

AGENDA

CITY COUNCIL WORK SESSION

August 16, 2022

4:00 PM, City Council Chambers
427 Rio Grande Place
Aspen, CO 81611



ZOOM MEETING INSTRUCTIONS

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join.

<https://us06web.zoom.us/j/89353930551?pwd=Q3RFMXF2UmJUbVlhQW05OWo4eG15dz09>

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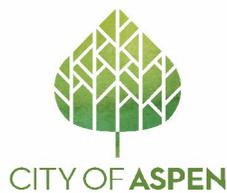
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I. WORK SESSION

I.A. Short-Term Rental Tax Polling Results and Next Steps

I.B. Burlingame Early Childhood Education Center Progress Update



MEMORANDUM

TO: Mayor and City Council

FROM: Sara Ott, City Manager
Pete Strecker, Finance Director
Phillip Supino, Community Development Director

MEMO DATE: August 8, 2022

MEETING DATE: August 16, 2022

RE: Short Term Rental Tax Polling Results and Next Steps

Request of Council: Staff seeks direction on whether the Council wishes to advance development of a ballot question to tax short term rentals and/or lodging accommodations in the City; what are the uses of any new revenues; what tax rate should be applied; and in which election the question should be placed on the ballot.

This evening's work session is structured to 1) present the findings from the polling by Fredrick Polling, 2) provide a high-level refresher on the short-term rental employee generation and affordable housing fee analysis by EPS, and 3) seek Council direction on if, when, and for what any ballot question may be placed before the City's voters.

Summary and Background: In December 2021, Council passed Ordinance #26, Series of 2021, addressing the City's existing vacation rental program. Ordinance #26 extended existing Vacation Rental Permits, issued as of December 8, 2021, through September 30, 2022. Pursuant to Ordinance #26, Series of 2021 and Ordinance #27, Series of 2021, no new Vacation Rental Permits were issued after December 8, 2021.

These ordinances, combined with the problem statements, moratorium goals, and legislative rationale for the declaration of the moratorium form the basis of staff's work with the community over the intervening seven months on land use amendments and secondly, the possibility to tax or set new fees for short-term rentals. This work culminated in the passage of Ordinance 09-2022 on June 28, 2022 to amend the land use code and establish the vacation rental permit fee.

Concurrently, the Council advanced the discussion of the demand for employees and services short-term rentals generate in the City and the potential of a tax question to address these demands. This work included several discussions and community engagement around the finances, tax equity, and impacts of the short-term rental products within the City, including in commercial and residential areas. This included a specific Technical Advisory Committee meeting about taxation on March 17, 2022.

Additionally, at the April 11, 2022 and May 9, 2022 work sessions, the Council directed staff to advance the analysis of taxation scenarios focused on possible tax rates, who should pay a potential new tax, and what uses were most appropriate for a new tax. This direction included obtaining voter polling to understand the voter acceptance of a new tax, the preferred taxation rate, and possible supported uses.

Discussion:

Keith Fredrick of Fredrick Polls will present his executive summary and be available to answer questions. Attached as exhibit A is the polling executive summary, cross tabulations, open ended questions, and survey questions. Please note that the sample ballot language appears on page 12 of the executive summary.

Fredrick Polls bottom line summary states:

"A majority of Aspen voters consistently support some form of new STR tax with a hard core of one-third of voters consistently opposed. That opposition could climb into the mid-40s if this issue becomes a matter of "fairness" given STR renters already pay the same sales and lodging tax as visitors staying in hotels.

However, if the focus of this propose STR tax becomes more about equity of private property being used for commercial purposes paying the same rate as other Aspen businesses pay, then support for the STR tax is in the mid-to-upper 60s, pushing opposition to its core minimum.

Short-term rentals and affordable housing are clearly linked in the minds of STR tax supporters. STRs are seen as contributing to the lack of rental units for residents, the increasing cost of long-term rentals and the increasing price of buying a home in Aspen... all undermining the fabric of community as well as impacting quality of neighborhoods and life in the city.

To the extent this proposed STR tax ballot issue is connected to affordable housing both in the rate charged and the use of funds generated, the more the majority constituency supporting an STR tax concept are likely to become YES voters on the November ballot.

Also, it appears the less complex, more straightforward the ballot proposal can be – few to no variable tax rates – the stronger support for increasing taxes on STR's becomes."

Key Policy Considerations: The polling results indicate voter tolerance for some level of affordable housing mitigation to be incorporated into the tax rate. To support the Council in discussions, Rachel Shindman of EPS Consulting will provide a high-level overview of the employee generation model for short term rental properties, and the estimated range for a mitigation fee for each FTE generate. (This study was originally presented to Council during the May 24th regular meeting in the context of a possible STR permit and AH fee.) Staff views this as critical information to understanding the relationship between potential tax rates and the amount of affordable housing demand mitigated by an STR tax.

POLICY QUESTION #1: Does the Council wish to go forward with a tax? Does the Council wish to include affordable housing mitigation in the calculation of the tax rate? If yes, how much?

DISCUSSION NEEDED: Does the Council desires to mitigate STR employee generation through a portion of the tax? If so, based on the EPS generation study, what percentage of the generation should be mitigated through the tax?

POLICY QUESTION #2: Are there other/additional intended uses of the tax to be levied?

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

Polling indicates all these uses are supported to varying degrees, with affordable housing being the most supported use. Based upon Council's discussion the draft ballot language will be adjusted to reflect the final proposed uses.

DECISION NEEDED: Can Council affirm whether or not these impact areas are aligned with the taxation question that would be presented to voters? Are there any areas missing or are some areas of higher priority than others? Can the Council provide direction around an allocation for a STR tax to the desired areas of impact to help steer a future ballot question? Would the Council like to memorialize in the ballot question or in the whereas clauses any minimum/maximum percentage of collections for a particular use?

POLICY QUESTION #3: What is the desired tax rate to be included in the ballot question?

Polling provided 5 possible scenarios for taxation, ranging from nothing, all the way to 20%. As the tax rate rose, voter support declined. The consultant summary illustrates the likelihood of some respondents supporting a rate other than their indicated preference, grouping majority support at either the 9 or 13 percent rates.

DECISION NEEDED: What tax rate should be incorporated into the final ballot question?

POLICY QUESTION #4: Who pays the tax?

Polling indicated mixed views on if the tax should be for only certain types of vacation rental permits, all permits, and traditional lodging product. The notable finding includes some tolerance for increasing taxes on traditional lodging product. It is also evident that uniformity in a new tax – keeping it simple – is preferred by voters.

DECISION NEEDED: Is there Council consideration about the property tax rate (residential/commercial) in determining who and how much is included in the tax rate? Should the tax be limited to STRs or be expanded to include traditional lodges?

POLICY QUESTION #5: What is the desired timeframe for approaching voters with a STR tax question?

During the April 11 work session discussion, Council members proposed two possible dates for when to approach voters: November 2022 or March 2023. During the May 11 work session, Council stated a preference for the November 2022 election, pending the information from polling.

There are currently two state ballot questions – one for a state income tax reduction and second entitled Natural Medicine Health Act regarding the regulation of phycobilin - that have been certified by the

Secretary of State for the November 2022 election. Additionally, Pitkin County has indicated the intent to place a tax question for the ambulance district and Aspen City Council has indicated a desire for the ½ cent open space and trails sales tax renewal to occur in November 2022. Typically, the more tax questions there are on a ballot, the less likely it is that all will pass. Based on past ballot contents, the contents of the November ballot, as of now, do not create an obstacle to the question being fairly considered by the public.

DECISION NEEDED: Does Council desire to place a question on the November 2022 ballot?

A ballot question will need to be formalized and adopted in two readings by the Council by the end of August, and then the formal ballot question will need to be conveyed to the County by early September for certification.

POLICY QUESTION #6: Are there any particular points the Council would like to see included in the whereas clauses of the resolution for consideration placing the ballot question? Does the Council wish to change any other portions of the ballot question?

DECISION NEEDED: Whereas clauses are considerations that outline the high-level policy rationale for the actions of the Council to place a question before the voters. Is there any specific topics desired by the Council in whereas clauses? Staff anticipate covering the fundamental information about the Aspen Area Community Plan, land use regulations, and property tax equity. Which other topics, if any, would the Council like to see?

Further the ballot language itself was tested in the polling questions. Staff is suggesting a slight modification of the language around uses to list affordable housing first, and the addition of the words "and repair" after infrastructure maintenance.

"Shall City of Aspen taxes be increased not more than \$10.7 million commencing January 1, 2023 and by whatever amounts are generated annually thereafter by the imposition of an excise tax of not more than 13% on the amount charged to any person on a nightly room rate at any commendation or business that is required to obtain a vacation rental permit from the city;

And shall the revenue generated from such as tax be utilized for the purpose of funding affordable housing, infrastructure maintenance and repair, and environmental initiatives, with the rate of the tax being allowed to be increased or decreased without further voter approval so long as the rate of taxation does not exceed 13%; and shall the city be authorized to collect, keep, and spend the revenues from such tax and any investment income therefrom notwithstanding the limits of Article X, Section 20 of the Colorado Constitution?"

Please note that with this language, it becomes a legislative act of the Council, through the adoption of the annual budget, to determine the split of the revenue between the different purposes.

Finances:

City Council can anticipate a fee around \$15,000 for Pitkin County to administer this ballot question. City staff will update revenue estimates to match the desired final language.

As presented on May 9, staff estimate the each additional 1.0% of tax will generate \$826,000 in revenues. This estimate is based upon 2021 taxable short term rental sales of \$82,600,000.

Recommendations:

1. Staff recommends moving forward with a ballot question for November 8, 2022 for an excise tax not to exceed 13%, generating up to \$10.7 million in new revenues in the first year for affordable housing, infrastructure repair and maintenance, and environmental initiatives.
2. Staff supports the following draft ballot language, subject to changes based upon the Council discussion in the work session. The wording changed since polling is in bold.

“Shall City of Aspen taxes be increased not more than \$10.7 million commencing January 1, 2023 and by whatever amounts are generated annually thereafter by the imposition of an excise tax of not more than 13% on the amount charged to any person on a nightly room rate at any commendation or business that is required to obtain a vacation rental permit from the city;

And shall the revenue generated from such a tax be utilized for the purpose of funding affordable housing, infrastructure maintenance and repair, and environmental initiatives, with the rate of the tax being allowed to be increased or decreased without further voter approval so long as the rate of taxation does not exceed 13%; and shall the city be authorized to collect, keep, and spend the revenues from such tax and any investment income therefrom notwithstanding the limits of Article X, Section 20 of the Colorado Constitution?”

If Council wishes to move forward, staff will bring back the necessary ordinance for first reading on August 23, 2022 and a special meeting on September 6, 2022 to meet the County Clerk’s filing deadline.

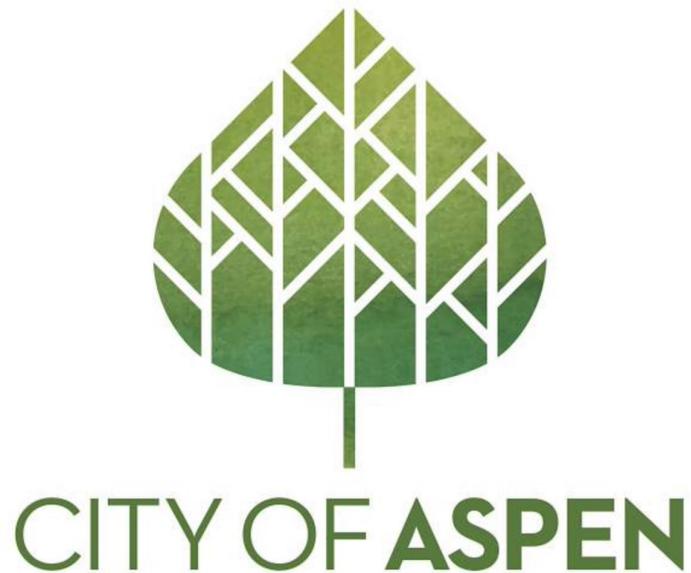
Exhibits

A: Polling Results by Fredrick Polling

B: Short-Term Rental Fee Analysis by ESP

C: Short-Term Rental Outreach Summary and Detail

D: May 9, 2022 Short-Term Rental Tax Packet Materials and Slides



POLL RESULTS:

Aspen Voters' Opinions on Short-Term Rentals

July 2022

Prepared for:

City of Aspen

SURVEY METHODOLOGY & SAMPLE DEMOGRAPHICS

- **Sample Size:** n=322 completed interviews
- **Eligibility:** Voters in the City of Aspen
- **Interview Method:** n=280 Online through cell-text invite + n=42 live caller phone interviews
- **Interview Dates:** July 18-24, 2022
- **Margin of Error:** 5.5%

Sample Demographics: n=322

Gender		Age		Party Registration		Length of Residence		Home	
Male	51%	18-39	24%	Democrat	47%	0-10 years	18%	Own	72%
Female	48%	40-64	51%	Republican	16%	11-20 years	27%	Rent	28%
Other	1%	65-Up	25%	Independent	37%	21-30 years	23%	Own STR Permit	10%
						30+ years/Native	31%		

FINDINGS

1. Short-Term Rental (STR) Tax Concept.

- Aspen voters' initial reaction to increasing taxes on short-term rentals is nearly 2:1 positive: **63% YES, 33% NO on a generic ballot** *"to enact a new tax charged on short-term renters of Aspen homes that are licensed with a vacation rental permit."*

(Note: this question -- sequenced 1st in the poll-- does not give a specific tax rate nor detail on use of new revenues.)

- The STR tax is supported by 77% of Democrats but opposed by 63% to 35% among Republicans. Independent voters support it 56% to 40%.

Also, 74% of renters support it compared to a smaller 59% majority of homeowners.

- Among the 10% of the sample who have a vacation rental permit, the STR tax is opposed by 75% to 25%.

- OPEN-ENDS on why vote YES and NO.

- YES voters feel STRs are negatively impacting neighborhoods, the sense of community, and the availability and price of housing in Aspen. They also feel that short-term renters are not paying the full cost of their impact on Aspen services or their fair share compared to other commercial business operations.

The vast majority offering a use for new STR money would prefer it go toward more housing for local residents and workers. Also, some see an STR tax as a way to limit or discourage tourism.

- NO voters have strong anti-tax feelings, believe tourism is good / essential for the Aspen economy, don't trust government to spend new tax money wisely, or feel that STRs (and their property owners) already contribute a fair and sufficient amount of taxes.

The open ends suggest there is a great deal of emotion and intensity of feeling on both sides of this issue.

FINDINGS

2. Use of New STR Tax Revenue.

Three options are tested both separately and in a "preferred option" format. Below are the % who "strongly approve" and (total approve -- strongly + somewhat) of new STR revenue used for that purpose when tested separately.

- 63% (81) -- Affordable Housing -- construction, purchase preservation of workforce housing.
- 48% (77) -- Environmental Programs -- clean water quality, stormwater treatment and healthy streams, wildfire mitigation or greenhouse gas reduction.
- 36% (68) -- City Infrastructure -- pedestrian safety, bike lanes and affordable restaurant and retail space for public benefit.

When forced to choose the TOP PRIORITY among these three, AFFORDABLE HOUSING is the clear winner.

- 63% affordable housing, 20% infrastructure, 16% environmental programs.

FINDINGS

3. Level of STR Tax Rate.

Three questions were asked about the possible level of a new short-term rental tax rate.

Option A. Equal to the commercial tax rate (close the \$4.4 mil. revenue gap).

- *63% Support, 34% Oppose. (equal to the STR "concept" ballot vote).*

Option B. Cover part or all of the Affordable Housing Fee (that commercial and large-scale residential properties pay).

- *61% support, 37% oppose.*

Preferred STR tax rate -- 5 options given for forced choice of one.

- 26% -- none / zero.
- 17% -- 5.4% tax... equal to the \$4.4 mill commercial tax gap.
- 12% -- 9.6% tax... closes tax gap + 1/3rd affordable housing fee.
- 14% -- 13% tax... closes tax gap + 2/3rd affordable housing fee.
- 28% -- 20% tax... closes tax gap + all affordable housing fee.

Clearly, with a "5-option" choice, there is no voter consensus on how large the STR tax should be, but responses above show that a majority of voters support some combination tax rate that covers the \$4.4 million commercial tax rate gap and some contribution to the Affordable Housing Fund... 54% pick an option that is 9.6% or one of the two higher options (meaning those voters would likely accept 9.6%).

FINDINGS

4. Opinions on Variable STR Tax Rates.

When informed there are 3 kinds of privately owned residential properties permitted for short-term rentals...

- 65% want investor-owned rentals taxed at a higher rate vs. 35% preferring all three types should be taxed at the same rate.
- 73% think condos in fully-managed buildings should be taxed at the same rate as other STRs vs. 25% saying they should be taxed at a lower rate.

5. STRs vs. All Lodging.

When given a three-way choice on the broader issue of tourism and taxes...

- 31% would NOT raise taxes on any Aspen lodging (this is a very consistent one-third who oppose any tax increase throughout the poll).
- 42% would raise taxes just on private residential property STRs.
- 26% would raise taxes on ALL lodging including hotels and STRs.

6. Variable Rate Tax Increase – Comprehensive Proposal.

53% YES, 43% NO for a variable rate tax increase covering all lodging in Aspen – 3% for hotels, 6% for fully-managed condos, 8% for owner-occupied STR's, and 13% for investor non-resident owned STR's.

FINDINGS

7. Big Picture Mood: Tourism and Taxes.

Three questions are asked to get at the underlying mood of Aspen voters that might impact their vote on upcoming ballots.

a) Tourism benefits... a 60-40 split against.

- 40% agree *"Aspen greatly benefits from the tourist economy and we should not do anything that raises the cost to visit here or puts this vital economic engine at risk."* (59% disagree)

b) Fairness in visitor lodging costs... 44% show sympathy to STR visitors.

- 44% agree *"Since visitors staying in hotels and those staying in licensed short-term rentals both already pay the exact same sales tax and lodging tax, it is just not fair to impose another large tax on visitors staying at privately-owned properties."* (55% disagree)

c) Tax STRs as businesses... 69% say this okay to protect Aspen quality of life.

- 69% agree *"Aspen tourism has to be managed so it doesn't ruin the residents' quality of life and if requiring short term renters to pay more taxes so these residential rental businesses pay what other Aspen businesses must pay, that is OK."*

8. Ballot Language Vote... 55% YES, 42% NO.

See Q 17; the proposed ballot language is presented with details of a maximum 13% STR rate with revenues used to cover all three possible options.

FINDINGS

BOTTOM LINE.

A majority of Aspen voters consistently support some form of new STR tax with a hard core of one-third of voters consistently opposed. That opposition could climb into the mid-40s if this issue becomes a matter of "fairness" given STR renters already pay the same sales and lodging tax as visitors staying in hotels.

However, if the focus of this propose STR tax becomes more about equity of private property being used for commercial purposes paying the same rate as other Aspen businesses pay, then support for the STR tax is in the mid-to-upper 60s, pushing opposition to its core minimum.

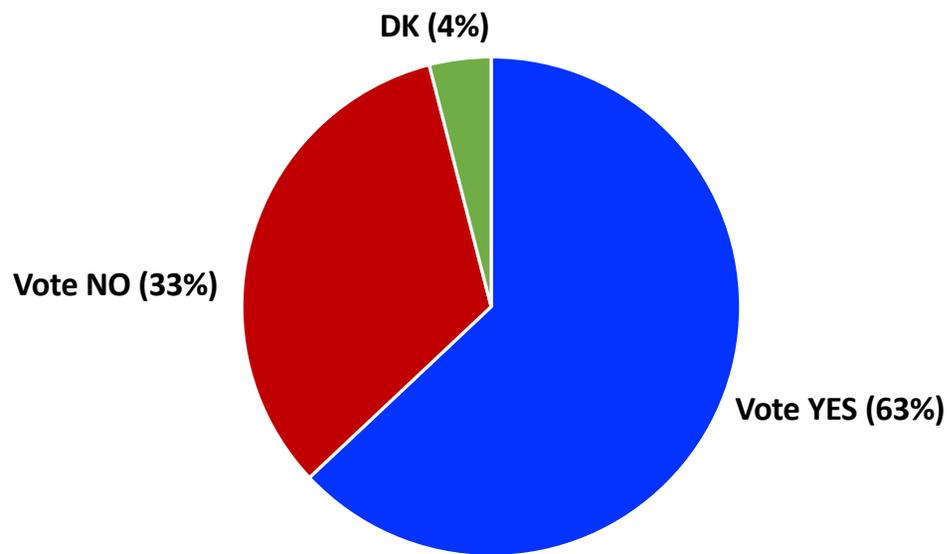
Short-term rentals and affordable housing are clearly linked in the minds of STR tax supporters. STRs are seen as contributing to the lack of rental units for residents, the increasing cost of long-term rentals and the increasing price of buying a home in Aspen... all undermining the fabric of community as well as impacting quality of neighborhoods and life in the city.

To the extent this proposed STR tax ballot issue is connected to affordable housing both in the rate charged and the use of funds generated, the more the majority constituency supporting an STR tax concept are likely to become YES voters on the November ballot.

Also, it appears the less complex, more straightforward the ballot proposal can be – few to no variable tax rates – the stronger support for increasing taxes on STR's becomes.

SHORT-TERM RENTAL TAX INCREASE: CONCEPT TEST

Would you vote YES or NO to enact a new tax charged on short-term renters of Aspen homes that are licensed with a vacation rental permit?



	Yes %	No %
Party		
Democrat	77	18
Republican	35	63
Independent	56	40
Home		
Own	59	38
Rent	74	20
Have STR Permit (10% of sample)		
	25	75

OPEN-ENDS: Why STR Tax Increase Supporters “Vote YES”

Why would you vote YES? Why do you think this is a good idea to increase taxes on short-term rentals?



OPEN-ENDS: Why STR Tax Increase Opponents “Vote NO”

Why would you vote NO? Why do you think it is a bad idea?

Rental costs are too high- people will just charge more to cover tax increase and cause more problems with affordable housing options.

We need reasonable priced short term rentals in Aspen the hotels are so expensive.

This is private enterprise and brings in more tourist dollars into the local economy with a bigger spend. Why discourage this?

It will detract people from coming to Aspen.

For the economic reason, more taxes the rent increases.

Government overreach.

City has plenty of sales, lodging and RETT tax. It would only make lodging more expensive for visitors.

I have zero faith that revenues raised will be spent productively.

You are discouraging people with lower incomes from coming to Aspen.

Already paying tax on our home. Should be able to let others stay at your home.

The city wastes tax dollars.

I own a rental property. I already pay tax on the income. My property manager pays tax. My rental agent pays tax on commission. I pay property tax on my property. Do not charge more tax on already expensive cost of Aspen lodging and doing business here.

Makes our community more exclusive and expensive and creates greater economic disparity.

It is very expensive to do repairs and maintenance, pay property managers and housekeepers ... we already have an 11.3% Aspen City tax in addition to other taxes... it is already very expensive to rent.

I already pay license fees, property tax, City, County and State Sales Tax every quarter and income tax annually on what's left; why should I, who live here, be penalized based on source of income?

