack your**
10 **valuables.**

11 **Set – Short notice evacuation likely in your area. Prepare for sudden evacuation;**
12 **leave now if you need extra time.**

13 **Go – Evacuate immediately from your area. LEAVE NOW!**
14 **Danger in your area.**

15 Mr. Bornholdt said he has updated the county's website to help explain the evacuation
16 procedure. It helps residents prepare for pre-evacuation, evacuation and what to do when
17 you get back home.

18 Mr. Bornholdt said the fire team is working on build zones for the entire county that will
19 work the county's GIS. He said he would come back to the council and town administrator
20 to talk about zoning the town. This is something he wants the town to do and to figure out
21 the zones the town wants to have for evacuations. Councilor Mariscal said there are
22 different forms of Spanish. Mr. Bornholdt said they tried to make the translation as basic
23 as they could.

24 Mr. Bornholdt explained how the incident command works during an event. He said the
25 incident will either start in the fire district or in the municipality and will start small. He no
26 matter what the incident it is will start local and end local. Mr. Bornholdt said if the
27 incident is a fire then the fire district will take over. As the fire gets bigger and homes are
28 being evacuated it will then be out of the fire districts control, then move onto county
29 then to state and federal control. He said when you have responsibility for something, you
30 have the fiscal responsibility and your statutory responsibility, whatever that is,
31 depending on the incident. He said once that happens, the county comes in, then we then
32 take over the fiscal responsibility, and we take over the statute responsibility of that
33 jurisdiction. He said there will be a large team coordinating the fire, the county would still
34 have authority over the incident, but the team is managing the fire. Then, the agency that
35 has been the authority will be able to do what needs to be done, but the county is still in
36 the loop. Mr. Bornholdt said all of the delegations have to go through the PIO's. Then, the
37 PIO can do local news releases and not just to Denver. Mr. Bornholdt said incident
38 management teams are Type 1 and Type 2. They bring in the resources they need,
39 whether they need 30 people or need 200 people. They bring those resources with them
40 when they come, depending on the size of the event that they're dealing with at the time.
41 He said the county will monitor the fire until there is no more smoke and call it 100
42 percent out. Mr. Bornholdt reminded council to support staff and the town administrator
43 when there is an incident happening. He said he is the commander of the Emergency
44 Operations Division for the Sheriff's Office, and we are

1 doing search and rescue, wildfire, flooding. The county does HAZMAT or the DARA for the
2 county. He said the county has a lot of equipment and different things. They are ICS
3 instructors and they can teach an ICS class. Councilor Carey asked if we are integrated as
4 we can be for the Ready, Set, Go process for the residents. Mr. Bornholdt said additional
5 word out about Ready, Set, Go. Ready, Set, Go is a fairly new approach with the county.
6 He said it's messaging through newsletters and the e-news about having your go bags
7 ready. Councilor Carey said the town could pin, like, Ready, Set, Go information, or links
8 to their stuff on our Facebook page, or on the town's website. Mr. Bornholdt said to use
9 the Garco County Emergency Response website and to pin that to the town's website.
10 Councilor Carey asked what the town needs to do to be in-line with the county as far as
11 the fire ban and fireworks ban. Mr. Bornholdt said he sends out update notifications to all
12 town managers and it would be up to the municipalities to adopts the county plans or not.
13 Administrator Reynolds said staff will get the word out in the e-newsletter and Facebook
14 right before the 4th of July about the fire ban and the fireworks ban.
15 Administrator Reynolds asked Mr. Bornholdt to explain what kind of aerial support the
16 county has. Mr. Bornholdt said usually have a Type 1 helicopter, which is a big helicopter.
17 Then we usually have a Type 3 helicopter, which usually is the one that has the bucket
18 hanging underneath it, and then usually one or two seats at the base. He said aerial
19 support has not been at the airport much because they have been sent to other fires for
20 support. He said the Grand Junction's base is a lot bigger, that's where they're get the
21 hotshot crews from. He said any large tanker will come from the Front Range. He said The
22 Type 3, which is similar to a medical helicopter with a bucket underneath. Then the Type
23 1 are the bigger helicopters that actually suck the water into them, and then dump the
24 water out of an actual tank that's hanging under there. Most of the time, it's the big Sky
25 Crane, that's the one that's got the big opening in the middle of it. A Sky Crane, is a Type
26 1 helicopter.
27 Mayor Hazelton thanked Mr. Bornholdt for the update.