We already pay so many different taxes and so many expenses and is not going to help.

Rental are good for a resort/tourist community.

Going to make vacationing in aspen just that much more expensive for the average person .

STRs should be taxed at the same rate as hotels but not more.

The rentals are already paying sales and lodging tax and should not have to pay disproportionately more than other users of labor and services in the city.

Will disincentivize people from doing it above board and reporting to the city. Will create a black market. Penalizes real estate owners who may or may not actually be true locals who depend on short term rental income.

Sounds like a great plan for the wealthy second homeowner but as a resident if I need help defraying the high cost of living here and renting several times helps pay off my mortgage.

People can barely afford to live here as is. Why not let them make extra income to supplement their mortgages. We have no one to work in this town because no one can afford to live here. Give people a break.

Short-term permits are already supposed to pay the city a tax and I would not support a new one or an additional one.

Reduces economic capacity of town as a tourist destination, hurts locals who need to rent primary residence.

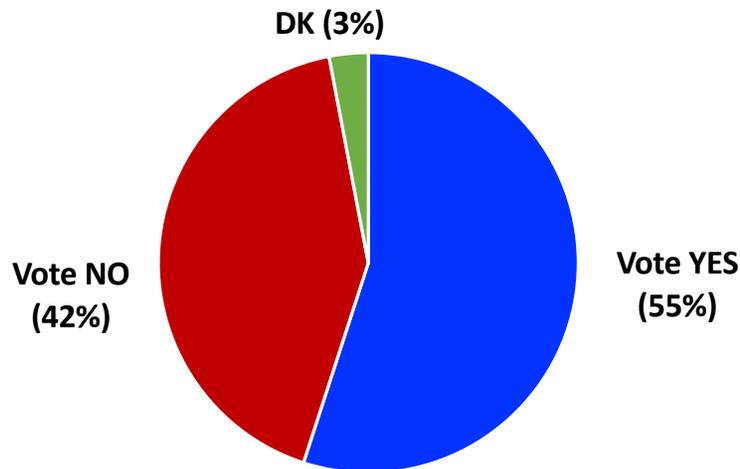
Making the most of your property and renting it out should not require you to pay a tax. Short-term renters are bringing business to the economy of Aspen so we are making money off them from sales tax revenues.

SHORT-TERM RENTAL: BALLOT LANGUAGE VOTE

Answer if you would vote YES or NO on the following ballot:

“Shall City of Aspen taxes be increased not more than \$10.7 million commencing January 1, 2023 and by whatever amounts are generated annually thereafter by the imposition of an excise tax of not more than 13% on the amount charged to any person on a nightly room rate at any accommodation or business that is required to obtain a vacation rental permit from the city.

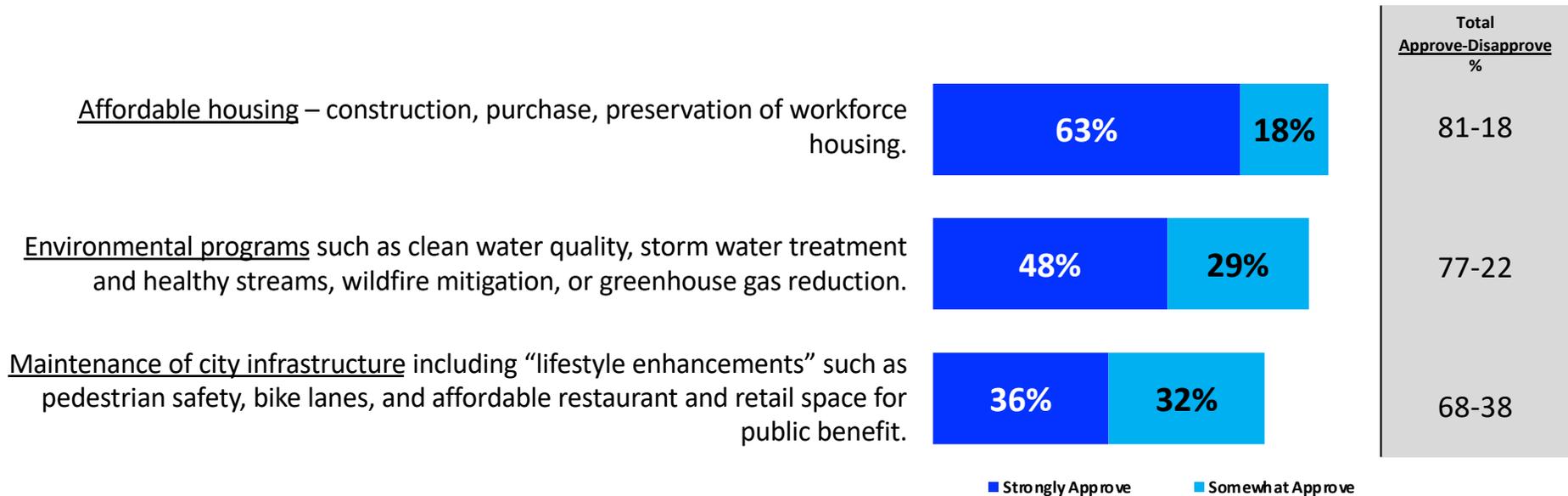
And shall the revenue generated from such tax be utilized for the purpose funding infrastructure maintenance, environmental initiatives, and affordable housing, with the rate of tax being allowed to be increased or decreased without further voter approval so long as the rate of taxation does not exceed 13%; and shall the city be authorized to collect, keep, and spend the revenues from such tax and any investment income therefrom notwithstanding the limits of Article X, Section 20 of the Colorado Constitution?”



	<u>Yes</u> %	<u>No</u> %
<u>Party</u>		
Democrat	68	28
Republican	25	73
Independent	50	46
<u>Home</u>		
Own	51	46
Rent	64	32
<u>Have STR Permit</u> (10% of sample)	17	83

SUPPORT FOR NEW STR MONEY USES

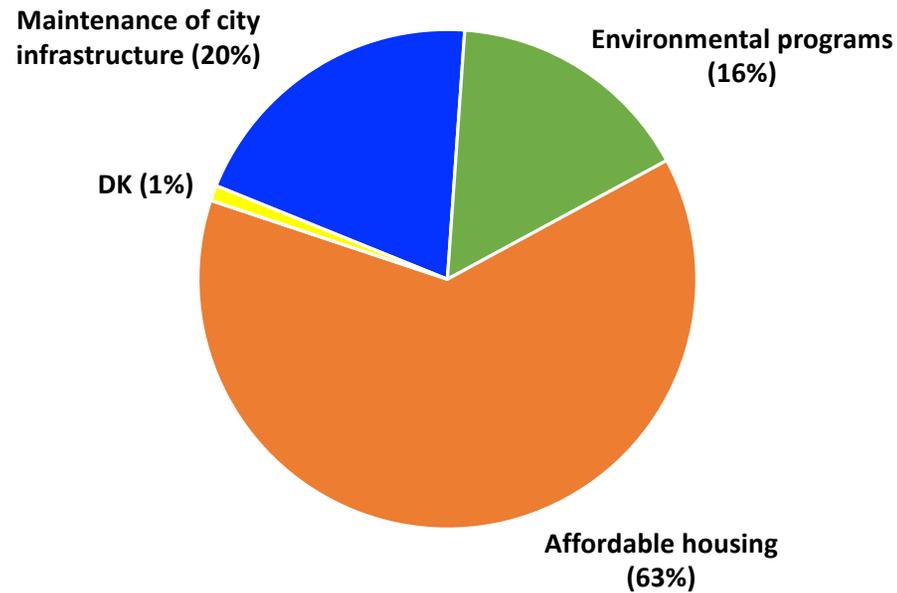
Next, depending on the level of tax charged on Aspen short-term rentals, it could generate \$10 million a year or more. Answer if you strongly approve, somewhat approve, or disapprove of this new tax money being spent for each of the following.



PREFERRED USE OF NEW STR MONEY

Of these three, which would be your top priority use for money generated from a new short-term rental tax...?

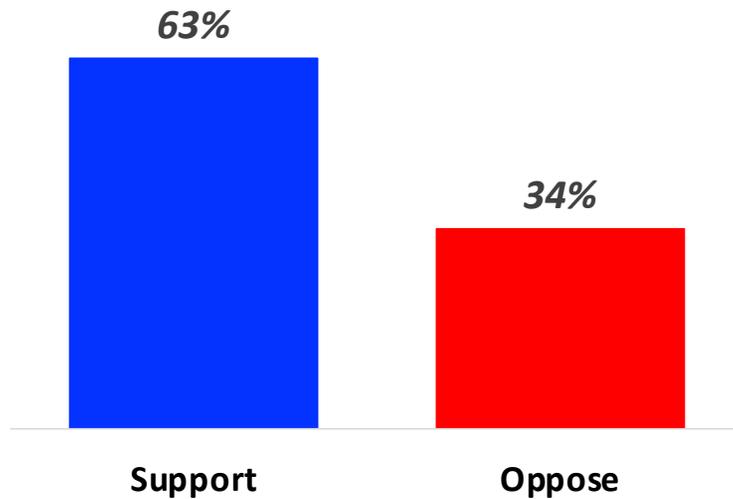
- Maintenance of city infrastructure.
 - Environmental programs.
- OR--
- Affordable housing.



OPINION OF PROPOSALS FOR STR TAX RATE

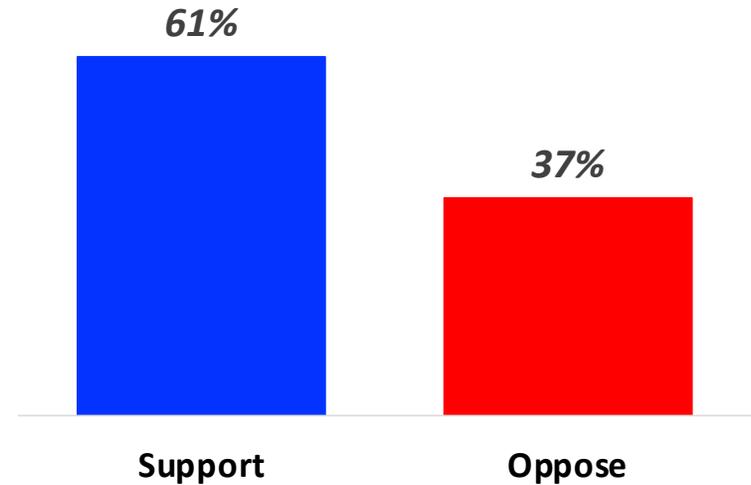
Close Commercial Property Revenue Gap

Do you *SUPPORT* or *OPPOSE* setting the short-term rental tax rate to close the \$4.4 million tax revenue gap between what hotels and lodges pay at the commercial property tax rate and what the 1,200 permitted short-term rental properties pay at the residential property tax rate?



Cover Affordable Housing Fund Gap

Do you *SUPPORT* or *OPPOSE* setting the short-term rental tax rate to cover the fee – in whole or in part – of what every new commercial or large-scale residential property *MUST* pay into the city's affordable housing fund to provide housing to the service workers who provide services to the guests renting these 1,200 permitted properties?



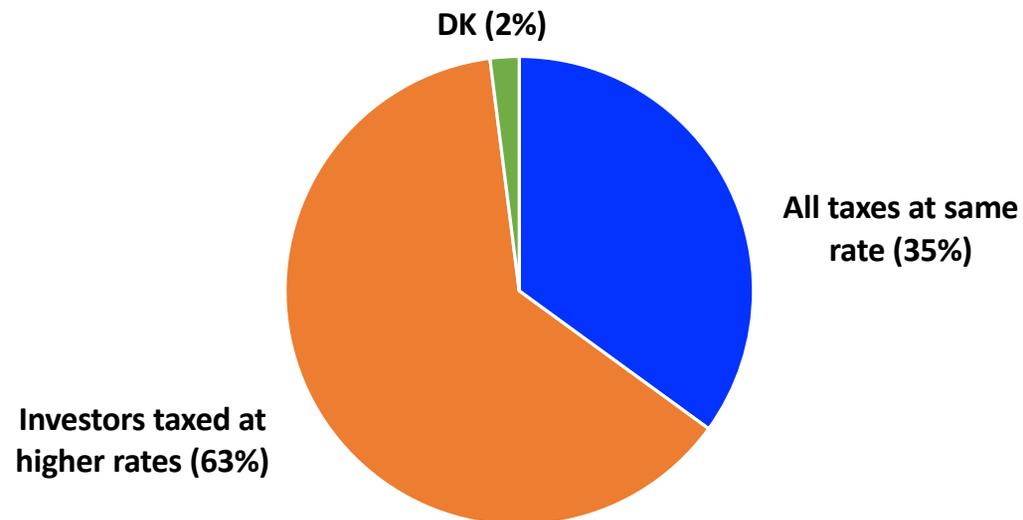
DIFFERENTIAL TAX RATE BASED ON UNIT TYPE

Here is another factor with short-term, rentals. There are three kinds of privately-owned residential properties that are permitted for short-term rentals in Aspen:

- Homes the owners live in for all or part of the year;
- Homes owned by investors who are absentee owners; and
- Condos in a fully-managed lodge building.

Do you think...?

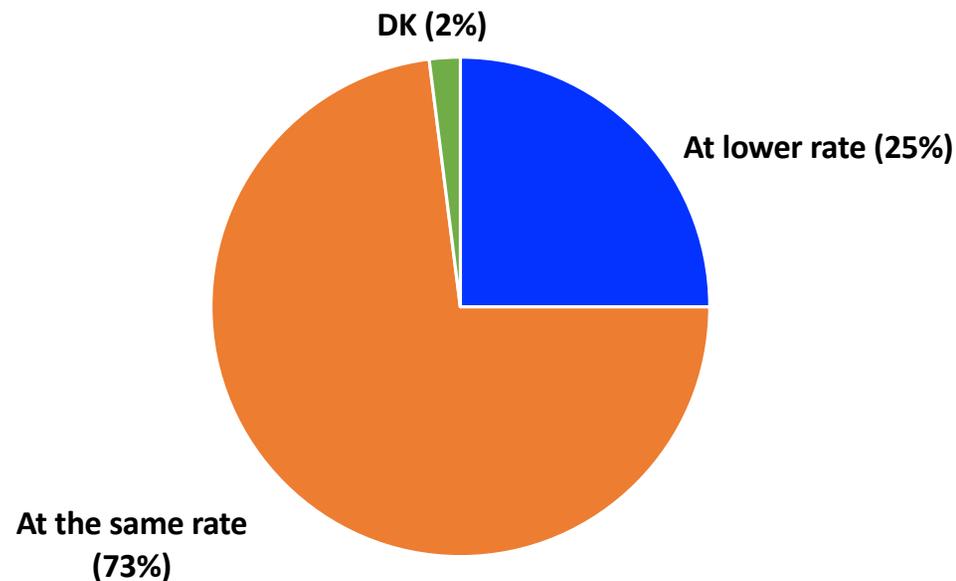
- All three types should be taxed at the same rate for short-term rentals.
--OR--
- Those rented out by investors should be taxed at a higher rate.



FULLY-MANAGED CONDOS: DIFFERENTIAL TAX RATE?

Following up, do you think short-term rentals in condos in fully managed buildings that have full-time staff on duty just like a hotel should be taxed...?

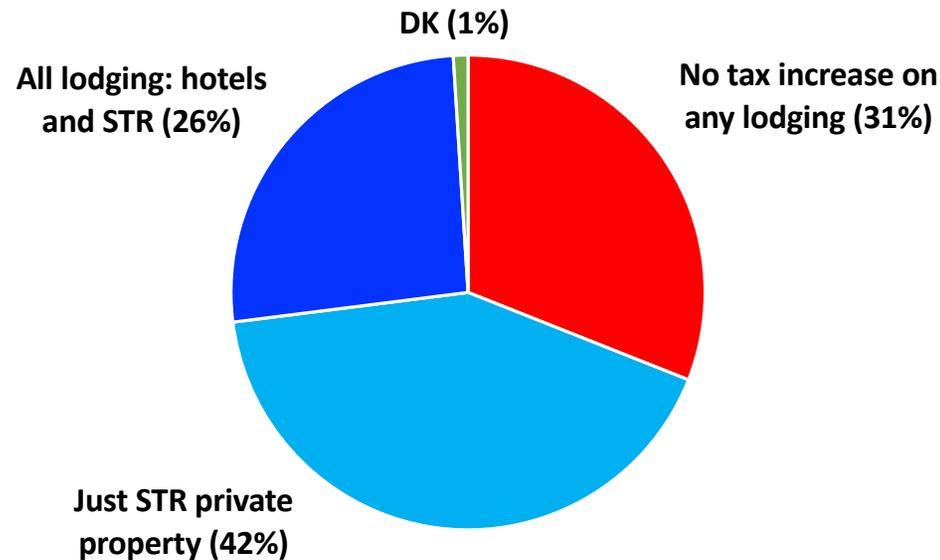
- At a lower rate than other types of properties.
- OR--
- At the same rate as the others.



WHO TAX – STR ONLY OR HOTELS AND STR

Having heard this information about taxing short-term rentals and tourism, which option do you prefer...?

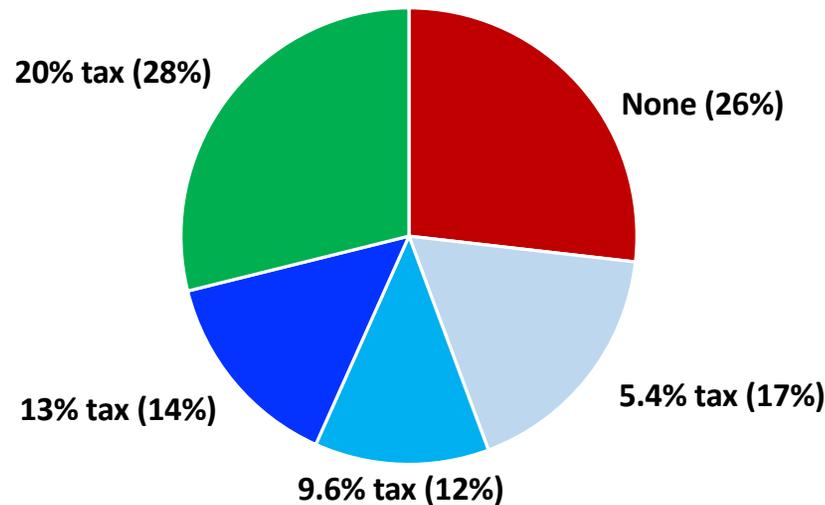
- Do not raise taxes on any Aspen lodging.
 - Raise taxes just on short-term rentals of private property.
- OR--
- Raise taxes on all lodging including hotels and short-term rentals.



PREFERRED STR RATE: 5-WAY CHOICE

Knowing that a 5.4% per night tax rate on short-term rentals covers the \$4.4 million property tax revenue gap and 20% per night covers 100% of the affordable housing fund fee plus the “tax revenue gap,” which of these five options do you support?

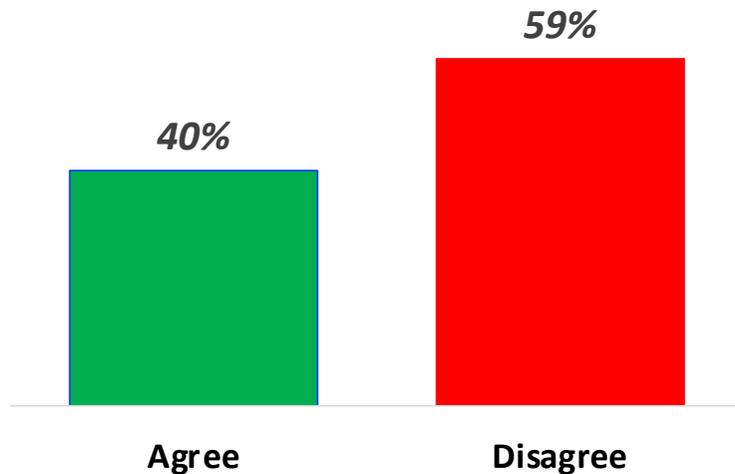
- a. None – zero percent.
 - b. 5.4% -- equal to the \$4.4 million property tax revenue gap between commercial and residential rentals.
 - c. 9.6% -- closes the tax gap and mitigates one-third of the affordable housing cost.
 - d. 13% -- closes the tax gap and mitigates two-thirds of the affordable housing cost.
- OR--
- e. 20% -- closes the tax gap and 100% of the affordable housing cost.



PRO-TOURISM SENTIMENT TESTS

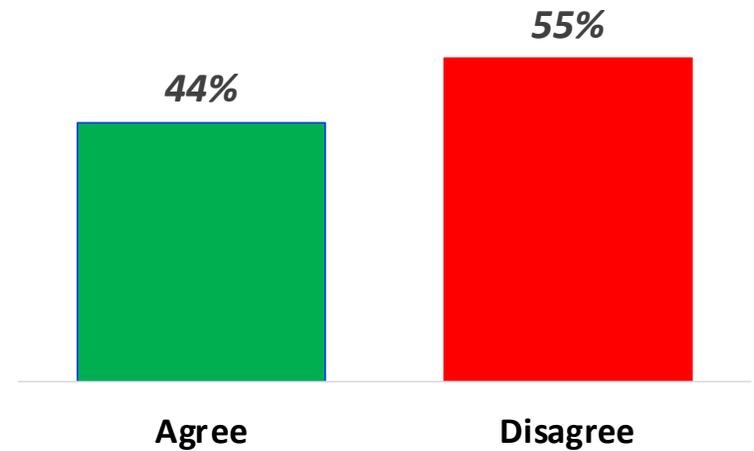
Tourism Benefits Economy

Aspen greatly benefits from the tourist economy and we should not do anything that raises the cost to visit here or puts this vital economic engine at risk.