28 29 **Presentation – YouthZone**

30 Administrator Reynolds introduced Executive Director Jaime Hayes to council. Ms. Hayes
31 reviewed her presentation with council (**Exhibit A**).
32 Councilor Riddile said the CYDC number seems to be proportionally high compared to the
33 organization at New Castle. Is there any insight why that might be. Ms. Hayes said the
34 majority of the cases are in Carbondale, Glenwood and the Colorado River Valley.
35 Therefore, there are many fewer cases in a large region. She said the CYDC cases
36 typically are referring to a violent situation. It reflects what we see as those second, third,
37 or fourth reasons for referral. The kids are getting more and more aggressive. When they
38 get mad or when there's substance involved.
39 Councilor Leifeld said the incidents was first marijuana and alcohol was third. How many
40 clients were in each tier. Ms. Hayes said she was unsure and would need to look into it.
41 Ms. Hayes said YouthZone is working with the New Castle Polic Chief on public campaign
42 and marketing. They do receive money from the Office of Gun Violence and Prevention
43 which also bring into the area Division of Criminal Justice. She said YouthZone would like
44 to enlist the help of our town councils in order to help YouthZone think about what's the

1 best way Newcastle sees to get information out. Ms. Hayes said she would like to have a
2 further conversation about collaborating around the campaign for the reduction of
3 violence.
4 Councilor Carey asked what Riverside Middle School response was because the high
5 school is doing a good job. Does the schools have access to the screening YouthZone
6 does. Ms. Hayes said YouthZone has worked hard with the school district administration
7 and have a standing formalized MOU that allows for YouthZone and the school district to
8 share information. She said with the help of the SRO's designed a referral system. When
9 someone puts a referral in from the school, they automatically updated every single time
10 there's a status update with the youth. The person who put in the referral has a direct line
11 of conversion with the person providing the care and treatment plan.
12 Administrator Reynolds asked if YouthZone is part of opioid settlement to receive funds
13 from the state. Ms. Hayes said YouthZone does receive opioid dollars from the state. The
14 money is for infrastructure. YouthZone partnered with City of Glenwood Springs to redo
15 their building in Rifle.
16 Mayor Hazelton thanked Ms. Hayes for the update.

17
18 **Update – LoVa Trail Expansion– Jeanne Golay**

19 Mayor Hazelton welcomed Executive Director Jeanne Golay. Ms. Golay reviewed her power
20 point presentation with the council (**Exhibit B**).
21 Ms. Golay said currently there were no plans to add onto the new pedestrian bridge that
22 crosses Elk Creek. She said she is proposing a joint grant funding project. She said adding
23 a trail or sidewalk from the west end of the pedestrian bridge to Elk Creek Elementary
24 School seemed like a good grant project. She said has spoken with the school district
25 about the project since the sidewalk would be on school property. The school district own,
26 maintains and maintain a sidewalk. Ms. Golay said she is working with CDOT to build an
27 additional 30 or 40 feet of sidewalk than what CDOT was originally agreed to do. The total
28 amount of sidewalk that the town and CDOT would be responsible for would be 70 feet.
29 The total length of the sidewalk would be 775 feet. She said the sidewalk would be built to
30 the town's and CDOT's requirements. The sidewalk would be skirting around the fields
31 since there are two existing baseball diamonds and then kind of make a 90-degree turn
32 and go right to the existing parking lot. Ms. Golay explained a few different grant options
33 that LoVa Trail could apply for. She explained the reason for the sidewalk was for
34 connectivity from RFTA bus stop to the school or trailhead.
35 Ms. Golay said the first grant program is the First Last Mile Mobility which is an RFTA
36 grant. The grant creates connectivity to transit stations after bus stop is a good
37 connection. The second option is to apply for a joint fall FMLD grant with the town. The
38 third option is a federal grant Safe Roads to School and Transportation Alternatives
39 Program. The federal grant is much more involved and more expensive because there's
40 more resources that have to go into the project management. Ms. Golay said the RFTA
41 grant would need to be applied for by the town because RAFTA will only grant this
42 program to member communities. RFTA would allow the town to pass the funds through,
43 so the town wouldn't be holding and managing the project in any way. The funds would
44 transfer directly to the school district and the school district would manage the whole

1 project. Ms. Golay said RFTA is hold money for LoVa Traill In 2018, there was a ballot
2 issue to increase the property availability for transportation which was an initiative with
3 RAFTA. She said as part of campaign, RFTA agreed to earmark \$2 million for the LoVa
4 Trail, and the ballot issue passed. Therefore, RFTA has been holding the money for the
5 LoVa Trail for any community that wants to build a segment of the LoVa Trail.
6 Councilor Riddile said as of right now the pedestrian bridge at the end of the project's
7 going to be turned over to the town. The bridge will remain in CDOT's right away. The
8 agreement will be with CDOT and the town to have license for the pedestrian bridge. The
9 agreement will be signed once the project is finished. He said as long as the town is
10 comfortable with the maintenance and ownership of the 70-foot sidewalk to CDOT's right-
11 of-way. That will all need to be done. Administrator Reynolds said CDOT's is willing to
12 extend it at 40 feet so that it can curve down to meet the school property, and the school
13 would take over the trail from that point.
14 Mayor Hazelton asked about the alignment of the trail and how it goes around the second
15 ballfield and curves to the north so far into the school property. He said the idea of the
16 trail would be to connect it to something that would go towards Coal Ridge High School.
17 Ms. Golay said there is a plan for the LoVa Trail to continue to the west, sharing the Ware
18 and Hinds Ditch service trail platform with the mountain bike trail. The Back to School
19 Trail parallels the ditch and is fairly flat. There is a shared use agreement and LoVa Trail
20 does get funding to build the trail through that are, they would be able to continue
21 working with the ditch company and the Tallbott Family. Ms. Golay said if the trail went to
22 the south into the trees, there's a hill, and it's thick with trees, and would need to pave
23 the sidewalk over roots. Administrator Reynolds said the constraint is the school has
24 needs to be ADA compliant to be on school grounds, and to get over the hill would need to
25 remain ADA compliant and that would be difficult to do. He said the other concern the
26 school had was the sidewalk would be to far out onto the highway and wouldn't serve as a
27 route to the school. Building the sidewalk as shown would be ADA compliant and creating
28 a path that would connect to the front door of the school. The town would be providing a
29 safe route to school, and then LoVa Trail would then pick up the trail from there and
30 piggyback off it to become the LoVa Trail.
31 Mayor Hazelton asked for more explanation of the grant options. Administrator Reynolds
32 said option one is there's RFTA money that is set aside for LoVa Trail. The idea is not to
33 have the school district or the town out of pocket for any part of the sidewalk. That money
34 can be either seed money or match money for any of the grants. The first grant option
35 would be going to RFTA for the First Last Mile, then the town would be the applicant for
36 that grant. With that grant RFTA would want to see some sort of logic and activity,
37 whether it's getting kid to school, or getting people closer to the bus stop, or getting
38 bikers over the pedestrian bridge to get to the trailhead. He said another option is to the
39 school district apply for an FMLD grant and then the town would partner with the school
40 district and RFTA as a joint partnership. Administrator Reynolds said the town has already
41 committed to partner with the middle school for a joint Fall FMLD grant for their
42 playground equipment. If the middle school is not ready to move forward with the grant
43 then, the town could partner with RE2 or LoVa Trail for the Fall FMLD grant with LoVa Trail
44 being fiscal agent for the grant. Administrator Reynolds said with the RFTA First Last Mile