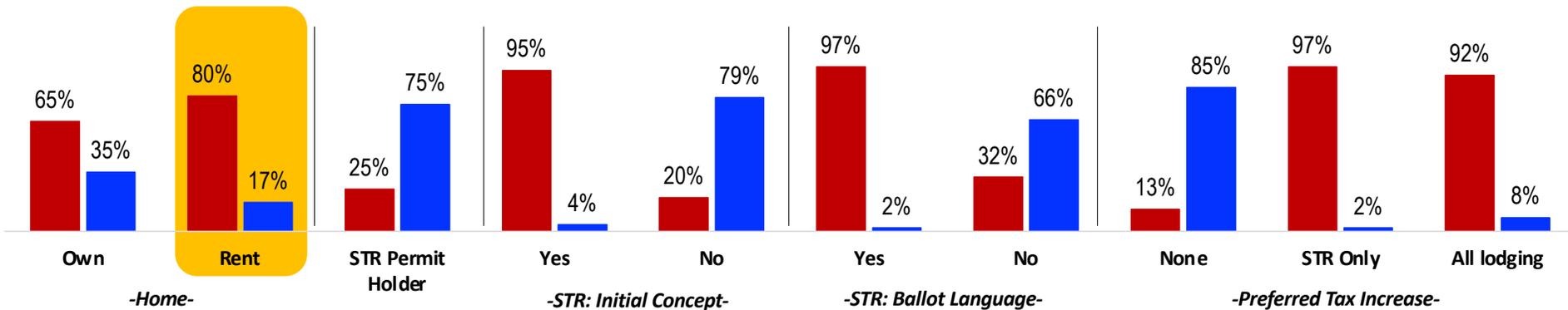
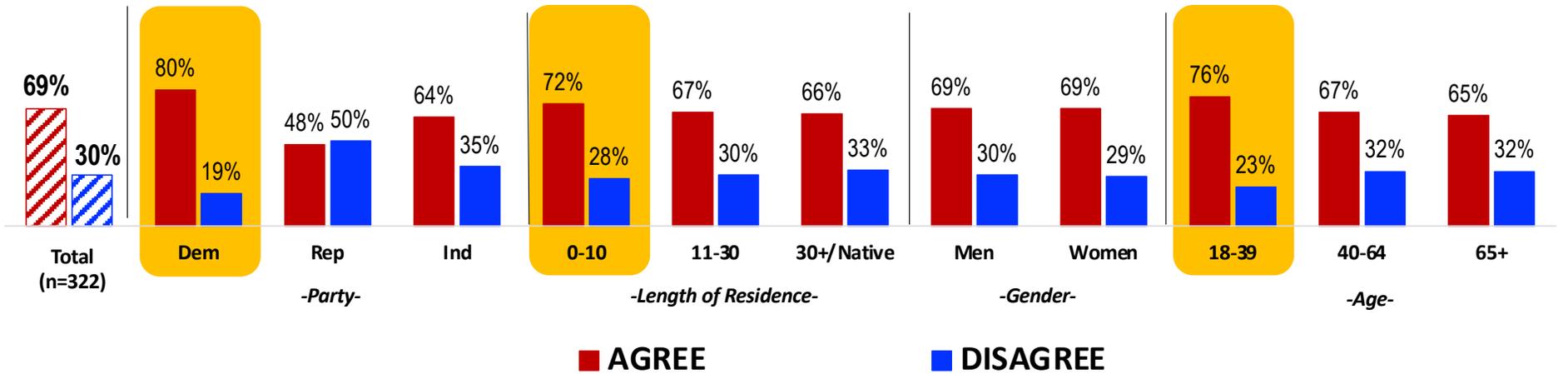
Not Fair to Tax STR's More

Since visitors staying in hotels and those staying in licensed short-term rentals both already pay the exact same sales tax and lodging tax, it is just not fair to impose another large tax on visitors staying at privately-owned properties.



BOTTOM LINE STR CONCEPT: OKAY TO TAX SHORT TERM RENTERS AS TOURISTS

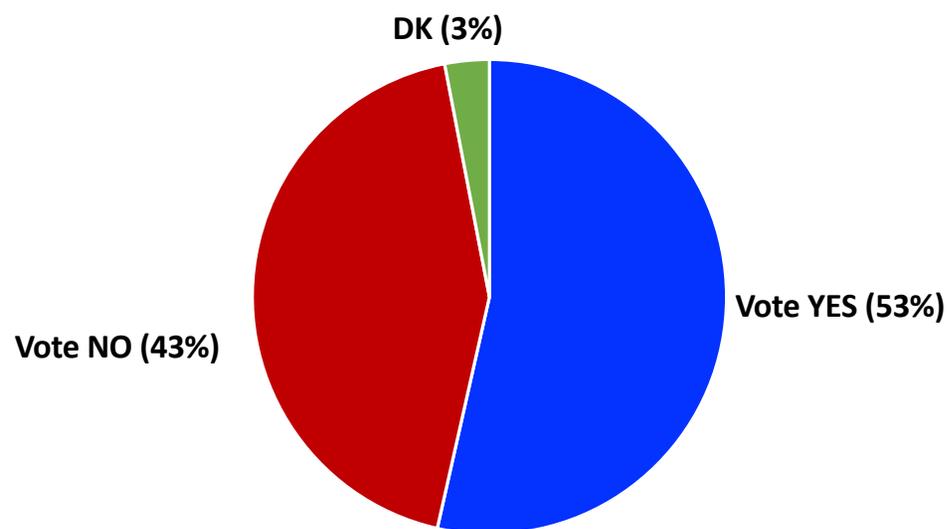
"Aspen tourism has to be managed so it doesn't ruin the residents' quality of life and if requiring short-term renters to pay more taxes so these residential rental businesses pay what other Aspen businesses must pay, that is okay."



COMPREHENSIVE PROPOSAL: TAX ALL LODGING AT VARIABLE RATE

Lastly, below is one last comprehensive proposed tax increase on ALL types of lodging permitted in Aspen, but with variable rates. Would you vote YES or NO for this proposal...?

- Impose a new 3% tax on hotel stays;
- Impose a new 6% tax on stays at fully managed condos;
- Impose a new 8% tax on stays at owner-occupied units; and
- Impose a new 13% tax on stays at units owned by non-resident investors.



	Yes %	No %
Party		
Democrat	66	30
Republican	31	67
Independent	48	50
Home		
Own	49	48
Rent	66	31
Have STR Permit (10% of sample)		
	25	75

SUMMARY OF SHORT-TERM RENTAL “BALLOT VOTE” TESTS

	<u>Initial “Concept”</u> <i>(No tax rate or \$ use given)</i> %	<u>Ballot Language</u> <i>(13% max + \$\$ used for 3 purposes)</i> %	<u>Comprehensive Variable Tax</u> <i>(3%, 6%, 8%, 13%)</i> %
YES	63	55	53
NO	33	42	43
Don’t Know	4	3	3



350 South 200 East, #722
Salt Lake City, Utah 84111
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Keith@Frederickpolls.com

Why would you vote NO? Why do you think it is a bad idea?

A portion of short term renters in the county are working residents who can't find housing, and are using these rentals until they have a more permanent place to stay in the Valley as longer term leases are getting harder and harder to find.

Already paying tax on our home. Should be able to let others stay at your home.

Bad tax

Because it's going to take that need it

Because Aspen City Council is mismanaging the mitigation of Employee Housing for developers such as Mark Hunt and the Gorsuch project, so will put the burden on those of us who live and vote here and have "invested" in Aspen. And then give \$4.5M

Because it will detract people from coming to aspen

Because the City of Aspen hasn't shown how this money would be used.... And has shown in the last years that money spending is not a concern. The city hasn't listened to both sides of this issue and has acted from their point of view always.

Because the city of aspen is just making things harder for anyone not owning employee housing to be able to remodel or build. Always screwing the people that live in free market housing.

Because we already pay so many different taxes and so many expenses and is not going to help.

Because we are taxed to the max

Because you would just spend the money on studies and consultants

Because you're going to end up taxing the demographic that isn't super wealthy and that rents to moderate income partial residents or tourists.

City has plenty of sales, lodging and RETT tax. It would only make lodging more expensive for visitors.

City has too much money. City can build that monster of a city hall but us long time locals, 5th generation Coloradans are being regulated to death while Mark -money laundering Hunt is tearing to town core apart.

Encourage use of space

Enough taxes already

Enough taxes already.

Everything the city is doing makes no sense, all the taxes over regulation is not solving anything you're creating a bigger issue. And you have a City Council that has no qualifications or experience and voting on things that is not helping the city.

Why would you vote NO? Why do you think it is a bad idea?

For the economic reason, more taxes the rent increases. I look the situation and I am an employee, I don't make too much money.

Free markets are best AND we need to enforce the worker housing rules

Government overreach.

Have no idea how the tax money will be used

I am not a piggy bank; I already pay license fees, property tax, City, County and State Sales Tax every quarter and income tax annually on what's left; why should I, who live here, be penalized based on source of income?

I am NOT adverse to a modest tax, say, a couple of points. However, the 13% level suggested in the press is absurd, especially when there's no mutually agreed use by our community for the likely massive amount of proceeds such a tax rate would g

I am SICK of TAXES.

I don't think there should be a new tax. Short term permits are already supposed to pay the city a tax and I would not support a new one or an additional one.

I have zero faith that revenues raised will be spent productively

I need to be educated with more information. the direction that's going to be taken once the tax is approved.

I own a rental property. I already pay tax on the income. My property manager pays tax. My rental agent pays tax on commission. I pay property tax on my property. Do not charge more tax on already expensive cost of Aspen lodging and doing business here!

i think people should be allowed to use short term rentals when they have the capacity to do so.

I think short-term rentals make the city better, they bring life into the city

I think STRs should be taxed at the same rate as hotels but not more.

I work in the hospitality industry and want more people in town than less, it's my livelihood

It is already taxed

It is their own home which costs SO much to own in Aspen, if they want to rent it out why would the city get involved? The city will make money on the monies spent by the renters

It is very expensive to do repairs and maintenance, pay property managers and housekeepers ... we already have an 11.3% Aspen City tax in addition to other taxes... it is already very expensive to rent. Would make me less likely to rent short term.

Why would you vote NO? Why do you think it is a bad idea?

It's a terrible idea, biased and unfair.

It's going to make vacationing in aspen just that much more expensive for the average person .

It's not as if Aspen's tax coffers are not full enough, adding additional costs to the Aspen experience that only benefits our local government is a travesty

It's too high

It's a vacation town!

Just makes our community more exclusive and expensive and creates greater economic disparity.

Less government

Locals who are benefiting from the income of STRs already pay a lot in taxes and need the extra income to pay the skyrocketing rental prices being charged.

Lodging tax is already 11.3%. We now want to make visitors pay even more?

Making the most of your property and renting it out should not require you to pay a tax. Short-term renters are bringing business to the economy of Aspen so we are making money off them from sales tax revenues.

More taxes do not solve the problem. Limit short term rentals. That solves the problem. Let's not turn our town into a giant hotel. More taxes are not going to solve the overcrowding problem. More taxes are just more government waste not solving the problem.

Need more research— not enough time & education before November

No more taxes

No more taxes!

No more taxing for the city's coffers

No taxation without representation. Stomping individual property owner rights.

Not fair. To many variations

People can barely afford to live here as is. Why not let them make extra income to supplement their mortgages. We have no one to work in this town because no one can afford to live here. Give people a break!

Promotes black market. STR already pay taxes and license fees.

Why would you vote NO? Why do you think it is a bad idea?

Reduces economic capacity of town as a tourist destination, hurts locals who need to rent primary residence. I could support something that charged for peak season rentals of any type with exception for primary residence.

Rent control has never worked in history and it won't work now even under a tricky new name

Rental are good for a resort/tourist community

Rental costs are too high- people will just charge more to cover tax increase and cause more problems with affordable housing options

Short term rentals are very useful attribute to the community, and should not be discouraged, or taxed beyond current rate Instead, consider adding a 13% tax per bed to all hotels, the funds from that going to mitigate employee housing needs

Short term rentals are not the problem or the issue at hand. City has plenty of revenue and penalizing owners is a bad idea. Not everyone renting is a wealthy second home owner.

Should not tax on income I will already be taxed on. If I chose to rent

Sounds like a great plan for the wealthy second homeowner but as a resident if I need help defraying the high cost of living here and know rent several times helps pay off my mortgage this becomes punitive with unintended consequences.

Stop taxing everything. This government abuse has got to stop.

Tax doesn't solve problem

Tax happy community enough is enough

Tax rate is so high we are not competitive with other destination markets and are often asked to lower our rates so the total cost is lower to the guest.

Taxed enough

Taxes already too high

Taxes are already too high

Taxes wouldn't solve the problem. Need to change zoning to restrict str in neighborhoods

TERRIBLE IDEA, numerous reasons. Will disincentivize people from doing it above board and reporting to the city. Will create a black market. Penalizes real estate owners who may or may not actually be true locals who depend on short term rental income.

The City cannot be trusted with more tax payer funds. They seem to waste the funds they are already working with, presently.

Why would you vote NO? Why do you think it is a bad idea?

The city does not need a new source of revenue. Many of the STR's will be by individuals. There is no need to make the process more cumbersome for them and add to costs.

The City wastes tax dollars

The government does a bad job, why would I allow them to have more money from this tax?

The government mishandles tax money so poorly. Stop hiring companies to assess low income housing and just build it. If you tax short term regardless then have a lower tax for units built on the mountain that have been dedicated str from the start.

The homeowner is already paying taxes for the services in the City of Aspen. What additional services would the renter be receiving for this tax? None. The homeowner is going to pay taxes to the state for income earned on their rentals.

The question is unclear. Would the tax be on the homeowner that is renting out the property or the rentee (renter) paying to stay in said home?

The rentals are already paying sales and lodging tax and should not have to pay disproportionately more than other users of labor and services in the City.

There are already rental taxes for short term and an additional property tax on contents of short term rental homes. Enough.

There is already a lodging tax in place that the con minimum hotels collect. And a tax is not going to encourage owners to rent to locals... put in place rules around ADU and employers providing some employee housing.

There is no need for additional general city revenue and there are no plans for this tax to be used to offset any negative externalities from short-term rentals, e.g., a hotline to enforce noise complaints.

There wasn't an I'm not sure or don't know option - but it would depend on the amount of the tax. There is some concern that additional taxes will just make it harder and more expensive for people who want to visit and more exclusive.

They have a permit already

They'll be charged for their permission and their income and I hear it's going to be a huge tax and some people need to rent their condos/homes.

This city council has already made a very significant impact on limiting short term rentals. There are 1001 unexpected consequences this city council does not have the foresight or experience to anticipate. Aspen is also a destination, find balance

this is going to make the cost of everything go up... hotels are already expensive enough !

This is private enterprise and brings in more tourist dollars into the local economy with a bigger spend. Why discourage this?

Why would you vote NO? Why do you think it is a bad idea?

Too hard to keep track of and some locals need the extra income from these rentals.... If it goes to ballot I would definitely vote NO

Too high

Too many taxes already in this town

Too many taxes? What will the tax supplement?

Way too much government interference on taxation, it won't solve the problem

We already have lodging tax in the double digits, plus a fee for the business license. You're trampling on private property rights by limiting rental permits. And for what? More lawsuits??

we are already tax too much

We have enough taxes. Property taxes are up and up. It has become so expensive for locals. If you truly want to help locals stop enacting more taxes. Aspen should be helping the locals.

We need more employee housing

We need reasonable priced short term rentals in Aspen the hotels are so expensive!

What are you trying to do make it so expensive only the billionaires and their friends can come here? STOP not everyone is a Walmart! Normal people are going to be priced out of here in the summer and the winter!

What is the proposed rate? It should be in line with existing hotel tax.

When you tax something you get less of it. I don't think it is a good idea to discourage tourists or to harm the owners and operators of short-term rentals. Also, the city already has too damn much money. They should tighten their belt and waste less.

Why do you think another tax is a good idea ?

Why should there be additional tax to homeowners / residents in Aspen? Tenants already pay 11.3% tax.

You are discouraging people with lower incomes from coming to Aspen.

Why would you vote YES? Why do you think this is a good idea to increase taxes on short-term rentals?

A tax on short term rentals is a good start but we just need to ban short term rentals in general. Short term rentals are just causing more and more issues with the local housing market. A tax will just be passed along rather than act as a deterrent.

Absolutely!

Aspen residents have a difficult time finding affordable housing, and short term rentals make it even harder to live in Aspen anymore. Any kind of restrictions on short term rentals is a positive for Aspen.

Aspen revenue needs.

Aspen should tax/fee owners making income on short term property rentals. Other income producing businesses must pay taxes/fees doing any business in City/County

Because I think people don't pay enough taxes, I don't want to threat with traffic, they eat our food and use our facilities

Because all my friends moved away and I don't feel welcome in my own home town. At least use this to create housing and community.

Because I own three businesses in town and I have to pay for all of them and it is a business for them

Because I think this is an area overlooked.

Because I would like to city benefit from individuals using their homes to generate more.

Because I'm against having 70% of the town as STR's

Because is not for taxes, it's because we have a long volume of tourists.

Because it has become a renters and 2nd home paradise

Because it puts a fair price on a very on-demand commodity and it needs to be regulated.

Because it raises cost of local employees

Because it seems to me there's a lot of money being made on short term rentals in Aspen and because of that reason I believe they should be responsible for paying taxes on the income they make

Because it will bring in revenue and these homeowner owe it to aspen

Because local real estate that can be used for housing locals is being bought up by people that only live in aspen part time and are instead renting it out to high net worth individuals.

Because our town is out of control with growth and expansion, all is impacting our infrastructure, roads, water usage, utilities, air pollution, police staffing, sheriff dept., public health, etc.

Why would you vote YES? Why do you think this is a good idea to increase taxes on short-term rentals?

Because overnight guests should pay the same taxes as people who are in hotel rooms. The owners are just going to pass it on to the tenant and the city of Aspen has a right to collect that money

Because short term rentals are exacerbating the housing crisis

Because short term renters can afford it.

Because the influx of renters impacts local services negatively in addition to the basic property tax that would be collected from that property.

Because there's next to nowhere for hardworking locals to fucking live.

Because these people are not local residents and do not work in the city or surrounding areas. We should be using the tax money from this to put towards long-term housing for residents who work in aspen and need housing desperately.

Because they are ruining our town and to pay for employee housing we are losing because of rentals

Because they may help on finding long term rentals for other people.

Because they take away inventory from workers and create more traffic which impacts locals quality of life.

Because this community will die without affordable housing and short term rentals are a major cause of livable space being taken out of the system

Because vacation rentals should be penalized in favor of people who will ACTUALLY LIVE HERE. We have a housing crisis. Let the people who work here live here

Because we have a housing crisis and we are not supporting our long term rentals.

Because we have a lot of short term rentals that don't always benefit locals but the taxes will be used to benefit both locals and visitors

Because we need more housing for full time residents versus rental income for ST housing

Bringing it up to the level of the hotels seems fair. As long as it is applied equally to all and is used for the right things, not the change in parallel parleying, I think it COULD be a good thing.

Businesses should pay tax on their income

But not at such a high rate

Could deter people from renting their property if not making enough extra income

Create more revenue for the city and favor the construction of more employee housing

Why would you vote YES? Why do you think this is a good idea to increase taxes on short-term rentals?

Depends on the wording.

Everybody is renting out, needs to be controlled

Everyone should pay their fair share of taxes. Especially when they will be making money off of the property.

Fairness. They should pay commercial property tax rates.

Finance affordable housing

For employee housing

For the private homes in residential areas, they should be subjected to a higher tax, as they have not incurred lodging taxes in the past. Condo minimum hotels should NOT be included in this, as they have always paid lodging taxes.

Fuck 'em, make more money and hope that some of the landlords go back to long term rentals.

Good for the city; might encourage longer term rentals; might convince some owners to sell to permanent residents

Help support the infrastructure

Hopefully the money could be used to fund programs to boost the vitality of the local community. The town feels like it is dying.

Housing crisis, support affordable housing

Housing cross for locals

I believe all rentals, whether it's a hotel, condo association, realtor or str, should pay a fair and equal tax.

I don't think the tax would really stifle business generation for rentals and the revenue should then be used to offset the affordable housing that they absorb

I feel that private residences should have a higher tax, however condominium hotel properties should not.

I hope a high short term rental tax will incentivize owners of rental properties to instead rent their units long term to local employees. The more inventory of long term rentals, the better.

i might vote yes OR no, it depends on the amt of the tax and what it is used for

Why would you vote YES? Why do you think this is a good idea to increase taxes on short-term rentals?

I notice that with these rental unit owners, and renters there is somewhat of neglectful behavior towards neighbors, and Aspen's infrastructure. Many are there to consume as much as they can without giving or considering the repercussions. \$ greed \$

I own a hotel! Need I say more? Short term rentals are threatening my business

I think they need to pay their fair share

I think houses should be used for people who live here, but in the case that they are used for short-term rentals, I think money should go back into our community.

i think it's a great idea, because I am a working class here on aspen and have lived here longer and have been pushed out, of workers cannot afford housing

I think the taxes on short term rentals should be roughly equivalent to lodging taxes. I am not sure if they are.

I think they need to be regulated so that we can have a better handle of the local communities housing needs

I think we shouldn't limit the number of STR's, but tax them all, encouraging tourism and giving us a larger tax base.

i would say yes mostly the taxes don't affect me but I am also someone who is on the rental market so having more rentals available would be more beneficial to me.

I would vote yes

I'm happy to have less tourism in town, I believe this is a way to deter a portion of it

I'm not liking how short term rentals are changing the fabric of our neighborhoods

If private homeowners are profiting from investment properties, while at the same time taking long term rentals off the market and making local worker housing harder and less affordable, they should be contributing to the tax base

If property owners are going to run their homes as a business then they should be contributing to commercial sales tax revenue

If the money was used for employee housing I'd vote yes

I'm totally fine with a tax on STR, but really this is just punishing the renter, as the cost will be handed down to them in the end. Aspen is already unaffordable to visit for most. IMHO the right solution is to punish owners of multiple STRs

Income

Why would you vote YES? Why do you think this is a good idea to increase taxes on short-term rentals?

Income for city that does not affect locals

Individuals who are mostly wall-to-wall neighbors not renting out free standing property putting unusual and unfair burdens to their neighbor resident property owners who did not buy their own units to live next to constant revolving door of stranger

Inflated rent for residents. Residential areas are inundated with tourists, sense of community is lost.

It makes sense since the owners are making a bundle so they need to pay ip

It may be good for the city to get more money for affordable housing

It might deter tourists from coming

It should be a regulated activity. And therefore taxed accordingly to be fair and equitable with the lodging community and associated taxes

It will help to bring more balance to the real estate market and most importantly should be used to help pay for employee housing

It's a good way to create more revenue off of home owners making a profit off of their second homes.

It's a vacation tourist town, if it's short term rental, it could help the city and maybe put it toward long term local resident and affordable employee housing

It's my inclination but really need more info. How much? How will funds be directed? What STRs are licensed and subject, and what STRs are private and not subject?

It's only fair

Keep it at 1/2% and you'll get support

Local goods & services should be taxed to generate funding for upkeep & vitality of community.

Long term resident with a young family. We are trying to leave because we cannot afford rent anymore, STR licenses should be for owners of primary residence only, like everywhere else. We failed to make that change, and this is better than nothing.

Match commercial lodging tax. Level the playing field, return tax to community not grow government.

Maybe you can use the tax money to build more employee housing since that is what Aspen really needs.

Money, reduced crowds. Disincentives.

More revenue for affordable housing

Why would you vote YES? Why do you think this is a good idea to increase taxes on short-term rentals?

Multiple short term rentals should be monitored more closely and capped at no more than 2 a year in residential areas (Cemetery Lane). I have experienced rude, aggressive, entitled rentals, who feel no obligation to respect neighbors.

Needs more regulation

No housing for workers...(no rentals available anymore) it's all rich people getting richer...i am not for owner employee housing ... it's too abused ... make all housing EMPLOYEE RENTAL UNITS...then there will be turn over...

People are making income, should b taxed

Raise funds for affordable housing

Regulation and enforcement funding

Rental income is still income.

Rich people should pay taxes

Ridiculous market and rates at the expense of seasonal housing.

S-T renters have many impacts on the community and our quality of life. We need to fix traffic into and out of town, etc.

Seems to make sense

Share the windfall

Short term rentals are a great revenue source to pay for the pacts they impose on the city in terms of traffic and pressure on affordable housing options.