1 Mobility Grant puts the town as fiscal agent for the grant but then hands the money over
2 to the school and trusts them to complete the project. Since this is a partnership grant the
3 town is the recipient the town would make the project get done. He said the third option is
4 more difficult because it's federal grant.
5 Councilor Leifeld asked Administrator Reynolds does staff have enough resources to fulfill
6 the work that needs to be done. Administrator Reynold said with grants, they are done in
7 house. Staff will help write the grant and will make sure the grant is correct. Ms. Golay
8 said she would be willing to help with either one of the grants. Administrator Reynolds
9 said the first option would probably take more staff time because of the coordination with
10 the school and to make sure the project that is taking place on school property is done
11 correctly and it's a little bit more for the finance department. He said he was not sure how
12 the First Last Mile Mobility worked whether it is a funded up front or funded at the end. He
13 said the school would have to be willing to front the money for the construction, with the
14 understanding that once it's passed, approved, and then the money passes through. He
15 said typically with FMLD grants the town would get the money once the project is
16 complete, that is easier for the finance department to manage.
17 Councilor Sampley said she is completely agree with the sidewalk to the school because it
18 would open up the downtown for the kids to get to school safely.
19 Councilor Carey said since the town has already committed to partner with Riverside
20 Middle School, could the town apply for the RFTA First Last Mile Mobility grant and then
21 apply for the Spring FMLD grant. Ms. Golay said option two wouldn't happen until next
22 year because doesn't want to compete with the middle school. Councilor Carey said try for
23 option one, and if that doesn't work, then this time next year Ms. Golay would come back
24 to the town and have a conversation about option two. Councilor Riddile said option 2
25 doesn't happen unless option 1 goes through. Because you would have that match money
26 for it. Administrator Reynold said the match money would come from the LoVa money. He
27 said option 2 doesn't need the option 1 money. Option 2 could be a standard alone. Mayor
28 Hazelton said option 1 makes since because the town has been members of RFTA for
29 several years and there is money available for these types of projects. The town has not
30 applied for First Last Mile Mobility before. Council decided to move forward with option 1.
31

32 **Fire Resiliency Review**

33 Administrator Reynolds said the risk of wildland and urban fires continues to increase
34 throughout Colorado due to continued drought conditions, weather patterns, and
35 expanding development within wildfire-prone areas, it is important to understand how
36 wildfires and ember storms can impact homes, neighborhoods, and entire communities.
37 He said Colorado law that require local governments to adopt wildfire resiliency standards
38 and building code provisions for development occurring within designated Wildland-Urban
39 Interface (WUI) areas. Administrator Reynolds said the 2025 Colorado Wildfire Resiliency
40 Code (CWRC) is a state-mandated minimum code for wildfire-prone areas that requires
41 ignition-resistant construction and defensible space standards. He said municipalities with
42 mapped Wildland-Urban Interface areas are required by state law to adopt a code meeting
43 or exceeding the state's minimum standards. While the statute does not currently
44 establish specific fines or financial penalties for non-adoption, failure to adopt could place