Short term rentals are an inconvenience to everyone and everything. Town is constantly filled with "newbies" who do not understand or appreciate what Aspen is truly about, well at least what the locals are about, without whom town could not survive.

Short term rentals are horrible for our community. If they must exist, they must be taxed.

Short term rentals change residential use in residential zoning to commercial use in residential zoning, becoming small hotels, with more use and wear on community Infrastructure.

Short term rentals don't face lodging taxes (is that right?) so we need to enact a tax to even the playing field and to pay for the services their tenants use.

Short term rentals exacerbate the pressure and impact of the current housing crisis. By increasing the taxes, hopefully the generated income could go towards offsetting this burden. Also, a tax increase would not inhibit the typical affluent tourist.

Why would you vote YES? Why do you think this is a good idea to increase taxes on short-term rentals?

Short term rentals have a lot of wear and tear on the town. Seems appropriate to have them contribute.

Short term rentals have killed any available housing for locals. This effect should be heavily mitigated.

Short term rentals should always be taxed Only issue is what to do with the revenue Perhaps use it to pay for cardboard pickup at the recycling center

Short term renters don't appreciate our local culture, don't contribute and overcrowd our town. We need more long term rentals for employees

Short-term rental impacts on local infrastructure and government services are the reason we need to increase taxes on short term rentals - plus we need to take care of the local workforce, who service short-term rentals (and their housing needs).

Short-term rentals bring more people into town. The additional visitors use the town's resources so it makes sense to charge additional taxes. On the flip side, locals of the town of Aspen should get tax breaks on housing.

Short-term rentals create a lot of community impacts. They need to be treated like the commercial lodging that they function as.

Short-term rentals need to be limited. Taxing will help do that.

Short-term rentals now seem to make up the largest bulk of tourist stays in Aspen. As such, they should be taxed the same as lodges.

Skyrocketing housing costs are driving out locals who live and work in Aspen. On top of that, we're losing the tight knit fabric of our community when many folks are just visiting or coming in and out. Taxing short-term rentals would hopefully help

Snowmass taxes on rentals are currently higher than Aspen

STR corrupts neighborhoods- are a de facto commercialization of neighborhoods & a back door increase in our bed base putting more pressure on the availability of affordable housing year round residents ,

Str rob our community of local housing. I wish we could severely limit str.

STR's are not paying enough tax to offset their impact on this community. City of Aspen did not plan for the surge in STR's in the last 10 years. Now working people-tourists and residents .

STRs are a blight on our community and we should limit the licenses available and tax them to the maximum to encourage long term leases and/or provide a benefit for renting to locals

STRs are basically small hotels. There is no reason from a policy perspective that they should not have to pay the same taxes that hotels pay to cover the cost of services provided by the city while the visitor is in town.

Why would you vote YES? Why do you think this is a good idea to increase taxes on short-term rentals?

STRs are destroying our town, they need to be taxed on an equal scale to hotels at a minimum. Our neighborhoods were not zoned to have a thousand mini hotels in them.

STRs benefit from lower employee mitigation costs and lower property taxes than other traditional forms of lodging and yet they provide lower community benefits from such lodging. STRs have a negative impact on the character of residential zones.

STRs have ruined my neighborhood.

STRs have turned Aspen into a free-for-all. They should pay for the myriad problems they create.

Summit County has a much more robust policy for short term rentals

Supply and demand. People will pay. \$\$ raised to go towards detox and mental health in our community.

Support infrastructure to accommodate more visitors, lack of housing, trail use

Take money from people that don't live here

Tax the rich. Bernie Sanders.

Taxes pay for the use that will occur

Taxes will add to the city revenue.

That well understand short rental, shortage rental allowed to be rented resident.

The customers are non-residents who can pay some tax to enjoy their Aspen time.

The housing market is crazy and we need some control-the races can go back to help the Aspen infrastructure

The impact on the private rental market of short-term vacation rentals has been disastrous and should be mitigated for.

The impacts are paid for by the citizens

The owners make a killing.

The people that own short rental properties make plenty of money and have plenty of money and they can pay more for taxes.

The people who are making a lot of money on the City Of Aspen and it's infrastructure should pay their share of taxes.

Why would you vote YES? Why do you think this is a good idea to increase taxes on short-term rentals?

The purchasing of multiple ST rental units by non-residents are driving up the pricing for locals both in being able to purchase or we/they are pricing out long term rentals.

The real estate market in Aspen caters solely to those renting at exorbitant, short term prices. There is absolutely no reasonable regulation taking place for short term pricing, which disrupts long term rentals as well

The short term rental market extracts from and “taxes” our community, the increased taxes will help give back to our community

The strain put on local services, the loss of housing options and the leveling of the playing field with traditional hospitality options such as lodges and hotels.

The tax should only be used to build more low income housing.

The taxes can be used for affordable housing IN ASPEN. Since there is none available for locals. Short term rentals disrupt the community. I used to know my neighbors. Now I don't because new ones move in every few weeks and don't care about anyone.

There is a shortage of affordable rental places in Aspen for full time employees . This might encourage homeowners to rent full time.

There is not enough housing for the local workforce

There's no denying the negative impact of short term rentals on the housing crisis. Using revenue generated from increasing taxes to assist long term residents with their housing needs is a bona fide good plan.

There's nowhere to live for regular people

There's not enough housing for workers Maybe it'll make them think twice about how they rent out their place / extra trim, etc.

These are commercial rentals in residential neighborhoods negatively impacting those neighborhoods.

These multi homeowners contribute little to nothing to the local economy. They benefit from the real estate appreciation and rental income. They do not live here to spend that money locally. They are adding fuel to the housing crisis.

These STR's are directly competing with hotels, Ruin some neighborhoods,

They are charging a lot per night and making more \$\$\$ so why should they be exempt from paying taxes?

They are lodging businesses and should pay a much higher tax than they do now

They are running a business

Why would you vote YES? Why do you think this is a good idea to increase taxes on short-term rentals?

They just cause trouble. nothing

They need to contribute

They'll break up neighborhoods, if not taxed adequately.

They're able to make money on this service so the city should be able to increase taxes

This has become a new source of income for many & the community should realize some benefits. Should be put toward affordable housing

This question makes little sense, how can I answer without knowing the rate? I would vote for a reasonable tax, one that brought the tax rate in line with hotels for example, but not an unreasonably high tax.

Those landlords should be fairly well-off to start, and can afford it. If they're getting into the lodging business, it's only fair for them to pay if they're competing with hotels. The hotels shouldn't shoulder all the burden.

Time to start collecting from all these people that are making tons of money doing these rentals. Make the tax significant!

To deter this behavior

To encourage the idea that the towns well-being comes first ahead of peoples personal business opportunities.

To fund more employee housing units for the town to continue to attract vital employees

To help pay for affordable employee housing.

To help with employee housing for those in need of long term rentals.

To make it a question whether short term is worth it or long term is simpler.

To offset impacts to the community.

To pay for additional services that the City of Aspen needs to take on to mitigate the impacts caused by short term rentals

To subsidize employee housing

To use tax revenue to help offset additional challenges with renters, including adding some portion to local housing initiatives.

Too many short term rentals contribute to the lack of community in Aspen 2nd home owners should also be taxed to help pay for more affordable housing

Why would you vote YES? Why do you think this is a good idea to increase taxes on short-term rentals?

Town too busy, don't need short term rentals

Use greed to swallow greed

Use the \$ for employee housing, childcare and to offer subsidies for restaurants that locals can eat at

We don't have enough year round housing for locals. We don't need more tourism until we figure out the local housing situation.

We have to limit them somehow and we need more money to address the impacts they cause

We have too many people in Aspen now. Never seen it so crowded.

We live in a community with an ever increasing housing crisis and extremely over-inflated home values, driven by 2nd, 3rd, 4th, and 5th homeowners. Many of those owners only seek to purchase a property for its "income potential."

We need to tax these rentals so we can improve services of the city

Wear and tear on our infrastructure. Should be taxed at the same rate as a hotel

What would the tax be used for?

Why not! help with the streets trails etc.

Without details of the tax increase it is impossible to say how I would vote. I just chose one. Bad question

Yes! Lived here for 48 years...Aspen has become a place that locals are starting to avoid. The town has been taken over by people who don't respect the reason it has become so popular. Really terrible. I'm losing faith in our beloved community!

You have to increase this tax by a LOT. Enough to offset their value of investment in buying real estate in this town. Maybe there needs to be a residency clause for newly purchased houses - i.e. you have to live in a newly bought house for 6 months

Toplines
City of Aspen/Short-Term Rentals

July 2022
Job 3189

Actual sample: **322** **1**

A. Registered to Vote/Party Registration.

Democrat	151	47%
Republican	52	16%
Independent	119	37%

1. Would you vote YES or NO to enact a new tax charged on short-term renters of Aspen homes that are licensed with a vacation rental permit?

Vote Yes	202	63%
Vote No	106	33%
DK/Refused	14	4%

Next, depending on the level of tax charged on Aspen short-term rentals, it could generate \$10 million a year or more. Answer if you strongly approve, somewhat approve, or disapprove of this new tax money being spent for each of the following. Here is the first one.

4. Maintenance of city infrastructure including “lifestyle enhancements” such as pedestrian safety, bike lanes, and affordable restaurant and retail space for public benefit.

Strongly approve	115	36%
Somewhat approve	104	32%
Disapprove	101	31%
DK/Refused	2	1%
 Total Approve	 219	 68%

5. Environmental programs such as clean water quality, storm water treatment and healthy streams, wildfire mitigation, or greenhouse gas reduction.

Strongly approve	154	48%
Somewhat approve	94	29%
Disapprove	71	22%
DK/Refused	3	1%
 Total Approve	 248	 77%

Toplines
City of Aspen/Short-Term Rentals

July 2022
Job 3189

Actual sample: **322** **2**

6. Affordable housing - construction, purchase, preservation of workforce housing.

Strongly approve	203	63%
Somewhat approve	59	18%
Disapprove	59	18%
DK/Refused	1	0%
 Total Approve	 262	 81%

7. Of these three, which would be your top priority use for money generated from a new short-term rental tax?

Maintenance of city infrastructure.	66	20%
Environmental programs.	52	16%
Affordable housing.	202	63%
DK/Refused	2	1%

Next, a couple of questions about your opinion on how much the tax rate for new short-term rentals should be.

8. Do you SUPPORT or OPPOSE setting the short-term rental tax rate to close the \$4.4 million tax revenue gap between what hotels and lodges pay at the commercial property tax rate and what the 1,200 permitted short-term rental properties pay at the residential property tax rate?

Support	204	63%
Oppose	108	34%
DK/Refused	10	3%

9. Do you SUPPORT or OPPOSE setting the short-term rental tax rate to cover the fee - in whole or in part - of what every new commercial or large-scale residential property MUST pay into the city's affordable housing fund to provide housing to the service workers who provide services to the guests renting these 1,200 permitted properties?

Support	196	61%
Oppose	120	37%
DK/Refused	7	2%

Toplines
City of Aspen/Short-Term Rentals

July 2022
Job 3189

Actual sample: **322** **3**

10. Knowing that a 5.4% per night tax rate on short-term rentals covers the \$4.4 million property tax revenue gap and 20% per night covers 100% of the affordable housing fund fee plus the “tax revenue gap,” which of these five options do you support?

a. None - zero percent.	85	26%
b. 5.4% - equal to the \$4.4 million property tax revenue gap between commercial and residential rentals.	55	17%
c. 9.6% - closes the tax gap and mitigates one-third of the affordable housing cost.	40	12%
d. 13% - closes the tax gap and mitigates two-thirds of the affordable housing cost.	46	14%
e. 20% - closes the tax gap and 100% of the affordable housing cost.	90	28%
DK/Refused	6	2%

11. Here is another factor with short-term rentals. There are three kinds of privately-owned residential properties that are permitted for short-term rentals in Aspen:

- Homes the owners live in for all or part of the year;
- Homes owned by investors who are absentee owners; and
- Condos in a fully-managed lodge building.

Do you think?

All three types should be taxed at the same rate for short-term rentals.	113	35%
Those rented out by investors should be taxed at a higher rate.	204	63%
DK/Refused	5	2%

Toplines
City of Aspen/Short-Term Rentals

July 2022
Job 3189

Actual sample: **322** **4**

12. Following up, do you think short-term rentals in condos in fully managed buildings that have full-time staff on duty just like a hotel should be taxed?

At a lower rate than other types of properties.	81	25%
At the same rate as the others.	235	73%
DK/Refused	6	2%

Next, do you AGREE or DISAGREE with these statements. Here is the first one.

13. Aspen greatly benefits from the tourist economy and we should not do anything that raises the cost to visit here or puts this vital economic engine at risk.

Agree	127	40%
Disagree	190	59%
DK/Refused	5	1%

14. Since visitors staying in hotels and those staying in licensed short-term rentals both already pay the exact same sales tax and lodging tax, it is just not fair to impose another large tax on visitors staying at privately-owned properties.

Agree	143	44%
Disagree	176	55%
DK/Refused	4	1%

15. Aspen tourism has to be managed so it doesn't ruin the residents' quality of life and if requiring short-term renters to pay more taxes so these residential rental businesses pay what other Aspen businesses must pay, that is okay.

Agree	222	69%
Disagree	96	30%
DK/Refused	4	1%

Toplines
City of Aspen/Short-Term Rentals

July 2022
Job 3189

Actual sample: **322** **5**

16. Having heard this information about taxing short-term rentals and tourism, which option do you prefer?

Do not raise taxes on any Aspen lodging.	100	31%
Raise taxes just on short-term rentals of private property.	136	42%
Raise taxes on all lodging including hotels and short-term rentals.	82	26%
DK/Refused	4	1%

17. Answer if you would vote YES or NO on the following ballot:

“Shall City of Aspen taxes be increased not more than \$10.7 million commencing January 1, 2023 and by whatever amounts are generated annually thereafter by the imposition of an excise tax of not more than 13% on the amount charged to any person on a nightly room rate at any accommodation or business that is required to obtain a vacation rental permit from the city.

And shall the revenue generated from such tax be utilized for the purpose funding infrastructure maintenance, environmental initiatives, and affordable housing, with the rate of tax being allowed to be increased or decreased without further voter approval so long as the rate of taxation does not exceed 13%; and shall the city be authorized to collect, keep, and spend the revenues from such tax and any investment income therefrom notwithstanding the limits of Article X, Section 20 of the Colorado Constitution?”

Vote Yes	176	55%
Vote No	135	42%
DK/Refused	11	3%

Toplines
City of Aspen/Short-Term Rentals

July 2022
Job 3189

Actual sample: **322** **6**

18. Lastly, below is one last comprehensive proposed tax increase on ALL types of lodging permitted in Aspen, but with variable rates. Would you vote YES or NO for this proposal:

- Impose a new 3% tax on hotel stays;
- Impose a new 6% tax on stays at fully managed condos;
- Impose a new 8% tax on stays at owner-occupied units; and
- Impose a new 13% tax on stays at units owned by non-resident investors.

Vote Yes	172	53%
Vote No	139	43%
DK/Refused	11	3%

D1. Age.

18-39	77	24%
40-64	166	51%
65-Up	79	25%
Refused	0	0%

D2. How long have you lived in Aspen?

0-10 years	59	18%
11-20 years	88	27%
21-30 years	73	23%
30+ years/Born here/native	100	31%
DK/Refused	1	0%

D3. Gender.

Men	164	51%
Women	155	48%
Non-binary/Other	3	1%
Refused	0	0%

D4. Do you own or rent you current place of residence?

Own	232	72%
Rent	89	28%
DK/Refused	1	0%

Toplines
City of Aspen/Short-Term Rentals

July 2022
Job 3189

Actual sample: **322** **7**

D5. IF OWN: Do you own any Aspen properties with a vacation rental permit

Yes	24	10%
No	208	90%
DK/Refused	0	0%

Survey

Online	280	87%
Phone	42	13%

**City of Aspen/Short-Term Rentals
July 2022
Job 3189**

A 1	TOTAL	--PARTY--			-YEARS IN ASPEN-			-GENDER-		--AGE--			-HOME-		STR Permit Holder	-INDEP.-		-DEM-	
		Dem	Rep	Ind	0-10	11-30	Nat/ 30+	M	W	18-39	40-64	65+	Own	Rent		M	W	M	W
	322	151	52	119	148	73	100	164	155	77	166	79	232	89	24	75	43	64	85

A. Registered to Vote/Party Registration.

Democrat	47%	100%	0%	0%	46%	52%	45%	39%	55%	57%	46%	40%	46%	50%	47%	0%	0%	100%	100%
Republican	16%	0%	100%	0%	15%	16%	18%	15%	17%	10%	16%	23%	15%	19%	22%	0%	0%	0%	0%
Independent	37%	0%	0%	100%	39%	32%	37%	46%	28%	33%	39%	37%	39%	31%	31%	100%	100%	0%	0%

1. Would you vote YES or NO to enact a new tax charged on short-term renters of Aspen homes that are licensed with a vacation rental permit?

Vote Yes	63%	77%	35%	56%	65%	58%	64%	60%	66%	66%	62%	61%	59%	74%	25%	54%	61%	75%	80%
Vote No	33%	18%	63%	40%	30%	37%	34%	35%	31%	24%	36%	36%	38%	20%	75%	41%	37%	17%	17%
DK/Refused	4%	5%	2%	4%	5%	5%	2%	5%	3%	9%	2%	4%	3%	7%	0%	5%	2%	8%	4%

Next, depending on the level of tax charged on Aspen short-term rentals, it could generate \$10 million a year or more. Answer if you strongly approve, somewhat approve, or disapprove of this new tax money being spent for each of the following. Here is the first one.

4. Maintenance of city infrastructure including “lifestyle enhancements” such as pedestrian safety, bike lanes, and affordable restaurant and retail space for public benefit.

Strongly approve	36%	41%	27%	33%	39%	36%	32%	35%	36%	30%	39%	35%	36%	36%	25%	32%	35%	40%	41%
Somewhat approve	32%	31%	21%	39%	30%	34%	35%	33%	32%	29%	35%	31%	30%	38%	24%	44%	30%	24%	37%
Disapprove	31%	26%	52%	29%	30%	30%	33%	31%	32%	40%	27%	32%	34%	24%	50%	24%	35%	33%	22%
DK/Refused	1%	1%	0%	0%	1%	0%	0%	1%	0%	1%	0%	1%	0%	1%	0%	0%	0%	3%	0%
Total Approve	68%	72%	48%	71%	69%	70%	67%	68%	68%	58%	73%	67%	66%	74%	50%	76%	65%	63%	78%

5. Environmental programs such as clean water quality, storm water treatment and healthy streams, wildfire mitigation, or greenhouse gas reduction

Strongly approve	48%	55%	25%	49%	46%	45%	52%	42%	54%	53%	44%	50%	48%	46%	25%	46%	57%	46%	61%
Somewhat approve	29%	28%	33%	29%	29%	30%	29%	30%	28%	23%	35%	23%	29%	31%	28%	27%	33%	33%	24%
Disapprove	22%	16%	42%	21%	24%	23%	18%	26%	18%	21%	21%	26%	22%	22%	46%	27%	11%	17%	14%
DK/Refused	1%	1%	0%	1%	1%	1%	0%	2%	0%	3%	0%	1%	1%	1%	0%	1%	0%	3%	0%
Total Approve	77%	83%	58%	78%	75%	75%	82%	73%	82%	76%	79%	73%	77%	77%	54%	72%	89%	79%	86%

6. Affordable housing “ construction, purchase, preservation of workforce housing.

Strongly approve	63%	74%	35%	62%	73%	51%	57%	62%	65%	79%	62%	49%	57%	80%	41%	59%	67%	73%	75%
Somewhat approve	18%	15%	23%	21%	11%	30%	21%	21%	15%	9%	17%	30%	20%	15%	21%	24%	15%	14%	14%
Disapprove	18%	11%	42%	17%	15%	19%	23%	16%	20%	10%	21%	21%	23%	6%	38%	16%	17%	11%	11%
DK/Refused	0%	1%	0%	0%	1%	0%	0%	1%	0%	1%	0%	0%	0%	0%	0%	0%	0%	2%	0%
Total Approve	81%	89%	58%	83%	84%	81%	77%	83%	80%	88%	79%	79%	77%	94%	62%	84%	83%	87%	89%

*City of Aspen/Short-Term Rentals
July 2022
Job 3189*

City of Aspen/Short-Term Rentals July 2022 Job 3189	TOTAL	--PARTY--			-YEARS IN ASPEN-			-GENDER-		--AGE--			-HOME-		STR Permit Holder	-INDEP.-		-DEM-	
		Dem	Rep	Ind	0-10	11-30	Nat/ 30+	M	W	18-39	40-64	65+	Own	Rent		M	W	M	W
A 2	322	151	52	119	148	73	100	164	155	77	166	79	232	89	24	75	43	64	85

7. Of these three, which would be your top priority use for money generated from a new short-term rental tax?

Maintenance of city infrastructure.	20%	13%	46%	19%	19%	23%	21%	21%	19%	15%	20%	27%	24%	10%	26%	20%	15%	14%	11%
Environmental programs.	16%	18%	8%	17%	9%	18%	25%	13%	19%	7%	18%	20%	18%	11%	24%	16%	20%	13%	22%
Affordable housing.	63%	69%	44%	63%	71%	59%	53%	65%	61%	77%	62%	52%	57%	79%	50%	63%	65%	71%	67%
DK/Refused	1%	1%	2%	0%	1%	0%	1%	1%	0%	1%	0%	1%	1%	0%	0%	0%	0%	2%	0%

Next, a couple of questions about your opinion on how much the tax rate for new short-term rentals should be.

8. Do you SUPPORT or OPPOSE setting the short-term rental tax rate to close the \$4.4 million tax revenue gap between what hotels and lodges pay at the commercial property tax rate and what the 1,200 permitted short-term rental properties pay at the residential property tax rate?

Support	63%	76%	40%	58%	64%	58%	67%	61%	67%	63%	66%	59%	60%	72%	25%	58%	59%	71%	80%
Oppose	34%	20%	60%	39%	31%	39%	32%	36%	30%	33%	32%	37%	37%	23%	75%	39%	37%	24%	17%
DK/Refused	3%	4%	0%	3%	5%	3%	1%	3%	3%	4%	2%	4%	3%	5%	0%	3%	4%	5%	4%

9. Do you SUPPORT or OPPOSE setting the short-term rental tax rate to cover the fee - in whole or in part - of what every new commercial or large-scale residential property MUST pay into the city's affordable housing fund to provide housing to the service workers who provide services to the guests renting these 1,200 permitted properties?

Support	61%	70%	35%	60%	65%	53%	60%	62%	60%	70%	58%	58%	55%	76%	17%	65%	52%	70%	71%
Oppose	37%	27%	65%	38%	32%	44%	40%	36%	38%	27%	41%	38%	43%	21%	83%	33%	46%	29%	25%
DK/Refused	2%	3%	0%	2%	3%	3%	0%	2%	3%	3%	1%	4%	2%	3%	0%	3%	2%	2%	4%

**City of Aspen/Short-Term Rentals
July 2022
Job 3189**

A 3	TOTAL 322	--PARTY--			-YEARS IN ASPEN-			-GENDER-		--AGE--			-HOME-		STR Permit Holder 24	-INDEP.-		-DEM-	
		Dem 151	Rep 52	Ind 119	0-10 148	11-30 73	Nat/ 30+ 100	M 164	W 155	18-39 77	40-64 166	65+ 79	Own 232	Rent 89		M 75	W 43	M 64	W 85

10. Knowing that a 5.4% per night tax rate on short-term rentals covers the \$4.4 million property tax revenue gap and 20% per night covers 100% of the affordable housing fund fee plus the “tax revenue gap,” which of these five options do you support?

a. None - zero percent.	26%	15%	50%	31%	24%	32%	25%	27%	25%	21%	27%	31%	31%	15%	63%	32%	28%	14%	14%
b. 5.4% - equal to the \$4.4 million property tax revenue gap between commercial and residential rentals.	17%	17%	23%	15%	14%	15%	23%	18%	16%	10%	19%	20%	17%	17%	16%	16%	13%	19%	16%
c. 9.6% - closes the tax gap and mitigates one-third of the affordable housing cost.	12%	11%	8%	15%	11%	13%	15%	13%	12%	14%	14%	6%	12%	14%	9%	14%	17%	14%	10%
d. 13% - closes the tax gap and mitigates two-thirds of the affordable housing cost.	14%	16%	4%	17%	18%	14%	9%	10%	19%	17%	13%	14%	14%	15%	8%	13%	24%	10%	20%
e. 20% - closes the tax gap and 100% of the affordable housing cost.	28%	39%	15%	21%	30%	25%	28%	30%	26%	33%	26%	28%	24%	39%	4%	24%	15%	41%	36%
DK/Refused	2%	3%	0%	2%	3%	1%	0%	1%	3%	5%	1%	1%	2%	1%	0%	1%	2%	2%	4%

11. Here is another factor with short-term rentals. There are three kinds of privately-owned residential properties that are permitted for short-term rentals in Aspen: Homes the owners live in for all or part of the year; Homes owned by investors who are absentee owners; and Condos in a fully-managed lodge building. Do you think?

All three types should be taxed at the same rate for short-term rentals.	35%	32%	48%	33%	39%	33%	31%	40%	30%	26%	40%	33%	37%	30%	42%	35%	28%	40%	27%
Those rented out by investors should be taxed at a higher rate.	63%	66%	50%	66%	61%	66%	67%	58%	69%	71%	59%	66%	62%	69%	58%	62%	72%	59%	72%
DK/Refused	2%	1%	2%	2%	1%	1%	2%	2%	1%	3%	1%	1%	1%	1%	0%	3%	0%	2%	1%

12. Following up, do you think short-term rentals in condos in fully managed buildings that have full-time staff on duty just like a hotel should be taxed?

At a lower rate than other types of properties.	25%	21%	27%	29%	25%	19%	29%	27%	23%	32%	22%	24%	25%	26%	13%	32%	26%	21%	22%
At the same rate as the others.	73%	77%	71%	69%	73%	81%	68%	70%	75%	64%	77%	73%	73%	73%	87%	67%	72%	76%	77%
DK/Refused	2%	2%	2%	2%	1%	0%	3%	2%	1%	4%	1%	3%	2%	1%	0%	1%	2%	3%	1%

**City of Aspen/Short-Term Rentals
July 2022
Job 3189**

City of Aspen/Short-Term Rentals July 2022 Job 3189	TOTAL	--PARTY--			-YEARS IN ASPEN-			-GENDER-		--AGE--			-HOME-		STR Permit Holder	-INDEP.-		-DEM-	
		Dem	Rep	Ind	0-10	11-30	Nat/ 30+	M	W	18-39	40-64	65+	Own	Rent		M	W	M	W
A 4	322	151	52	119	148	73	100	164	155	77	166	79	232	89	24	75	43	64	85

Next, do you AGREE or DISAGREE with these statements. Here is the first one.

13. Aspen greatly benefits from the tourist economy and we should not do anything that raises the cost to visit here or puts this vital economic engine at risk.

Agree	40%	26%	73%	43%	37%	42%	41%	41%	37%	39%	39%	41%	41%	36%	71%	44%	39%	25%	25%
Disagree	59%	74%	27%	54%	61%	56%	58%	56%	62%	58%	60%	58%	57%	64%	29%	52%	59%	73%	75%
DK/Refused	1%	1%	0%	3%	1%	1%	1%	2%	1%	2%	1%	1%	2%	0%	0%	4%	2%	2%	0%

14. Since visitors staying in hotels and those staying in licensed short-term rentals both already pay the exact same sales tax and lodging tax, it is just not fair to impose another large tax on visitors staying at privately-owned properties.

Agree	44%	34%	71%	45%	40%	53%	44%	41%	48%	34%	50%	42%	46%	39%	83%	41%	54%	32%	36%
Disagree	55%	65%	29%	52%	60%	43%	56%	57%	51%	64%	49%	57%	53%	60%	17%	56%	46%	68%	63%
DK/Refused	1%	1%	0%	2%	0%	4%	0%	2%	1%	2%	1%	1%	1%	1%	0%	4%	0%	0%	1%

15. Aspen tourism has to be managed so it doesn't ruin the residents' quality of life and if requiring short-term renters to pay more taxes so these residential rental businesses pay what other Aspen businesses must pay, that is okay.

Agree	69%	80%	48%	64%	72%	67%	66%	69%	69%	76%	67%	65%	65%	80%	25%	66%	63%	81%	80%
Disagree	30%	19%	50%	35%	28%	30%	33%	30%	29%	23%	32%	32%	35%	17%	75%	33%	37%	19%	18%
DK/Refused	1%	1%	2%	1%	0%	3%	1%	1%	1%	1%	1%	3%	0%	2%	0%	1%	0%	0%	2%

16. Having heard this information about taxing short-term rentals and tourism, which option do you prefer?

Do not raise taxes on any Aspen lodging.	31%	19%	54%	37%	28%	35%	32%	33%	28%	25%	31%	37%	35%	20%	71%	39%	30%	21%	17%
Raise taxes just on short-term rentals of private property.	42%	47%	31%	40%	46%	37%	41%	40%	45%	48%	41%	39%	39%	51%	8%	41%	41%	40%	53%
Raise taxes on all lodging including hotels and short-term rentals.	26%	32%	15%	21%	26%	25%	26%	26%	26%	27%	26%	23%	25%	28%	21%	19%	26%	38%	29%
DK/Refused	1%	1%	0%	2%	1%	3%	1%	1%	1%	0%	2%	1%	1%	1%	0%	1%	2%	2%	1%

17. Answer if you would vote YES or NO on the following ballot: BALLOT WORDING.

Vote Yes	55%	68%	25%	50%	57%	54%	53%	54%	55%	60%	55%	48%	51%	64%	17%	54%	43%	67%	70%
Vote No	42%	28%	73%	46%	39%	45%	44%	41%	42%	34%	43%	47%	46%	32%	83%	42%	52%	29%	28%
DK/Refused	3%	3%	2%	4%	5%	1%	3%	4%	3%	7%	1%	5%	3%	3%	0%	4%	4%	5%	2%

**City of Aspen/Short-Term Rentals
July 2022
Job 3189**

A 5	TOTAL 322	--PARTY--			-YEARS IN ASPEN-			-GENDER-		--AGE--			-HOME-		STR Permit Holder 24	-INDEP.-		-DEM-	
		Dem	Rep	Ind	0-10	11-30	Nat/ 30+	M	W	18-39	40-64	65+	Own	Rent		M	W	M	W
		151	52	119	148	73	100	164	155	77	166	79	232	89	24	75	43	64	85

18. Lastly, below is one last comprehensive proposed tax increase on ALL types of lodging permitted in Aspen, but with variable rates. Would you vote YES or NO for this proposal: Impose a new 3% tax on hotel stays; Impose a new 6% tax on stays at fully managed condos; Impose a new 8% tax on stays at owner-occupied units; and Impose a new 13% tax on stays at units owned by non-resident investors.

Vote Yes	53%	66%	31%	48%	60%	46%	50%	49%	58%	60%	54%	45%	49%	66%	25%	46%	52%	59%	70%
Vote No	43%	30%	67%	50%	36%	53%	46%	47%	39%	34%	43%	52%	48%	31%	75%	52%	46%	35%	27%
DK/Refused	3%	5%	2%	2%	4%	1%	4%	4%	3%	7%	2%	3%	3%	3%	0%	3%	2%	6%	4%

D1. Age.

18-39	24%	29%	15%	21%	40%	7%	12%	21%	27%	100%	0%	0%	19%	35%	8%	16%	30%	33%	25%
40-64	51%	50%	50%	54%	51%	67%	41%	50%	54%	0%	100%	0%	51%	53%	55%	57%	50%	46%	54%
65-Up	25%	21%	35%	25%	9%	26%	47%	29%	19%	0%	0%	100%	30%	12%	37%	27%	20%	21%	20%
Refused	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

D2. How long have you lived in Aspen?

0-10 years	18%	16%	25%	18%	40%	0%	0%	19%	17%	35%	17%	5%	14%	29%	13%	15%	24%	22%	11%
11-20 years	27%	29%	17%	30%	60%	0%	0%	26%	29%	42%	29%	11%	26%	33%	25%	27%	35%	30%	29%
21-30 years	23%	25%	23%	20%	0%	100%	0%	24%	22%	7%	30%	24%	24%	21%	38%	27%	9%	17%	31%
30+ years/Born here/native	31%	30%	35%	31%	0%	0%	100%	30%	32%	15%	25%	59%	37%	17%	24%	30%	33%	30%	29%
DK/Refused	0%	0%	0%	1%	0%	0%	0%	1%	0%	1%	0%	0%	0%	0%	0%	1%	0%	0%	0%

D3. Gender.

Men	51%	43%	48%	63%	50%	54%	50%	100%	0%	45%	49%	59%	50%	52%	45%	100%	0%	100%	0%
Women	48%	56%	52%	37%	49%	46%	49%	0%	100%	53%	51%	38%	49%	47%	50%	0%	100%	0%	100%
Non-binary/Other	1%	1%	0%	1%	1%	0%	1%	0%	0%	1%	0%	2%	1%	1%	4%	0%	0%	0%	0%
Refused	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

D4. Do you own or rent your current place of residence?

Own	72%	71%	67%	76%	63%	75%	85%	71%	73%	58%	72%	87%	100%	0%	100%	76%	76%	71%	71%
Rent	28%	29%	33%	23%	37%	25%	15%	28%	27%	41%	28%	13%	0%	100%	0%	23%	24%	29%	29%
DK/Refused	0%	0%	0%	1%	0%	0%	0%	1%	0%	1%	0%	0%	0%	0%	0%	1%	0%	0%	0%

D5. IF OWN: Do you own any Aspen properties with a vacation rental permit

Yes	10%	10%	16%	8%	10%	17%	7%	9%	11%	5%	11%	13%	10%		100%	8%	9%	9%	10%
No	90%	90%	84%	92%	90%	83%	93%	91%	89%	95%	89%	87%	90%		0%	92%	91%	91%	90%
DK/Refused	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		0%	0%	0%	0%	0%

*City of Aspen/Short-Term Rentals
July 2022
Job 3189*

	TOTAL	--PARTY--			-YEARS IN ASPEN-			-GENDER-		--AGE--			-HOME-		STR Permit Holder	-INDEP.-		-DEM-	
		Dem	Rep	Ind	0-10	11-30	Nat/ 30+	M	W	18-39	40-64	65+	Own	Rent		M	W	M	W
A 6	322	151	52	119	148	73	100	164	155	77	166	79	232	89	24	75	43	64	85

Survey																			
Online	87%	89%	81%	87%	86%	89%	88%	83%	92%	83%	92%	81%	91%	78%	100%	85%	91%	86%	92%
Phone	13%	11%	19%	13%	14%	11%	12%	17%	8%	17%	8%	19%	9%	22%	0%	15%	9%	14%	8%

City of Aspen/Short-Term Rentals July 2022 Job 3189	-STR: INITIAL CONCEPT-		-STR: BALLOT LANGUAGE-		-TAX ALL LODGING: VARIABLE RATES-		--PREFERRED STR RATE--					-STR "NOT FAIR"		-PREFERRED TAX INCREASE-					
	TOTAL	Yes	No	Yes	No	Yes	No	None	5.4%	9.6%	13%	20%	Total 13%+	Total 9.6%	Agree	Disagree	None	STR Only	All Lodging
B 1	322	202	106	176	135	172	139	85	55	40	46	90	136	176	143	176	100	136	82

A. Registered to Vote/Party Registration.

Democrat	47%	58%	25%	59%	32%	58%	32%	26%	46%	44%	52%	64%	60%	57%	37%	56%	29%	53%	60%
Republican	16%	9%	30%	7%	28%	9%	25%	30%	21%	11%	5%	8%	7%	8%	26%	9%	28%	12%	9%
Independent	37%	33%	45%	34%	41%	33%	43%	43%	32%	45%	44%	27%	33%	36%	38%	36%	43%	35%	31%

1. Would you vote YES or NO to enact a new tax charged on short-term renters of Aspen homes that are licensed with a vacation rental permit?

Vote Yes	63%	100%	0%	94%	24%	92%	29%	4%	65%	85%	94%	93%	93%	92%	31%	89%	5%	90%	90%
Vote No	33%	0%	100%	4%	71%	6%	68%	94%	24%	12%	6%	3%	4%	6%	63%	9%	91%	7%	5%
DK/Refused	4%	0%	0%	2%	5%	2%	3%	2%	11%	3%	0%	3%	2%	2%	6%	2%	4%	3%	5%

Next, depending on the level of tax charged on Aspen short-term rentals, it could generate \$10 million a year or more. Answer if you strongly approve, somewhat approve, or disapprove of this new tax money being spent for each of the following. Here is the first one.

4. Maintenance of city infrastructure including "lifestyle enhancements" such as pedestrian safety, bike lanes, and affordable restaurant and retail space for public benefit.

Strongly approve	36%	49%	14%	49%	18%	49%	19%	14%	33%	40%	52%	47%	49%	47%	21%	48%	12%	45%	49%
Somewhat approve	32%	34%	28%	34%	29%	35%	30%	24%	45%	37%	26%	35%	32%	33%	32%	32%	25%	37%	34%
Disapprove	31%	17%	58%	16%	53%	16%	51%	62%	22%	23%	22%	17%	18%	19%	45%	19%	60%	19%	17%
DK/Refused	1%	0%	0%	0%	1%	1%	0%	0%	0%	0%	0%	1%	1%	1%	1%	0%	2%	0%	0%
Total Approve	68%	83%	42%	84%	46%	83%	49%	38%	78%	77%	78%	82%	81%	80%	53%	81%	38%	81%	83%

5. Environmental programs such as clean water quality, storm water treatment and healthy streams, wildfire mitigation, or greenhouse gas reduction

Strongly approve	48%	63%	20%	64%	25%	64%	28%	15%	60%	57%	67%	57%	60%	59%	30%	63%	16%	57%	72%
Somewhat approve	29%	27%	35%	26%	35%	26%	34%	30%	33%	35%	22%	29%	27%	29%	35%	24%	32%	34%	18%
Disapprove	22%	10%	46%	10%	38%	10%	38%	53%	7%	8%	11%	13%	12%	11%	33%	13%	50%	9%	10%
DK/Refused	1%	0%	0%	0%	1%	1%	1%	1%	0%	0%	0%	1%	1%	1%	2%	0%	3%	0%	0%
Total Approve	77%	90%	54%	90%	60%	89%	62%	45%	93%	92%	89%	86%	87%	88%	65%	87%	47%	91%	90%

6. Affordable housing - construction, purchase, preservation of workforce housing.

Strongly approve	63%	81%	29%	82%	38%	80%	42%	24%	72%	72%	83%	80%	81%	79%	47%	77%	28%	79%	79%
Somewhat approve	18%	14%	25%	14%	24%	15%	23%	23%	18%	25%	13%	15%	14%	17%	22%	14%	25%	16%	13%
Disapprove	18%	4%	46%	4%	38%	5%	35%	53%	9%	2%	4%	6%	5%	5%	30%	9%	45%	5%	8%
DK/Refused	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%	1%	0%	0%
Total Approve	81%	96%	54%	96%	62%	95%	65%	47%	91%	98%	96%	94%	95%	95%	69%	91%	54%	95%	92%

*City of Aspen/Short-Term Rentals
July 2022
Job 3189*

	TOTAL	-STR: INITIAL CONCEPT-		-STR: BALLOT LANGUAGE-		-TAX ALL LODGING: VARIABLE RATES-		--PREFERRED STR RATE--					Total 13%+	Total 9.6%	-STR "NOT FAIR"		-PREFERRED TAX INCREASE-		
		Yes	No	Yes	No	Yes	No	None	5.4%	9.6%	13%	20%			Agree	Disagree	None	STR Only	All Lodging
B 2	322	202	106	176	135	172	139	85	55	40	46	90	136	176	143	176	100	136	82

7. Of these three, which would be your top priority use for money generated from a new short-term rental tax?

Maintenance of city infrastructure.	20%	13%	35%	13%	32%	12%	31%	42%	13%	13%	13%	13%	13%	13%	25%	16%	35%	15%	12%
Environmental programs.	16%	17%	15%	18%	14%	18%	15%	15%	20%	13%	17%	17%	17%	16%	17%	15%	17%	15%	17%
Affordable housing.	63%	70%	50%	70%	53%	70%	54%	42%	67%	75%	70%	70%	70%	71%	58%	67%	47%	70%	71%
DK/Refused	1%	0%	1%	0%	1%	0%	1%	1%	0%	0%	0%	0%	0%	0%	1%	1%	2%	0%	0%

Next, a couple of questions about your opinion on how much the tax rate for new short-term rentals should be.

8. Do you SUPPORT or OPPOSE setting the short-term rental tax rate to close the \$4.4 million tax revenue gap between what hotels and lodges pay at the commercial property tax rate and what the 1,200 permitted short-term rental properties pay at the residential property tax rate?

Support	63%	91%	14%	92%	27%	89%	32%	7%	65%	85%	92%	93%	93%	91%	34%	89%	12%	90%	82%
Oppose	34%	8%	84%	7%	70%	9%	66%	92%	31%	15%	6%	4%	5%	7%	61%	10%	85%	7%	16%
DK/Refused	3%	1%	2%	1%	4%	1%	2%	1%	4%	0%	2%	2%	2%	2%	5%	1%	3%	2%	2%

9. Do you SUPPORT or OPPOSE setting the short-term rental tax rate to cover the fee - in whole or in part - of what every new commercial or large-scale residential property MUST pay into the city's affordable housing fund to provide housing to the service workers who provide services to the guests renting these 1,200 permitted properties?

Support	61%	84%	17%	86%	27%	83%	34%	13%	60%	80%	83%	89%	87%	85%	34%	82%	16%	81%	82%
Oppose	37%	15%	82%	13%	71%	16%	64%	87%	36%	20%	17%	9%	12%	14%	62%	18%	81%	17%	17%
DK/Refused	2%	1%	1%	1%	2%	1%	1%	0%	4%	0%	0%	2%	1%	1%	4%	0%	3%	1%	1%

City of Aspen/Short-Term Rentals July 2022 Job 3189	-STR: INITIAL CONCEPT-		-STR: BALLOT LANGUAGE-		-TAX ALL LODGING: VARIABLE RATES-		--PREFERRED STR RATE--					Total		-STR "NOT FAIR"		-PREFERRED TAX INCREASE-			
	TOTAL	Yes	No	Yes	No	Yes	No	None	5.4%	9.6%	13%	20%	13%+	9.6%	Agree	Disagree	None	STR Only	All Lodging
	B 3	322	202	106	176	135	172	139	85	55	40	46	90	136	176	143	176	100	136

10. Knowing that a 5.4% per night tax rate on short-term rentals covers the \$4.4 million property tax revenue gap and 20% per night covers 100% of the affordable housing fund fee plus the "tax revenue gap," which of these five options do you support?

a. None - zero percent.	26%	1%	76%	2%	59%	3%	58%	100%	0%	0%	0%	0%	0%	0%	49%	7%	78%	2%	4%
b. 5.4% - equal to the \$4.4 million property tax revenue gap between commercial and residential rentals.	17%	18%	12%	14%	21%	13%	21%	0%	100%	0%	0%	0%	0%	0%	24%	12%	12%	19%	22%
c. 9.6% - closes the tax gap and mitigates one-third of the affordable housing cost.	12%	17%	5%	18%	5%	16%	9%	0%	0%	100%	0%	0%	0%	23%	9%	15%	4%	19%	11%
d. 13% - closes the tax gap and mitigates two-thirds of the affordable housing cost.	14%	21%	3%	22%	5%	23%	4%	0%	0%	0%	100%	0%	33%	26%	6%	21%	1%	24%	14%
e. 20% - closes the tax gap and 100% of the affordable housing cost.	28%	42%	3%	43%	9%	45%	8%	0%	0%	0%	0%	100%	67%	51%	10%	43%	3%	35%	47%
DK/Refused	2%	1%	2%	0%	1%	0%	1%	0%	0%	0%	0%	0%	0%	0%	2%	1%	2%	1%	2%

11. Here is another factor with short-term rentals. There are three kinds of privately-owned residential properties that are permitted for short-term rentals in Aspen: Homes the owners live in for all or part of the year; Homes owned by investors who are absentee owners; and Condos in a fully-managed lodge building. Do you think?

All three types should be taxed at the same rate for short-term rentals.	35%	30%	48%	26%	48%	27%	47%	49%	37%	15%	31%	34%	33%	29%	40%	31%	49%	27%	33%
Those rented out by investors should be taxed at a higher rate.	63%	70%	50%	74%	49%	73%	51%	49%	62%	85%	69%	65%	66%	70%	59%	67%	49%	73%	65%
DK/Refused	2%	0%	2%	0%	3%	0%	1%	2%	2%	0%	0%	1%	1%	1%	1%	1%	2%	0%	2%

12. Following up, do you think short-term rentals in condos in fully managed buildings that have full-time staff on duty just like a hotel should be taxed?

At a lower rate than other types of properties.	25%	22%	31%	21%	31%	24%	26%	32%	20%	34%	19%	21%	20%	23%	27%	24%	30%	28%	13%
At the same rate as the others.	73%	77%	66%	79%	67%	76%	73%	66%	78%	66%	81%	78%	79%	76%	72%	74%	68%	71%	84%
DK/Refused	2%	1%	3%	0%	2%	0%	1%	2%	2%	0%	0%	1%	1%	1%	1%	2%	2%	1%	2%

City of Aspen/Short-Term Rentals July 2022 Job 3189		-STR: INITIAL CONCEPT-		-STR: BALLOT LANGUAGE-		-TAX ALL LODGING: VARIABLE RATES-		--PREFERRED STR RATE--					-STR "NOT FAIR"		-PREFERRED TAX INCREASE-				
		Yes	No	Yes	No	Yes	No	None	5.4%	9.6%	13%	20%	Total 13%+	Total 9.6%	Agree	Disagree	None	STR Only	All Lodging
B 4	TOTAL 322	202	106	176	135	172	139	85	55	40	46	90	136	176	143	176	100	136	82

Next, do you AGREE or DISAGREE with these statements. Here is the first one.