1 a municipality out of compliance with state law and expose it to legal or legislative
2 remedies. He said the state requirements reflect a growing recognition that communities
3 must proactively address wildfire risk through land use planning, building design, and
4 construction practices. As homeowners, developers, insurance providers, and local
5 governments increasingly focus on reducing wildfire risk, there is growing demand for
6 homes and neighborhoods that are built to modern resiliency standards. Research
7 indicates that wildfire-resistant construction practices can help reduce property losses,
8 improve community survivability during wildfire events, and may positively influence
9 insurance availability, ratings, and premiums over time. Administrator Reynolds said
10 wildfire-resilient building codes such as the WUI and CWRC fit within the broader
11 framework of modern building regulation. Just as building codes in earthquake-prone
12 regions incorporate seismic standards and coastal communities adopt hurricane-resistant
13 construction requirements, wildfire-prone communities are increasingly utilizing WUI and
14 related code provisions to address the unique hazards associated with wildfire exposure.
15 Clerk Andis showed two video clips on how fire treated wood works.
16 Administrator said when talking about the WUI Code and fire resiliency code are a little
17 different. The codes address not using wood siding that has not been treated and making
18 simple adjustments to landscaping and the perimeter of the property.
19 Councilor Liefeld said he has a better understanding of the WUI Code and how this might
20 affect the insurance companies, as well as the cost of building in New Castle. He thanked
21 staff for showing the videos. Administrator Reynolds said the town goes through an
22 insurance institute audit and is ranked based on the result of the audit.
23 Councilor Liefeld asked if the town has the ability to restrict the building permits if the
24 HOA's doesn't upgrade to the town's standards. Administrator Reynolds said no because
25 the HOA's have updated the town's standards. The standard ranks the fire resiliency of
26 certain siding materials. He said there are wood siding materials that should be the Class
27 A ranking, so Lakota Canyon Ranch is welcome to use those. Administrator Reynolds said
28 Lakota Canyon Ranch as a very strong design review and has to look a certain way. He
29 said as long as they are meeting the code it would be fine.

30
31 **CIRSA on Boarding Video**

32 Administrator Reynolds said staff will present a short CIRSA video as an introduction to
33 the topic of Council and staff roles, actions, and responsibilities.

34 Clerk Andis showed the video to the council. Administrator Reynolds said CIRSA is the
35 town's insurance company, they do the liability insurance, automobile insurance and
36 property casualty insurance.

37
38 **Consent Agenda**

39 Items on the consent agenda are routine and non-controversial and will be approved by
40 one motion. There will be no separate discussion of these items unless a council member
41 or citizen requests it, in which case the item will be removed from the consent agenda.

42
43 May 19, 2026, minutes

44 June 2, 2026, minutes

1
2 **MOTION: Councilor Mariscal made a motion to approve the Consent Agenda.**
3 **Councilor Carey seconded the motion, and it passed unanimously.**
4

5 **Staff Reports**

6 **Town Administrator** –Administrator Reynolds said there was a Letter to the Editor in the
7 paper from Bob & Elaine DuBois commended CRFR for their response in saving their home
8 when it was struck by lightening, the also commended the New Castle Police Department.
9 Administrator Reynolds said he had received a call from somebody who would like to put
10 in a vending machine in of the town’s parks. He said he reviewed the code and the code
11 doesn’t allow for it. He said there is provision in the code where if somebody really wanted
12 to, they could come to town council and council could consider it, but, as staff, there's
13 also part of the code that says that staff can review it and say yes or no. Administrator
14 Reynolds said his inclination would be to stay in line with what the town already has in
15 place. He said there is a shaved ice stand with teenage girls running it, that is allowed
16 under the state’s Lemonade Law. Administrator Reynolds said he had a meeting with
17 CIRSA for the annual meeting. He said Colorado is one of the worst states to insure
18 because of police department. He said Colorado has passed laws to make it easy to sue
19 police departments. CIRSA wants to know what kind of lawsuits they would encounter
20 based on claims against the police department. Colorado has written laws that are fairly
21 liberal and allow a lot of latitude for being able to sue the police departments.
22 Administrator Reynolds said on Memorial Day the cemetery was designated as a historic
23 landmark. He said Mike Miller who helps takes care of the cemetery had noticed the
24 plaque that was placed for the designation had a date of 1889 however, the sign about it
25 says 1888. Administrator Reynolds said the cemetery was created in 1888, but the first
26 burial was in 1889. He said it would be brought back to Historic Preservation Commission
27 for a review, and the plaque may need to be redone. Administrator Reynolds said he and
28 Planner Paul Smith met with MOO, LLC the owners of the ice cream parlor. They were
29 thinking about having music on their property. MOO LLC has decided not to move forward
30 with the idea at this time. Administrator Reynolds said the town has hired Employee
31 Council for HR. He said he has already used them for some employee questions, and they
32 were amazing. Administrator Reynolds said VIX parking lot has switched sides of the
33 street for construction work. The signage on the street has been changed. Administrator
34 Reynolds said Sunlight Mountain Resort was looking at teaming up with our New Castle
35 Trails for a race on Burning Mountain. He said he had a meeting with a member of New
36 Castle Trails and they had decided to pull back from the race and look at again for next
37 year. Administrator Reynolds reminded council CML Conference is next week in
38 Westminster. Administrator Reynolds passed around a card for Barry Stout. He said Mr.
39 Stout owns Stout Ranch and every year Mr. Stout has a Polo Match on the ranch called
40 the Devereaux Cup. He said all the money raised from the event Mr. Stout donates to the
41 New Castle Museum. Administrator Reynolds said former Councilor Bruce Leland had heart
42 surgery and is recovering. Administrator Reynolds said Bob Johnson, the owner and Chief
43 Operator of Integrated Property Management, has passed away. Mr. Johnson was on the
44 Lakota Canyon Ranch board for many years.