13. Aspen greatly benefits from the tourist economy and we should not do anything that raises the cost to visit here or puts this vital economic engine at risk.

Agree	40%	16%	83%	15%	70%	17%	68%	84%	46%	27%	11%	13%	12%	16%	72%	13%	88%	18%	17%
Disagree	59%	84%	16%	83%	29%	83%	29%	14%	49%	73%	89%	87%	88%	84%	26%	86%	10%	81%	82%
DK/Refused	1%	1%	1%	1%	1%	0%	3%	2%	5%	0%	0%	0%	0%	0%	2%	1%	2%	1%	1%

14. Since visitors staying in hotels and those staying in licensed short-term rentals both already pay the exact same sales tax and lodging tax, it is just not fair to impose another large tax on visitors staying at privately-owned properties.

Agree	44%	22%	84%	22%	73%	23%	69%	82%	62%	32%	17%	16%	16%	20%	100%	0%	86%	19%	34%
Disagree	55%	78%	14%	78%	25%	77%	28%	14%	38%	68%	83%	84%	84%	80%	0%	100%	11%	80%	66%
DK/Refused	1%	1%	2%	0%	2%	0%	3%	3%	0%	0%	0%	0%	0%	0%	0%	0%	3%	1%	0%

15. Aspen tourism has to be managed so it doesn't ruin the residents' quality of life and if requiring short-term renters to pay more taxes so these residential rental businesses pay what other Aspen businesses must pay, that is okay.

Agree	69%	95%	20%	97%	32%	95%	35%	15%	73%	85%	96%	97%	96%	94%	40%	92%	13%	97%	92%
Disagree	30%	4%	79%	2%	66%	5%	63%	84%	27%	10%	4%	3%	4%	5%	60%	6%	85%	2%	8%
DK/Refused	1%	1%	1%	1%	1%	1%	2%	1%	0%	5%	0%	0%	0%	1%	0%	1%	2%	1%	0%

16. Having heard this information about taxing short-term rentals and tourism, which option do you prefer?

Do not raise taxes on any Aspen lodging.	31%	2%	86%	3%	68%	4%	65%	92%	22%	10%	2%	3%	3%	4%	60%	6%	100%	0%	0%
Raise taxes just on short-term rentals of private property.	42%	60%	10%	62%	17%	56%	26%	4%	46%	65%	72%	52%	59%	60%	19%	62%	0%	100%	0%
Raise taxes on all lodging including hotels and short-term rentals.	26%	37%	4%	34%	13%	39%	8%	3%	33%	22%	26%	42%	37%	34%	20%	31%	0%	0%	100%
DK/Refused	1%	1%	1%	1%	1%	1%	1%	1%	0%	3%	0%	2%	1%	2%	1%	1%	0%	0%	0%

17. Answer if you would vote YES or NO on the following ballot: BALLOT WORDING.

Vote Yes	55%	82%	7%	100%	0%	87%	17%	5%	45%	80%	85%	85%	85%	83%	28%	78%	6%	80%	73%
Vote No	42%	16%	91%	0%	100%	12%	81%	94%	51%	18%	15%	13%	14%	15%	69%	19%	92%	17%	22%
DK/Refused	3%	2%	3%	0%	0%	1%	2%	1%	3%	3%	0%	2%	2%	2%	3%	3%	2%	3%	5%

City of Aspen/Short-Term Rentals July 2022 Job 3189	-STR: INITIAL CONCEPT-		-STR: BALLOT LANGUAGE-		-TAX ALL LODGING: VARIABLE RATES-		--PREFERRED STR RATE--					Total		-STR "NOT FAIR"		-PREFERRED TAX INCREASE-			
	Yes	No	Yes	No	Yes	No	None	5.4%	9.6%	13%	20%	13%+	9.6%	Agree	Disagree	None	STR Only	All Lodging	
	TOTAL																		
B 5	322	202	106	176	135	172	139	85	55	40	46	90	136	176	143	176	100	136	82

18. Lastly, below is one last comprehensive proposed tax increase on ALL types of lodging permitted in Aspen, but with variable rates. Would you vote YES or NO for this proposal: Impose a new 3% tax on hotel stays; Impose a new 6% tax on stays at fully managed condos; Impose a new 8% tax on stays at owner-occupied units; and Impose a new 13% tax on stays at units owned by non-resident investors.

Vote Yes	53%	79%	10%	85%	15%	100%	0%	6%	40%	70%	87%	86%	86%	82%	28%	76%	7%	71%	82%
Vote No	43%	20%	89%	14%	83%	0%	100%	94%	52%	30%	13%	12%	12%	16%	67%	22%	91%	27%	13%
DK/Refused	3%	2%	2%	1%	2%	0%	0%	0%	7%	0%	0%	2%	1%	1%	5%	2%	2%	2%	5%

D1. Age.

18-39	24%	25%	18%	26%	19%	27%	19%	19%	15%	27%	28%	28%	28%	28%	18%	28%	19%	27%	26%
40-64	51%	51%	56%	52%	53%	52%	52%	53%	57%	61%	48%	47%	48%	50%	58%	46%	52%	50%	52%
65-Up	25%	24%	27%	21%	28%	21%	30%	29%	29%	12%	24%	25%	24%	22%	23%	26%	29%	23%	22%
Refused	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

D2. How long have you lived in Aspen?

0-10 years	18%	20%	15%	20%	16%	22%	13%	14%	15%	10%	20%	27%	24%	21%	15%	22%	11%	23%	20%
11-20 years	27%	27%	26%	28%	26%	29%	25%	27%	23%	30%	39%	22%	28%	28%	27%	29%	30%	27%	27%
21-30 years	23%	21%	25%	22%	24%	19%	28%	28%	20%	23%	22%	20%	21%	21%	27%	18%	26%	20%	22%
30+ years/Born here/native	31%	32%	32%	30%	33%	29%	33%	30%	42%	37%	20%	31%	27%	29%	31%	32%	32%	30%	32%
DK/Refused	0%	0%	1%	0%	1%	0%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%

D3. Gender.

Men	51%	49%	53%	51%	50%	47%	56%	52%	54%	55%	37%	54%	48%	50%	47%	54%	54%	48%	51%
Women	48%	51%	45%	49%	48%	52%	44%	45%	46%	45%	63%	45%	51%	50%	52%	45%	44%	51%	49%
Non-binary/Other	1%	1%	2%	1%	1%	1%	1%	2%	0%	0%	0%	1%	1%	1%	1%	1%	2%	1%	0%
Refused	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

D4. Do you own or rent your current place of residence?

Own	72%	68%	83%	68%	78%	66%	80%	83%	72%	70%	72%	62%	65%	66%	76%	70%	82%	67%	69%
Rent	28%	32%	16%	32%	21%	34%	20%	16%	28%	30%	28%	38%	35%	34%	24%	30%	17%	33%	31%
DK/Refused	0%	0%	1%	0%	1%	0%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%

D5. IF OWN: Do you own any Aspen properties with a vacation rental permit

Yes	10%	4%	21%	3%	19%	5%	16%	21%	10%	8%	6%	2%	3%	4%	19%	3%	21%	2%	9%
No	90%	96%	79%	97%	81%	95%	84%	79%	90%	92%	94%	98%	97%	96%	81%	97%	79%	98%	91%
DK/Refused	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

<i>City of Aspen/Short-Term Rentals July 2022 Job 3189</i>		<i>-STR: INITIAL CONCEPT-</i>		<i>-STR: BALLOT LANGUAGE-</i>		<i>-TAX ALL LODGING: VARIABLE RATES-</i>		<i>--PREFERRED STR RATE--</i>					<i>-STR "NOT FAIR"</i>		<i>-PREFERRED TAX INCREASE-</i>				
	TOTAL	Yes	No	Yes	No	Yes	No	None	5.4%	9.6%	13%	20%	Total 13%+	Total 9.6%	Agree	Disagree	None	STR Only	All Lodging
B 6	322	202	106	176	135	172	139	85	55	40	46	90	136	176	143	176	100	136	82

Survey

Online	87%	91%	90%	93%	86%	93%	86%	91%	80%	90%	91%	90%	90%	90%	87%	89%	87%	90%	86%
Phone	13%	9%	10%	7%	14%	7%	14%	9%	20%	10%	9%	10%	10%	10%	13%	11%	13%	10%	14%

TECHNICAL MEMORANDUM

To: Phillip Supino, Community Development Director, City of Aspen

From: Andrew Knudtsen and Rachel Shindman, Economic & Planning Systems

Subject: Short Term Rental Fee Analysis; EPS #223033

Date: May 19, 2022

This technical memorandum summarizes the study supporting a fee program to be applied to short term accommodation unit (short term rental or "STR") licensees in the City of Aspen. Economic & Planning Systems (EPS) was retained by the City to determine a reasonable fee for this program. The analysis outlines two fee components, demonstrating a reasonable relationship between guest spending from STRs in the city and the demand for local employees and the corresponding housing needs, as well as administrative costs incurred by the City in regulating STRs. The study uses economic impact techniques to quantify the relationships between guest spending when staying in STRs and the number of jobs and employee-households supported in the local economy by that spending. For the administrative fee component, the analysis is based on the City's estimate of fully loaded personnel costs and direct expenditures that are necessary to manage STRs.

Guests staying in STRs spend money in the local economy, and that spending in turn creates local jobs. The employees holding these jobs then seek housing units. Many of the jobs created are at wage levels that do not pay enough for employees to afford housing in the city. The basis of this fee is therefore the gap between what employees can afford and the cost to provide affordable housing in the City of Aspen (using recently updated fee calculations to determine the financial gaps by income category within the City's established fee program).

The calculation also accounts for the possibility that a home used as an STR could be occupied by a local resident, and the fee is further differentiated based on this use. For this calculation, the fee reflects the difference between the impact of guest spending in the local economy and the baseline impact of local resident spending.

Rationale

This fee is needed to support the costs incurred by the City to manage STRs, as well as to support the local labor force and City housing programs that sustain the tourism economy in Aspen. Without an adequate supply of housing and housing support programs, the City risks losing some of its labor supply that is essential to the quality of service and viability of businesses in which STR guests spend money during their stay. This is important, as tourism is a primary element of the City's economic base. If businesses do not have an adequate labor force and if workers do not have adequate housing, the guest experience and the City's economy are likely to degrade.

STR owners or hosts will pay an annual licensing fee under this program. The fee payers receive benefits through investment by the City in housing for the workforce needed to sustain the visitor economy. STR owners and operators are likely to benefit from the supply of labor and from investments the City will make using the fee revenue on housing for the local workforce. Having more housing options for the local workforce is also likely to benefit the fee payers in better customer service through increased employee retention and reduced employee turnover.

Administrative Fee

Methodology

The City of Aspen incurs costs to administer and regulate STRs beyond the standard costs of government. Five departments in particular shoulder this cost: Police, Community Development, Finance, Legal, and Administration. This analysis calculates a fee to be charged to STRs to account for these costs.

Model inputs were provided by City of Aspen staff, reflecting current expenditures (staff time and costs) associated with administering and regulating STRs. The new position being added by Community Development to address STRs is also included in this analysis. Given the increased level of cost associated with dispersed STR units compared to developments that include a front desk and corresponding services (i.e., condo hotels), costs are allocated proportionally.

Analysis and Fee Calculation

As shown in **Table 1**, the City of Aspen incurs \$315,400 in annual costs associated with STRs, including the new Community Development position. These include staffing costs for enforcement, tax compliance, police calls (e.g., for trash, noise), and legal issues, as well as software costs to manage licenses and revenue.

Table 1. City of Aspen STR Costs

Description	Total Annual Cost
Community Development	
Enforcement	\$4,000
Non-enforcement	\$136,000
Police	\$10,900
Finance	\$102,200
Legal	\$50,000
Admin	\$12,300
Total STR Costs	\$315,400

Source: City of Aspen; Economic & Planning Systems

The allocation of these costs is broken out between dispersed STRs and developments with front desks that are fully staffed to service guests, shown in **Table 2**. As shown, Condo Hotel units account for 34 percent of overall City costs, or \$106,300 annually, while dispersed STR units account for 66 percent of costs (\$209,100 per year).

Table 2. STR Costs by Type

Description	Condo Hotels		Dispersed STRs	
	Share	Cost	Share	Cost
Community Development				
Enforcement	0%	\$0	100%	\$4,000
Non-enforcement	40%	\$54,400	60%	\$81,600
Police	10%	\$1,100	90%	\$9,800
Finance	40%	\$40,900	60%	\$61,300
Legal	10%	\$5,000	90%	\$45,000
Admin	40%	\$4,900	60%	\$7,400
Total STR Costs	34%	\$106,300	66%	\$209,100

Source: City of Aspen; Economic & Planning Systems

The last step in this analysis is to calculate the per-unit fee to be charged annually. As shown in **Table 3**, Condo Hotel units account for approximately 40 percent of the City's STR inventory, or about 520 units. The total annual cost to the City of \$106,300 results in an annual per-unit fee of \$204. Dispersed STR units account for approximately 60 percent of the City's inventory, or 780 units. Annual costs of \$209,100 result in an annual fee of \$268 per unit.

Table 3. STR Administrative Fee per Unit, by Type

Description	Condo Hotels		Dispersed STRs	
	Total Cost	Cost per Unit	Total Cost	Cost per Unit
		<i>520 units</i>		<i>780 units</i>
Community Development				
Enforcement	\$0	\$0	\$4,000	\$5
Non-enforcement	\$54,400	\$105	\$81,600	\$105
Police	\$1,100	\$2	\$9,800	\$13
Finance	\$40,900	\$79	\$61,300	\$79
Legal	\$5,000	\$10	\$45,000	\$58
Admin	\$4,900	\$9	\$7,400	\$9
Total STR Costs	\$106,300	\$204	\$209,100	\$268

Source: City of Aspen; Economic & Planning Systems

Housing Fee

Methodology

This analysis uses a jobs-housing economic impact model to quantify the jobs supported by guest spending in STRs. The analysis begins by quantifying the jobs supported by spending. Next, several analytical steps are taken to translate the supported jobs to employees by income level.

The IMPLAN model (Impact Analysis for Planning) was used to estimate the relationships between spending and jobs supported. IMPLAN was developed by the Bureau of Land Management, U.S. Forest Service, and the University of Minnesota and is widely used by state and federal agencies, academic researchers, and local economic development organizations to evaluate the economic impacts of proposed policies, new industries, and land use changes.

Data Sources

Analysis inputs come from the following sources:

- Accommodation inventory: AirDNA (number of units, number of bedrooms, average number of bedrooms per unit)
- STR occupancy rates: AirDNA
- Guest spending: Aspen Lodging Guest Survey, 2014-2016 (RRC Associates)
- Wages by Occupation: Bureau of Labor Statistics (BLS)
- Median household income: U.S. Census (ACS 5-year estimates, City of Aspen)
- Jobs per employee: 2019 Aspen Community Survey Results (EPS and RRC Associates)

Guest Spending Analysis

- **Guest spending** – Guest spending was modeled on the average daily expenditure across various spending categories, as reported in Aspen Guest Surveys. Primary data was available from 2014-2016 and was brought up to current levels in line with escalations in STR rental rates (lodging spending). The survey data provides per unit expenditures by type; based on this data, current expenditures average \$1,337 per unit per day, including \$472 on food and beverage, \$305 on retail/shopping, \$407 on entertainment and recreation, \$34 on service, and \$120 on transportation.
- **Jobs supported by industry** – The spending associated with guests is applied to the IMPLAN model as an “industry output” event for the five affected industries (NAICS 72 – Accommodation and Food Services, NAICS 44-45 – Retail Trade, NAICS 71 – Arts, Entertainment, and Recreation, NAICS 81 – Other Service, and NAICS 48-49 – Transportation and Warehousing). IMPLAN applies industry expenditure flows through its input-output model and estimates the spending and jobs supported in the 20 major industries in the North American Industry Classification System (NAICS).
- **Jobs to employees (multiple job holder adjustment)** – An adjustment is made to acknowledge that many employees have more than one job, such as two part time jobs or a full time and a part time job. So as not to overestimate the number of *employees* supported, the number of jobs is reduced using a factor of 1.40 jobs per employee. This factor is specific to the City of Aspen, as reported by residents in the 2019 Aspen Community Survey (EPS and RRC Associates).
- **Employees by industry to occupations and wages** – A NAICS industry contains a wide range of job types and wage ranges. For example, a worker in the retail NAICS sector could be an accountant (for the retailer) or showroom employee (working the retail floor). The range of wages and occupations supported is better represented by the 21 Standard Occupational Classifications defined by the Bureau of Labor Statistics (BLS). The National Industry by Occupation Matrix published by the BLS provides the estimated distribution of occupations and wages for each NAICS category. The results from the IMPLAN analysis are applied to the Industry by Occupation Matrix to estimate the number of jobs by wage level supported.
- **Tabulation of employees by income range** – The last step involves counting the number of employees supported by income range, expressed as a percentage of Area Median Income (AMI). Given the breadth of need addressed by housing programs and policies in the City of Aspen, all households earning up to 240 percent of AMI are included for this analysis. The AMI definitions are based on the Aspen Pitkin County Housing Authority (APCHA) 2021 income limits for the City of Aspen.

Local Resident Household Analysis

The last component of the analysis involves isolating the difference between guest spending and local resident household spending. To do this, the same steps outlined above are undertaken for a resident household earning the local median income of \$78,292 (as reported in the U.S. Census ACS 2019 data for Aspen) to document the jobs supported from household spending in the economy.

This household income is input to the IMPLAN model, which applies an expenditure profile (including savings) specific to the household income range. The model then estimates the spending and jobs supported in the 20 major NAICS industries. The same steps to determine need by AMI range are completed, and this housing need is then subtracted from that of guest spending, resulting in the needs associated with guest spending above those generated by a local resident household.

Analysis

Guest Spending

Guest spending was modeled on the average per-unit expenditure across food and beverage, retail/shopping, entertainment and recreation, service, and transportation. Within the IMPLAN model 1,000 accommodation units were modeled in order to establish an appropriate scale of analysis. Per unit and per bedroom adjustments are made later in the model to calibrate the fee.

As shown in **Table 4**, an average daily spending rate of \$1,337 per unit per day results in 1,000 units' total annual spending of \$488 million. Note that at this point in the analysis 100 percent occupancy (365 days of spending) is used. The average annual occupancy rate adjustment is applied later in the analysis.

Table 4. Guest Spending

Description	Factors	Guest Spending
Program Units		1,000
Guest Spending (per unit per day) Food & beverage Retail/shopping Entertainment/recreational activities Services Transportation Total		\$472 \$305 \$407 \$34 \$120 \$1,337
Annual Guest Spending (per unit per year) Food & beverage Retail/shopping Entertainment/recreational activities Services Transportation Total	365 days (100% occ.) 365 days (100% occ.) 365 days (100% occ.) 365 days (100% occ.) 365 days (100% occ.)	\$172,121 \$111,209 \$148,474 \$12,358 \$43,879 \$488,042
Total Guest Spending Food & beverage Retail/shopping Entertainment/recreational activities Services Transportation Total	1,000 units 1,000 units 1,000 units 1,000 units 1,000 units	\$172,121,492 \$111,208,817 \$148,474,421 \$12,358,242 \$43,879,342 \$488,042,314

Source: RRC Associates; Economic & Planning Systems

Jobs, Employees, and Households

As shown in **Table 5**, the spending associated with 1,000 accommodation units supports 4,218.48 jobs. The industries with the most jobs are those with direct spending impacts – specifically accommodation and food services; arts, entertainment and recreation; and retail.

Following total jobs, the next step is to translate jobs to employees. In today’s economy it is common for people to hold more than one job. To step down from jobs to employees, jobs are divided by a factor of 1.40 jobs per employee. As shown in **Table 5**, the 4,218.48 jobs supported by 1,000 accommodation units results in 3,013.20 employees after the adjustment for multiple job holders.

Table 5. Jobs and Employees by Industry Supported from Guest Spending

Description	Guest Spending	
	Jobs by Industry (IMPLAN Results)	Employees by Category
Jobs to Employee Conversion Factor		1.40
Industrial Sectors		
11 Ag, Forestry, Fish & Hunting	11.28	8.06
21 Mining	1.57	1.12
22 Utilities	2.46	1.76
23 Construction	13.62	9.73
31-33 Manufacturing	4.00	2.86
42 Wholesale Trade	20.46	14.61
44-45 Retail trade	444.79	317.71
48-49 Transportation & Warehousing	298.72	213.37
51 Information	16.86	12.04
52 Finance & insurance	57.54	41.10
53 Real estate & rental	117.05	83.61
54 Professional- scientific & tech svcs	99.97	71.41
55 Management of companies	38.30	27.36
56 Administrative & waste services	87.13	62.24
61 Educational svcs	11.29	8.06
62 Health & social services	38.40	27.43
71 Arts- entertainment & recreation	989.28	706.63
72 Accomodation & food services	1,743.21	1,245.15
81 Other services	215.74	154.10
91-99 Government & non NAICs	6.81	4.86
Total	4,218.48	3,013.20

Source: IMPLAN; Economic & Planning Systems

Employees by Income

To translate employees to occupations and their related income levels, the jobs by NAICS classification are converted to more specific occupation categories to obtain a detailed distribution of wage levels for the new jobs, since using the average wage for an industry masks the upper and lower wage levels. The BLS National Industry by Occupation Matrix provides the estimated distribution of occupations for each NAICS category. The wages for each occupation in Pitkin County are estimated by indexing the national wages by occupation and industry to the average wage in that industry for Pitkin County.

Target Income Ranges

The last step in the guest spending analysis is to tabulate the employees at income levels of 240 percent of AMI or less. For guest spending in 1,000 accommodation units, there are 3,007.3 employees generated below 240 percent of AMI, as shown in **Table 6**. Of the 3,013.2 total employees, 99.8 percent are at incomes of 240 percent of AMI or less; the balance of 0.2 percent are compensated sufficiently to afford market rate housing. In total, these are the employees needed to support spending in the economy from 1,000 STR units.

Table 6. Households by AMI Supported by Guest Spending

	Guest Spending
Total Employees Generated per 1,000 Units	3,013.2
Employees by Income Range	
50% of Median	589.7
85% of Median	2,121.8
130% of Median	181.8
205% of Median	109.7
240% of Median	4.3
Total - Target Income Ranges	3,007.3
Percent of Employees Generated	99.8%

Source: Economic & Planning Systems

Employee Housing Needs

In 2021, the City of Aspen updated its Affordable Housing Fee-in-Lieu. This fee program is calculated to account for the full costs of building employee housing, including land, soft costs, hard (construction) costs, and employee ability to pay (as a revenue offset to costs). These fees reflect the gap between the cost to provide housing and what employees can afford to spend on housing, based on their income.

As shown in **Table 7**, fees range from \$408,054 per employee earning up to 50 percent AMI to \$250,375 per employee earning between 205 and 240 percent AMI.

Table 7. Affordable Price and Gap by Income Range

Fee Category	AMI Upper Bound	Fee per FTE
Category 1	50%	\$408,054
Category 2	85%	\$376,475
Category 3	130%	\$345,691
Category 4	205%	\$302,879
Category 5	240%	\$250,375

Source: City of Aspen

Local Resident Spending

To isolate the effect of guest spending on housing need, a similar methodology was followed to determine the relationship between a local resident household and housing need. This was then subtracted from the guest impact.

Local resident spending was modeled based on the median household income in Aspen of \$78,292, as reported in the U.S. Census 2019 American Community Survey. As with guest spending, 1,000 households were modeled and per household adjustment is made to calculate the final fee. As shown in **Table 8**, a household income of \$78,292 results in a disposable income of \$57,001 after accounting for payroll tax. Based on these figures, the total disposable income for 1,000 households is \$57.0 million.

Table 8. Local Resident Household Income

Description	Factors	Local Spending
Program Units		1,000
HH Income [1] (Aspen median)	ACS 2019 5-Yr Estimate	\$78,292
Minus Payroll Tax		
Federal		\$12,104
FICA		\$4,854
Medicare		\$1,135
State		<u>\$3,198</u>
Total Deductions		\$21,291
Net Pay / Adjusted Household Income		\$57,001
Total Annual Household Income	100%	\$78,292,000
Total Annual Payroll Tax	27%	-\$21,291,000
Disposable Income	73%	\$57,001,000

Source: US Census; Economic & Planning Systems

This income was input to IMPLAN, which then calculates the jobs supported by household spending. As shown in **Table 9**, 1,000 households earning the median income support 172.87 jobs. Applying the multiple jobholder factor of 1.40 jobs per employee, this spending results in 123.48 employees.

Table 9. Jobs and Employees by Industry Supported from Local Spending

Description	Local Spending	
	Jobs by Industry (IMPLAN Results)	Employees by Category
Jobs to Employee Conversion Factor		1.40
Industrial Sectors		
11 Ag, Forestry, Fish & Hunting	1.71	1.22
21 Mining	0.15	0.11
22 Utilities	0.32	0.23
23 Construction	1.81	1.29
31-33 Manufacturing	0.62	0.44
42 Wholesale Trade	3.88	2.77
44-45 Retail trade	25.76	18.40
48-49 Transportation & Warehousing	3.93	2.81
51 Information	3.13	2.24
52 Finance & insurance	12.84	9.17
53 Real estate & rental	25.56	18.26
54 Professional- scientific & tech svcs	8.27	5.91
55 Management of companies	1.49	1.06
56 Administrative & waste services	7.90	5.64
61 Educational svcs	3.37	2.41
62 Health & social services	25.21	18.01
71 Arts- entertainment & recreation	5.76	4.11
72 Accomodation & food services	21.11	15.08
81 Other services	19.07	13.62
91-99 Government & non NAICs	<u>0.98</u>	<u>0.70</u>
Total	172.87	123.48

Source: IMPLAN; Economic & Planning Systems

These employees were then categorized by occupation and wage following the same methodology for guest spending. As shown in **Table 10**, local resident household spending supports a total of 123.5 employees, 99.8 percent (123.3 households) of which fall at or below 240 percent of AMI. The costs associated with providing affordable housing for these employees are determined using the same methodology outlined for guest spending.

Table 10. Households by AMI Supported by Local Spending

	Local Spending
Total Employees Generated per 1,000 Units	123.5
Employees by Income Range	
50% of Median	28.7
85% of Median	66.4
130% of Median	22.8
205% of Median	5.2
240% of Median	0.2
Total - Target Income Ranges	123.3
Percent of Employees Generated	99.8%

Source: Economic & Planning Systems

Fee Calculation

This section outlines the calculation of the accommodation unit license fee. There are four key components to the fee calculation:

- **Employees Supported** – The number of employees at or below 240 percent of AMI supported by guest spending form the basis of the fee, as these represent employees needed in the community who cannot otherwise afford housing.
- **Occupancy Rate** – The impacts of guest spending were determined assuming 100 percent occupancy (i.e., 365 days per year) for modeling purposes and needs to be adjusted for annual occupancy rates. An occupancy rate of 37.7 percent is applied to the housing demand, based on the occupancy data for properties in the city from 2019 through 2021.
- **Affordability Needs** – The housing gap per employee and AMI range described earlier ranges from \$408,054 for employees earning up to 50 percent of AMI to \$250,375 for employees earning between 205 and 240 percent of AMI. The number of employees in each AMI category (after accounting for the occupancy rate) are multiplied by the need per employee to calculate the total housing cost. This is calculated for both guest spending and local spending. Based on this calculation, taking the total housing cost divided by the 1,000 units modeled, the gap per accommodation unit is \$428,933 and the gap per local household/housing unit is \$46,202.
- **Adjustment for Local Households** – To isolate the impact of guest spending above the impact of a local household, the gap associated with local household spending (\$46,202) is subtracted from the gap associated with guest spending (\$428,933). This results in a net gap per accommodation unit of \$382,731.

This fee is then adjusted to reflect a per-bedroom figure (rather than per unit). EPS's analysis of the City's STR inventory indicates that STRs have an average of 2.48 bedrooms per unit. This is then annualized over 30 years (divided by 30), which is a typical financing period for a long-term housing investment. Based on this analysis, the maximum fee per bedroom is \$5,139, as shown in **Table 11**. This maximum fee amount is the annualized cost of providing housing to the local workforce supported by guest spending.

Table 11. Fee Calculation

		Local Spending	Guest Spending
Employees Generated (per 1,000 units)	A		
50% of Median		28.7	589.7
85% of Median		66.4	2,121.8
130% of Median		22.8	181.8
205% of Median		5.2	109.7
240% of Median		<u>0.2</u>	<u>4.3</u>
Total per 1,000 Units		123.3	3,007.3
Per 1.0 Units		0.12	3.01
STR Occupancy Rate	B		37.7%
Net Employees Generated (per 1,000 units)	C		
50% of Median	<i>A x B</i>	28.7	222.6
85% of Median		66.4	800.7
130% of Median		22.8	68.6
205% of Median		5.2	41.4
240% of Median		<u>0.2</u>	<u>1.6</u>
Total per 1,000 Units		123.3	1,134.9
Per 1.0 Units		0.12	1.13
Fee per Employee by AMI Range	D		
50% of Median		\$408,054	\$408,054
85% of Median		\$376,475	\$376,475
130% of Median		\$345,691	\$345,691
205% of Median		\$302,879	\$302,879
240% of Median		\$250,375	\$250,375
Total Fee	E		
50% of Median	<i>C x D</i>	\$11,701,673	\$90,818,313
85% of Median		\$25,008,937	\$301,455,717
130% of Median		\$7,877,755	\$23,716,677
205% of Median		\$1,571,697	\$12,533,460
240% of Median		<u>\$42,159</u>	<u>\$408,972</u>
Total		\$46,202,221	\$428,933,138
Gap (Fee) per Unit	F		
	<i>E / 1000</i>	-\$46,202	-\$428,933
Net STR Gap per Unit (minus local spend)			-\$382,731
Avg. Number of Bedrooms			2.48
Net STR Gap (Fee) per Bedroom			-\$154,165
Annualized Fee per Bedroom	30 years		\$5,139

Source: Economic & Planning Systems

Final Fee

The fee outlined above represents the maximum reasonable fee to be charged under this program. Communities will generally apply a mitigation rate to this fee to determine the final fee to be charged.

As shown in **Table 12**, a mitigation rate of 30 percent (aligning with the City’s current residential program) would result in an annual per bedroom fee of \$1,540, while a 65 percent mitigation rate (aligning with the City’s current commercial/lodge program) would result in a fee of \$3,080 per bedroom annually.

Table 12. Mitigation Rates

Description	Fee Per Bedroom
Maximum Annual Fee	\$5,139
Mitigation Rate	
30%	\$1,540
65%	\$3,080

Source: Economic & Planning Systems

Owner-Occupied Short Term Rentals

There is a desire in the City to create a separate licensing program for owner-occupied properties, with a limit to the number of short-term rental days allowed per year. A unit rented for a maximum of up to 90 days per year represents a maximum occupancy rate of 24.7 percent, and thus justifies a separate fee calculation.

Additionally, since these units are occupied by local residents the impact of guest spending occurs in addition to the impact of local spending. Thus, the impact of local household spending is not netted out of the guest spending impact attributed to the STR. As shown in **Table 14**, this results in a maximum annual fee per bedroom range from \$1,254 (30 days per year) to \$3,763 (90 days per year).

As with the standard fee, a mitigation rate would be applied to determine the final fee to be charged. Examples of the per-bedroom fee at a range of mitigation rate levels and rental night maximums are shown in **Table 13**. For example, a 30 percent rate (aligning with the City’s current residential program) and a maximum of 30 rental days per year would result in an annual per bedroom fee of \$380, while a 65 percent mitigation rate (aligning with the City’s current commercial/lodge program) and a maximum of 90 rental days per year would result in a fee of \$1,510 per bedroom annually.

Table 13. Mitigation Rates – Owner Occupied Units

Description	Fee Per Bedroom		
	30 days/year	60 days/year	90 days/year
Maximum Annual Fee	\$1,254	\$2,509	\$3,763
Mitigation Rate			
30%	\$380	\$380	\$750
65%	\$820	\$820	\$1,510

Source: Economic & Planning Systems

Table 14. Fee Calculation – Owner Occupied Units

		Local Resident STR		
		30 days/year	60 days/year	90 days/year
Employees Generated (per 1,000 units)	A			
50% of Median		589.7	589.7	589.7
85% of Median		2,121.8	2,121.8	2,121.8
130% of Median		181.8	181.8	181.8
205% of Median		109.7	109.7	109.7
240% of Median		4.3	4.3	4.3
Total per 1,000 Units		3,007.3	3,007.3	3,007.3
Per 1.0 Units		3.01	3.01	3.01
STR Occupancy Rate	B	8.2%	16.4%	24.7%
Net Employees Generated (per 1,000 units)	C			
50% of Median	<i>A x B</i>	48.5	96.9	145.4
85% of Median		174.4	348.8	523.2
130% of Median		14.9	29.9	44.8
205% of Median		9.0	18.0	27.0
240% of Median		<u>0.4</u>	<u>0.7</u>	<u>1.1</u>
Total per 1,000 Units		247.2	494.3	741.5
Per 1.0 Units		0.25	0.49	0.74
Fee per Employee by AMI Range	D			
50% of Median		\$408,054	\$408,054	\$408,054
85% of Median		\$376,475	\$376,475	\$376,475
130% of Median		\$345,691	\$345,691	\$345,691
205% of Median		\$302,879	\$302,879	\$302,879
240% of Median		\$250,375	\$250,375	\$250,375
Total Fee	E			
50% of Median	<i>C x D</i>	\$19,779,292	\$39,558,584	\$59,337,876
85% of Median		\$65,653,946	\$131,307,893	\$196,961,839
130% of Median		\$5,165,248	\$10,330,495	\$15,495,743
205% of Median		\$2,729,658	\$5,459,317	\$8,188,975
240% of Median		<u>\$89,070</u>	<u>\$178,140</u>	<u>\$267,209</u>
Total		\$93,417,214	\$186,834,428	\$280,251,642
Gap (Fee) per Unit	F			
	<i>E / 1000</i>	-\$93,417	-\$186,834	-\$280,252
Avg. Number of Bedrooms		2.48	2.48	2.48
Net STR Gap (Fee) per Bedroom		-\$37,629	-\$75,257	-\$112,886
Annualized Fee per Bedroom	30 years	\$1,254	\$2,509	\$3,763

Source: Economic & Planning Systems



CITY OF ASPEN

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

OUTREACH SUMMARY

MAY 9, 2022

ASPEN CITY COUNCIL UPDATE

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

OUTREACH SUMMARY: PROJECT PLANNING AND SCHEDULE

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

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

This report is specific to STRs.

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

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

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

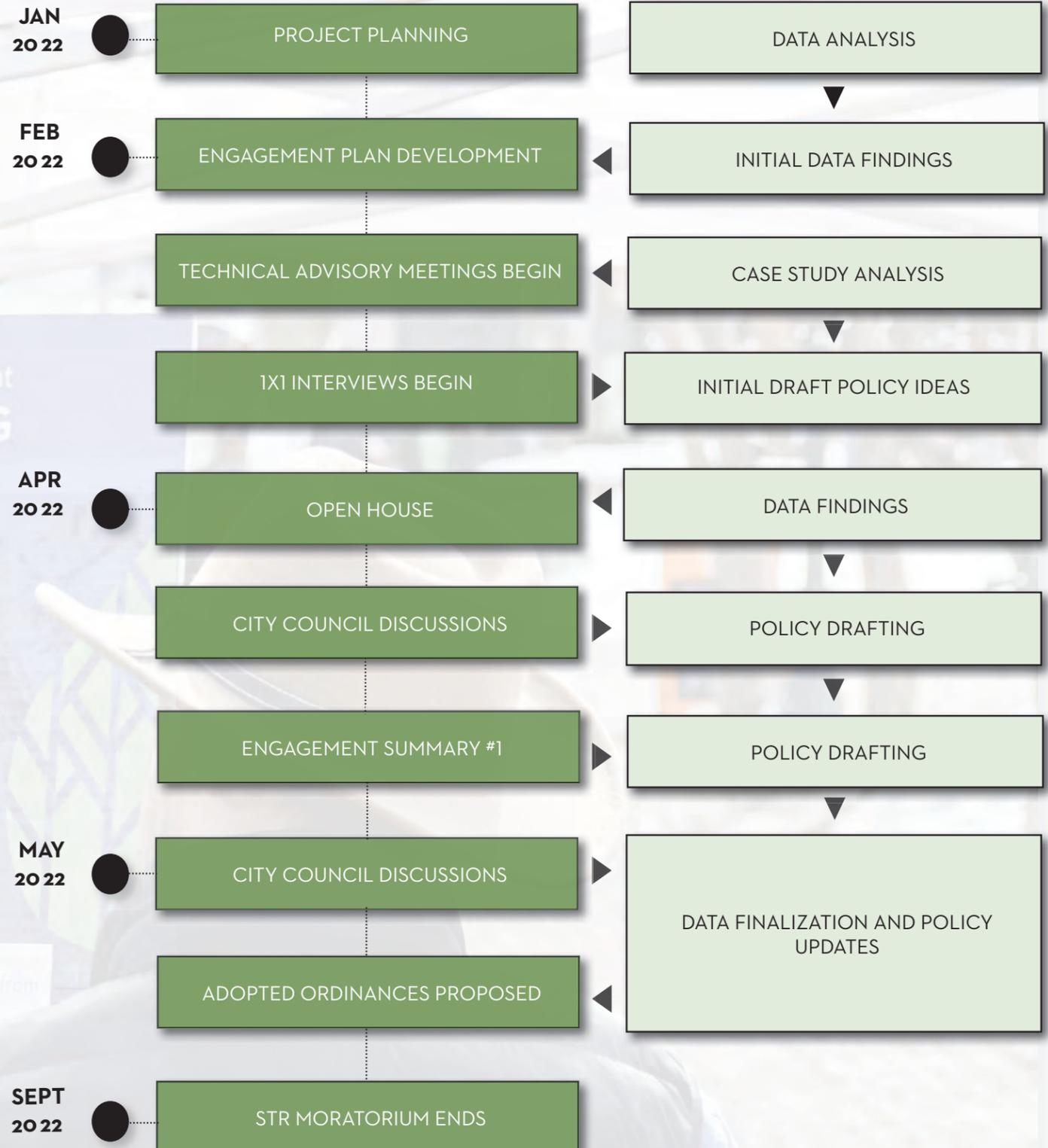
- Informing the community-at-large (public) of the project by providing balanced and objective information to assist them in understanding the "problem", what alternatives may be appropriate, and what opportunities and/or solutions there might be to address change to current City policy.
- Consulting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

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

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

PROJECT PHASING AND DATA ANALYSIS FLOW CHART

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



Shaping Aspen's Built Environment

SHORT-TERM RENTALS

OUTREACH SUMMARY: SCHEDULE AND ACTIVITIES

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

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

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

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

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

ENGAGEMENT ACTIVITIES COMPLETED TO DATE

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

- 1 TUESDAY, JANUARY 25, 2022**
Community Development Director presented to ACRA on the status of the moratorium and collected feedback from ACRA board members.
- 2 TUESDAY, FEBRUARY 8, 2022**
Launch of Aspen Community Voice Shaping Aspen's Built Environment: STRs and online engagement activities.
- 3 MONDAY, FEBRUARY 17, 2022**
The Technical Advisory Group is comprised of 12 community members that represent their technical area of expertise in the community. Members gathered to discuss STR activity in Aspen as it pertains to the lodging and real estate industry.
- 4 MONDAY, FEBRUARY 28, 2022**
Launch of Aspen Community Voice Shaping Aspen's Built Environment: STRs Questionnaire #1.
- 5 MONDAY, MARCH 3, 2022**
Members from ACRA and the ABOR gathered to discuss STR activity in Aspen as it pertains to the lodging and real estate industry.
- 6 TUESDAY, MARCH 17, 2022**
Members from ACRA and the ABOR gathered to discuss STR activity in Aspen as it pertains to the lodging and real estate industry.
- 7 TUESDAY, MARCH 28, 2022**
Members from ACRA and the ABOR gathered to discuss short-term rental activity in Aspen as it pertains to the lodging and real estate industry.
- 8-18 FEBRUARY-APRIL, 2022**
Stakeholder interviews (11) to learn more about the current state of STRs, as well as concerns and recommendations for potential solutions.
- 19 WEDNESDAY, APRIL 6, 2022**
Public Open House event at City Hall from 4-6pm to collect feedback about the future of STRs in Aspen.
- 20 THURSDAY, APRIL 7, 2022**
Members from ACRA and the ABOR gathered to discuss STR activity in Aspen as it pertains to the lodging and real estate industry.
- 21 APRIL 19-29, 2022**
Launch of Aspen Community Voice Shaping Aspen's Built Environment: STRs Questionnaire #2.
- 22 TUESDAY, APRIL 26, 2022**
Community Development Director presented on the status of the moratorium and collected feedback from ACRA and ABOR members.

Shaping Aspen's Built Environment SHORT-TERM RENTALS

OUTREACH SUMMARY: COMMUNICATIONS AND PARTICIPATION

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

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

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

141 DAYS

Continuously running digital ads in Aspen Times and Aspen Daily News

159 K+

Digital ad impressions between Aspen Times and Aspen Daily News

6,404

Targeted event mailers for the April 6, 2022 Open House

150

11x17 Posters placed in venues between Basalt and Aspen

~760

Total participants across surveys, interviews, advisory groups, and the open house

656

Project questionnaires taken on Aspen Community Voice

70

Participants at the April 6, 2022 Open House at City Hall

12

Technical Advisory Group members that attended five (5) meetings

2.8K

Visits to the Shaping Aspen's Built Environment + STR project page

562

'Engaged' Visitors to the Shaping Aspen's Built Environment + project page

322

Largest number of visitors to ACV project pages in one day

214

New registrations on Aspen Community Voice platform

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

OUTREACH SUMMARY: KEY FINDINGS AND PARTICIPANT FEEDBACK

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

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

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

THEME	NO.	KEY FINDINGS	PARTICIPANT FEEDBACK																
ZONING	1	RESIDENTIAL ZONE DISTRICTS SHOULD BE TREATED DIFFERENTLY THAN COMMERCIAL AND LODGING DISTRICTS WHEN PERMITTING LOCATION OF STRS.	<p>SHORT-TERM RENTAL ZONE DISTRICT PREFERENCES</p> <p><i>Questionnaire #1: Rank your preference for where you believe short-term rentals should be permitted based on zone district:</i></p> <table border="1"> <caption>Short-Term Rental Zone District Preferences</caption> <thead> <tr> <th>District</th> <th>Preference Rank (7 = Allowed, 1 = Not Allowed)</th> </tr> </thead> <tbody> <tr> <td>Downtown Core</td> <td>7</td> </tr> <tr> <td>Lodge Districts</td> <td>6.5</td> </tr> <tr> <td>Mixed-Use Districts</td> <td>5.5</td> </tr> <tr> <td>West End Residential</td> <td>4.5</td> </tr> <tr> <td>East End Residential</td> <td>3.5</td> </tr> <tr> <td>Cemetery Lane Residential</td> <td>2.5</td> </tr> <tr> <td>Outside the Roundabout</td> <td>1.5</td> </tr> </tbody> </table>	District	Preference Rank (7 = Allowed, 1 = Not Allowed)	Downtown Core	7	Lodge Districts	6.5	Mixed-Use Districts	5.5	West End Residential	4.5	East End Residential	3.5	Cemetery Lane Residential	2.5	Outside the Roundabout	1.5
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2	ALLOW MARKET DEMAND TO DETERMINE HOW MANY STRS ARE PERMITTED PER ZONE DISTRICT.																		
3	ALLOW MARKET DEMAND TO DETERMINE WHERE STRS ARE LOCATED THROUGHOUT ASPEN.																		

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

OUTREACH SUMMARY: KEY FINDINGS AND PARTICIPANT FEEDBACK

THEME	NO.	KEY FINDINGS	PARTICIPANT FEEDBACK																		
GOOD NEIGHBOR POLICIES	4	STRS OWNERS AND MANAGEMENT COMPANIES SHOULD USE IN-UNIT MESSAGING ABOUT HOW GUESTS CAN BE GOOD NEIGHBORS AND SUPPORT COMMUNITY VALUES.	<p>GREATEST AREAS OF CONCERN</p> <table border="1"> <caption>Questionnaire #1: Please check your three areas of greatest concern regarding short-term rentals in Aspen? (Other please specify):</caption> <thead> <tr> <th>Area of Concern</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Neighborhood Impacts (ex: Noise, Crowding)</td> <td>95</td> </tr> <tr> <td>Loss of Local Housing</td> <td>99</td> </tr> <tr> <td>Tax Fairness (Ex.: Property Tax Increases)</td> <td>71</td> </tr> <tr> <td>Over Tourism</td> <td>58</td> </tr> <tr> <td>Trash and Wildlife Safety</td> <td>45</td> </tr> <tr> <td>Traffic and Parking</td> <td>72</td> </tr> <tr> <td>Other (please specify)</td> <td>68</td> </tr> <tr> <td>Competition to Traditional Lodging in Town</td> <td>17</td> </tr> </tbody> </table> <p>In the first STR questionnaire hosted on Aspen Community Voice, more than 200 participants ranked their areas of greatest concern regarding STRs in Aspen. Loss of local housing was ranked #1, neighborhood impacts such as noise and crowding was ranked #2, and traffic and parking followed in closely at #3.</p> <p>The landscape of Aspen is changing, and it is a priority for our community to invest in maintaining our mountain views, small-town community character, and historical heritage. When visitors come to our area, the community appreciates when visitors invest in our community and embrace all that Aspen has to offer, our mountain town values, culture, and lifestyle.</p> <p>A group of technical advisors knowledgeable about best practices in lodging and STR industry, particularly in mountain towns, has met regularly with City of Aspen staff to discuss the future of STRs in Aspen. The group emphasized the need for good neighbor policies that all STR owners and renters abide by to solve for some of the nuisance complaints submitted by community members in regard to STRs. Those policies would also help visitors be a part of the community.</p> <p>For example, visitors often don't know how important it is to lock their trash. In 2021, Aspen Police received more than 300 reports of bear activity, mostly because bears were getting into trash or other food sources that weren't properly stowed. This is a 20% increase from the year prior. The Aspen Police Department also responded to nearly 200 calls for disorderly conduct and harassment.</p> <p>In Salida, Colorado, STRs are only granted to 'bona fide residents' or their designated agents who are certified Chaffee County residents. A 'bona fide resident' means the applicant must show two of the following: a valid driver's license or Colorado identification card, current voter registration, valid motor vehicle registration, or a document designating a primary residence for income tax purposes. The hope is that the concerns posed by STRs will be mitigated and neighborhoods and quality of life will be preserved since those operating businesses in Salida are those who live and invest in their local community.</p>	Area of Concern	Percentage	Neighborhood Impacts (ex: Noise, Crowding)	95	Loss of Local Housing	99	Tax Fairness (Ex.: Property Tax Increases)	71	Over Tourism	58	Trash and Wildlife Safety	45	Traffic and Parking	72	Other (please specify)	68	Competition to Traditional Lodging in Town	17
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5	HAVE ONE STANDARD SET OF GOOD NEIGHBORHOOD POLICIES THAT ALL STRS ABIDE BY. POLICIES WOULD INCLUDE RULES ABOUT NOISE, TRASH, WILDLIFE, PARKING, TRANSIT, ENVIRONMENTAL STEWARDSHIP, AND RESPECT FOR THE COMMUNITY.																				
6	WHEN VISITING ASPEN, RESPECTING AND EMBRACING OUR COMMUNITY CHARACTER, ETIQUETTE, AND UNIQUE MOUNTAIN STYLE IS WELCOMED, APPRECIATED, AND NON-NEGOTIABLE.																				