1 **Town Clerk** – Clerk Andis said she and Assistant Michelle Huster is continuing to train on
2 the new agenda, minutes and packet platform. The new platform will go live at the end of
3 June. Clerk Andis reminded Councilor Carey and Councilor Leifeld about the CEC meeting
4 on Thursday.

5 **Town Treasurer** – not present

6 **Town Planner** – not present

7 **Public Works Director** – not present

8 9 **Commission Reports**

10 **Planning & Zoning Commission** –have not met

11 **Historic Preservation Commission** – have not met

12 **Climate and Environment Commission** – have not met

13 **Senior Program** – have not met

14 **RFTA** –Councilor Copeland said there was a presentation about e-bikes. She said RFTA
15 would be entering a proposed cost sharing strategy with Rifle and Silt for the next couple
16 of years for the Hogback Route.

17 **AGNC** –Mayor Hazelton said meeting tomorrow in Grand Junction. He said the meeting is
18 in person only no ZOOM options. He said the Associate Deputy Secretary of the U.S.
19 Department of Interior, will be the roundtable speaker.

20 **GCE** – have not met.

21 **EAB** – have not met

22 **POSTR** – Administrator Reynolds asked Councilor Sampley if she would be available to
23 have a meeting on Wednesday, June 24, 2026, at 4pm at VIX Park. Councilor Sampley
24 said she would be.

25 26 **Council Comments**

27 Councilor Mariscal said the Children’s Market and the Chamber Block Party last week was
28 fun and a great turn out.

29 Councilor Leifeld said Tomorrow night, 8–10-year-old softball plays their first game of the
30 season. Come out and support your local children's teams. The game will be at Elk Creek
31 Elementary. He said he would not be at the next council meeting.

32 Councilor Carey said the Polo Match was great. She asked Administrator Reynolds if has
33 met with RE2 School District Superintendent about the unmitigated area behind the
34 houses behind the middle school. She said people walk it thinking it is a new path along
35 the raw water irrigation ditch because it is a fire hazard. Administrator Reynolds said he
36 has not met with him.

37 Councilor Riddile said he would not be at the next council meeting.

38 Councilor Sampley said she would be out of town for the next council meeting but would
39 be able to ZOOM into the meeting.

40 Mayor Hazelton said he would be attending the Tuesday CML Conference Session. He said
41 the maps that were being restored are done. He said the Subakdo Studio is losing their
42 lease. He said he spoke with Dustin Chapin. Mr. Chapin said he is getting a lot of
43 trespassers on his property to get to the trail on Mt. Medaris which is closed. Mayor
44 Hazelton said Mr. Chapin is worried about rocks coming down.

1 **Items for Future Council Agenda**
2 There were no items for future council agenda

3
4 **Adjourn**

5 **MOTION: Mayor Hazelton made a motion to adjourn.**

6 The meeting adjourned at 9:29 p.m.

7
8 Respectfully submitted,

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15

Mayor Grady Hazelton

Town Clerk Mindy Andis, CMC

DRAFT