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

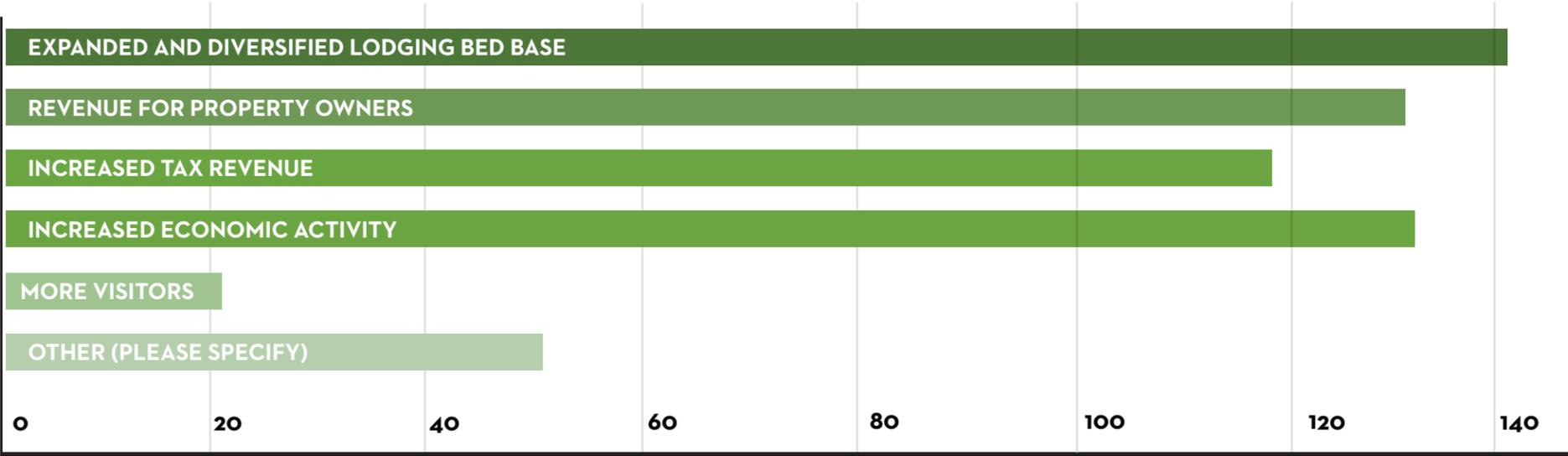
OUTREACH SUMMARY: KEY FINDINGS AND PARTICIPANT FEEDBACK

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

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

OUTREACH SUMMARY: KEY FINDINGS AND PARTICIPANT FEEDBACK

THEME	NO.	KEY FINDINGS	PARTICIPANT FEEDBACK														
LIFE SAFETY	10	INCLUDE A PERMIT NUMBER AND LOCAL CONTACT OR OWNER REPRESENTATIVE IN STR LISTINGS, AS WELL AS POST THEM ON THE PROPERTY.	<p>THREE GREATEST BENEFITS OF SHORT-TERM RENTALS</p> <p>Questionnaire #1: What do you view the three greatest benefits of short-term rentals to be in Aspen?</p>  <table border="1"> <caption>Three Greatest Benefits of Short-Term Rentals</caption> <thead> <tr> <th>Benefit</th> <th>Number of Responses (Approximate)</th> </tr> </thead> <tbody> <tr> <td>Expanded and Diversified Lodging Bed Base</td> <td>135</td> </tr> <tr> <td>Revenue for Property Owners</td> <td>125</td> </tr> <tr> <td>Increased Tax Revenue</td> <td>115</td> </tr> <tr> <td>Increased Economic Activity</td> <td>125</td> </tr> <tr> <td>More Visitors</td> <td>20</td> </tr> <tr> <td>Other (Please Specify)</td> <td>45</td> </tr> </tbody> </table>	Benefit	Number of Responses (Approximate)	Expanded and Diversified Lodging Bed Base	135	Revenue for Property Owners	125	Increased Tax Revenue	115	Increased Economic Activity	125	More Visitors	20	Other (Please Specify)	45
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11	STR OPERATORS AND OWNERS WANT TO COMPLY WITH LODGING APPROPRIATE LIFE-SAFETY STANDARDS.	<p>When asked in the first STR questionnaire hosted on Aspen Community Voice if the City should make a distinction between lodge (condo-hotel) properties and residential properties or units, participants stated that residential properties should primarily serve our local community and exist in residential districts for the wellbeing of our community and character. Since lodges operate under certain regulations and operational standards to monitor noise, wildlife, safety, service concerns, STRs should do the same.</p> <p>More people are coming to Aspen to visit. In a report provided by the Aspen Chamber Resort Association (ACRA), paid occupancy rose in the summer months (May-October) from 44.2% in 2020 to 65.6% in 2021. When asked in the first STR questionnaire hosted on Aspen Community Voice what respondents viewed as the greatest benefits to having short-term rentals in Aspen, more visitors in town was the least beneficial outcome.</p> <p>With more people comes more responsibility to keep our residents and visitors safe. Instituting occupancy restrictions can help manage the number of visitors coming to our community, as well as ensure proper safety measures are met for those who are visiting. Occupancy restrictions also reduce neighborhood nuisances and impacts from STRs.</p>															
12	LIMIT UNIT OCCUPANCY.	<p>In Breckenridge, Colorado, occupancy restrictions are a key tool for managing STR impacts. There is a two person per bedroom occupancy limit and STRs cannot advertise for more than what the occupancy maximum is. Through the financial regulatory tool, LODGINGRevs, the City can enforce these restrictions.</p> <p>Under current regulations in Aspen, the requirements for lodges to ensure the safety of their guests, provide for a quality visitor experience, and contribute to Aspen's efforts to facilitate a sustainable economy and maintain sustainable community infrastructure, are significantly more rigorous than those required of vacation rentals. For example, traditional lodges are required to mitigate for job generation and affordable housing, support transit systems, offer parking for all visitors, and meet higher building code life safety standards.</p>															

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

OUTREACH SUMMARY: KEY FINDINGS AND PARTICIPANT FEEDBACK

THEME	NO.	KEY FINDINGS	PARTICIPANT FEEDBACK						
PERMITTING	13	CREATE DIFFERENT PERMITS TO DISTINGUISH BETWEEN DIFFERENT PROPERTY TYPES.	<p>TYPES OF PERMITS AND ONGOING TRACKING</p> <p>When asked in the first STR questionnaire hosted on Aspen Community Voice if the City should make a distinction between owner-occupied and non-owner-occupied STRs and have different regulations for owner-occupied than for nonowner-occupied, 42% of 243 participants responded "yes", while 58% of participants responded "no".</p> <p>Per the City of Aspen's Land Use Code, the use of STRs is allowable in all lodging, commercial, and residential zones. This is to say, there are few restrictions or regulations on where STRs can be located and no restrictions on the number allowed in the lodging, commercial, and residential zones.</p> <p>The number one way that mountain communities around the country are regulating STR operations is through a permitting system.</p> <p>Those in favor of instituting different regulations commented that non-owner-occupied STR permit holders tend not to be residents and are less invested in the wellbeing of the Aspen community. In addition, those who operate their homes as a business should be subject to the same regulations as a commercial lodge.</p> <p>Those against differentiating permits between non-owner-occupied and owner-occupied STRs expressed that property owners should be able to manage their properties without government oversight and subsize the cost of the property by renting it out for additional income. Further, regardless of regulations, respondents felt neither owner-occupied homes nor non-owner-occupied homes are likely to be affordable housing options for locals but do offer additional opportunities for tourism. Also, the distinction could affect the resale value of a property and be difficult to enforce.</p> <p>In the second STR questionnaire hosted on Aspen Community Voice, the City asked participants if they think it best to grandfather existing permits and use attrition to arrive at the capped limit of issued permits OR use a lottery to arrive at the capped limit. 61.2% of respondents chose attrition.</p> <p><i>Questionnaire #2: Q1 - Do you think it best to grandfather existing permits and use attrition to arrive at the capped limit over time OR use a lottery to arrive at the capped limit?</i></p> <table border="1"> <caption>Survey Results for Q1</caption> <thead> <tr> <th>Response Option</th> <th>Number of Respondents</th> </tr> </thead> <tbody> <tr> <td>Attrition</td> <td>~230</td> </tr> <tr> <td>Lottery</td> <td>~140</td> </tr> </tbody> </table>	Response Option	Number of Respondents	Attrition	~230	Lottery	~140
	Response Option	Number of Respondents							
	Attrition	~230							
Lottery	~140								
14	COLLECT RELEVANT UNIT AND OWNER DATA ON PERMIT APPLICATIONS TO PROVIDE IMPORTANT DATA TO MARKET PARTICIPANTS, SUPPORT GREATER MARKET UNDERSTANDING, AND REGULATORY ENFORCEMENT.								
15	EXISTING PERMITS SHOULD BE GRANDFATHERED TO CURRENT PERMITTEES AND ATTRITION SHOULD BE USED TO REDUCE THE NUMBER OF PERMITS.								

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

OUTREACH SUMMARY: KEY FINDINGS AND PARTICIPANT FEEDBACK

THEME	NO.	KEY FINDINGS	PARTICIPANT FEEDBACK
FINANCIALS	16	ASSESS A PERMIT FEE THAT ALIGNS WITH STR PROGRAM ADMINISTRATION COSTS AND COMMUNITY IMPACTS.	<p>SHORT-TERM RENTAL IMPACT MITIGATION</p> <p>When asked in the second STR questionnaire hosted on Aspen Community Voice whether respondents thought that Aspen City Council should approve a new short-term rental specific tax to mitigate for community and environmental impacts, 60% of participants said "yes".</p> <p>Prior to Santa Fe, New Mexico adjusting its STR regulations and tax structure, only 60% of its 1,444 active whole-unit STRs were registered with the City, which cost the City \$1.6 million each year in missed revenue. On average, research demonstrated that the owners of STRs were making over \$80,000 per host per year.</p> <p>Santa Fe has since instituted regulations and enforcement for STRs that are noncompliant, making them subject to a fine of \$100 per day for a first violation, increasing up to \$500 per day for further offenses.</p> <p>In Aspen, there are currently 1,246 registered STRs. Prior to the moratorium, STR permit holders were not required to pay a fee with their annual application. However, all lodges, including STRs, are subject to a 2% lodging tax that is used to support destination marketing (75%) and local transit services (25%).</p> <p>When asked in the second STR questionnaire hosted on Aspen Community Voice what community benefits could be supported by an STR tax, affordable housing rose to the top, followed by infrastructure and then the Climate Action Fund.</p> <p><i>Questionnaire #2: Q5 - Should Aspen City Council ask Aspen voters to approve a new short-term rental specific tax to mitigate for community and environmental impacts?</i></p> <p><i>Questionnaire #2: Q6 - If yes, what community benefits should the new tax revenue fund?</i></p>
	17	PREFERENCE FOR A TAX (WHICH IS SCALABLE PER UNIT) OVER AN IMPACT FEE (WHICH IS A SET COST).	<p>240</p> <p>200</p> <p>160</p> <p>120</p> <p>80</p> <p>40</p> <p>0</p>

Shaping Aspen's Built Environment

RESIDENTIAL BUILDING

APPENDICES LISTING

APP A STAKEHOLDER INTERVIEWS SUMMARY	1
APP B TECHNICAL ADVISORY GROUP SUMMARY	2
APP C APRIL 6, 2022 OPEN HOUSE POSTERS AND RESULTS	13
APP D ACV QUESTIONNAIRES #1 AND #2	22
APP E STR DATA POINTS OVERVIEW	74

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

APPENDIX A: STAKEHOLDER INTERVIEWS SUMMARY

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

I. KEY FINDINGS

A. Positive Impacts

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

B. Negative Impacts

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

C. Preferred Regulatory Options

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

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

APPENDIX B: TECHNICAL ADVISORY GROUP

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

I. TECHNICAL ADVISORY GROUP MEMBERS AND MEETING DATES

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

II. MEETING EXECUTIVE SUMMARIES

A. Meeting #1 Summary

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

B. Meeting #2 Summary

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

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

C. Meeting #3

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

D. Meeting #4

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

E. Meeting #5

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

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

APPENDIX B: TECHNICAL ADVISORY GROUP

I. STR TECHNICAL STAKEHOLDERS MEETING #1

A. AGENDA

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

B. Meeting #1 Notes

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

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

APPENDIX B: TECHNICAL ADVISORY GROUP

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

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

I. STR TECHNICAL STAKEHOLDERS MEETING #2

A. AGENDA

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

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

APPENDIX B: TECHNICAL ADVISORY GROUP

MEETING #2 NOTES

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

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

APPENDIX B: TECHNICAL ADVISORY GROUP

I. STR TECHNICAL STAKEHOLDERS MEETING #3

A. AGENDA

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

B. Meeting #3 Homework Responses

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

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

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

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

APPENDIX B: TECHNICAL ADVISORY GROUP

"nuisance" rental properties. However, creating an artificial limit on permits will constrain supply and drive up prices, which seems incongruent with the city's goals. It "feels good" to feel like you have control over your community, but care must be taken to remove the emotion and consider the consequences of any government action.

- I think the problem statements outlined in the council memo adequately summarizes the LEO specific concerns. Additionally I wanted to fill you in on a recent encounter that the APD responded to. It is mainly just informational, but I wanted to highlight this your for awareness as you continue to aggregate an approach to STR units in the City.
- A local Air BnB owner seems to bait and switch incoming visitors. They come expecting to stay in one unit, but for what ever reason that unit is not available when they arrive, so he offers them another less appealing unit, renters are left to fend for themselves to find another place to stay during busy seasons or accept his lesser unit. He does adjust the fee, but this practice is still shady for many reasons.
- Additionally in this instance, Officers are more routinely called upon to be the enforcement arm for this property owner. Here is where it gets challenging. The owner has requested police escort a short term tenant off of his property. The tenant (or short-term renter) has some, although possibly limited rights, and any dispute about the lease or rental agreement is a civil issue. There are some distinctions, if the allegation is that the guests activity is breaking the law – we can investigate it the same way as any other crime – however, the end result will be either arrest or a ticket, the Police do not have authority to kick someone out of a short term rental.
- All of this is a roundabout way of explaining that violation of a contract in these cases is a civil issue. The DA explained that short term rentals provide certain rights (evictions and such) that hotels don't and to simplify it, we are the Aspen Police not the AirBnB Police.
- Without any context, I have to say the heat maps suggesting limiting STR's to a hundred per zone is very concerning. Our market is like other resort communities, but also totally different. To go from 1000+ STRs to just a few hundred is way more extreme that we've seem to be talking about the first 3 meetings.
- It does appear the "non-transferrable" is a theme, and maybe that's the case to get the city to a number their more comfortable with for STRs.
- I fully support our discussions of rolling this out in phases. Phase I – educate, get the permitting system and fee in place, and cleaning up the actual STR numbers. Those that apply do so for rentals less than 30 days. Just from our rentals here at Sotheby's, I know many are shooting for 30+ days, and we have a lot of long term rentals too, that currently have a permit. So cleaning up the program and language would be very helpful.
- Just this week, I had an owner in Pitkin county, and they were approved an COA STR. This has since been corrected, but surprised that this far in the process, that they were approved in the first place.
- Thanks for all your hard work on this and I look forward to coming to an amendable solution for the first phase. It would set an awful precedent to have all the time and feedback and then city council just go ahead and put the hammer down anyway.
- You asked us to give our thoughts on what the problem is that the city trying to solve with the new STR regulations. Why does City Council think there is a problem in Aspen? Why has the pressure we all feel bubbled over and become palpable in the last couple years to the point that the newspapers are filled with opinion columns and letters to the editor about it almost daily?
- I started a letter the night after our meeting two weeks ago but honestly I didn't know where to start or stop and my heart got heavy and I put it aside. I spent the last two weeks asking my friends, family and acquaintances what they thought.

- I feel like three main themes emerged.
- Cultural Shift (also commonly described as "Aspen losing its soul" and more recently boiled down to "Aspen Sucks")
 - There has been a major culture shift and the people who live and work here no longer feel included in the joy and spirit of Aspen. The homeowners, visitors and full-time residents have changed. The homes being built and remodeled are not like homes twenty years ago. There are "smart" systems, air conditioning, heated year-round pools, hot tubs, snow melt, and every other luxury imaginable. The people who live in these homes have no tolerance for any level of discomfort or things not working. The end result is a lot of property management and service calls up and down the valley that did not used to exist. A few weeks ago I saw a listing in the Aspen Times classifieds for a private home looking for a butler.
 - The gradual change was accelerated in the last two years with the large amount of people who moved here full time and part time. Rising commercial rent and an influx in out of town restaurants opening Aspen locations and longtime restaurant owners taking the opportunity to retire, which resulted in what felt like a whirlwind of changes to local businesses, though this is not a new phenomenon:
 - https://www.aspendailynews.com/the-past-is-showing-our-future/article_6e758160-c728-59c9-bba7-0be21afdeaa0.html
 - Inexplicably one of the community's largest stakeholders dumped gasoline on the smoldering class war being perpetuated by some, by choosing the worst time possible (if ever there was a good one) to explicitly divide us into insulting categories based on our net worth.
 - <https://www.aspentimes.com/news/aspen-skiing-co-launches-a-new-luxury-division/>
 - Unsurprisingly causing no shortage of backlash and general thoughts and introspection about the cultural shift (I won't even get into the Gorsuch situation):
 - <https://www.aspentimes.com/opinion/roger-marolt-aspen-sucks/>
 - https://www.aspendailynews.com/opinion/parrott-if-you-can-t-duct-it/article_15766ed0-a655-11ec-9909-4f25bfbb828a.html
 - https://www.aspendailynews.com/opinion/brandon-duct-tape-darlings/article_06a5d0c4-a599-11ec-ae49-6f18d5197337.html
 - https://www.aspendailynews.com/opinion/whiting-vail-doesn-t-suck-anymore/article_68ac1eba-ab0a-11ec-8feb-47019c172dee.html
 - <https://www.aspentimes.com/opinion/roger-marolt-learn-to-say-no-or-kiss-this-place-goodbye/>
 - The true spirit and joy of Aspen was that everyone, locals, both seasonal workers, ski bums, the local middle class and everyone in between, partied together, skied, ate, drank and played together with second homeowners and visitors. Cloud Nine used to be a fun place to have a fondue lunch. On-mountain picnic spots and parties that used to be free or impromptu now require reservations and cost hundreds or thousands of dollars to be a part of. Locals and visitors used to mingle at Little Annie's and The Red Onion. Visitors and second homeowners used to want to hang out where the locals hung out. Restaurants knew that "hooking up" locals at the bar with some discounted food and drinks was good for business because the fun energy drew in visitors. The people who lived and worked here enjoyed interacting with our visitors and second homeowners. These days most locals just feel disgusted, excluded or simply uninterested in joining in the contrived excess and hope that the few remaining local gathering spots don't disappear.
- I'll add an important sub-category here: More People
 - There is a higher demand live in the valley there does not seem to be any limit to what people will pay to buy or rent homes. This is true from Aspen to Carbondale (and throughout Colorado and resort communities everywhere).
 - This pretty much sums it up: <https://www.aspentimes.com/news/>

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

APPENDIX B: TECHNICAL ADVISORY GROUP

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

II. STR TECHNICAL STAKEHOLDERS MEETING #4

A. AGENDA

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

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

APPENDIX B: TECHNICAL ADVISORY GROUP

I. STR TECHNICAL STAKEHOLDERS MEETING #5

A. AGENDA

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

B. Meeting #5 Ideas on Ordinance and Guidelines

- Is it possible that we could incorporate the zone in the permit number? Ex R6100 Might help or hurt the cap per zone idea. I mean in the actual permit license number Example Bob Jones – 100 Aspen Way – His license number would be R6-089703 (identify the zone in the permit license number).
- Thank you for the detailed report. I have reviewed it and have the following concerns and comments. I promise I am not trying to be sassy. I am completely blown away as the suggestions of who are the representatives. Also, I will be handing you the keys to my business if this goes through as written. Corporate Monsters like Sotheby's are swallowing me whole as we speak. In fact, it is mere website for leads and reservationist.
- A Rental Agency is the following: A property management company that has the following. 1.) Strict contracts with the owner to manage their calendar, give expert advice as to the rates, use a modern reservation system to store data and give data and pay taxes, on call 24-7 Maintenance person who knows how to fix anything, pre-arrival guest services, a front desk to ask questions, concierge services to assist in the pre-arrival planned of rental cars, taxis, grocery shopping etc., and is responsible for all aspects of the property as a full-service business. A lack of a better word, Hotel. There are professional policies, staff, and procedures in place to protect the guest, the property, and the community around them. This costs money, education and is a real commitment to the business of STR's. Real Estate Companies have none of this nor are they willing or will ever put a penny into it because they don't want to be known as a Rental Agency they want to be known as a Real Estate Company. They have had (10) years to do so and have done nothing. 2.) You do not need a License to be a property manager. Also, you do not need a license of any kind to do short term rentals. This will change over time but right now this is what we are working with. Continued...I read in the paper today that the following would be a qualified representative: A license real estate broker – why not say Plumber or Attorney here? As Plumbers – Realtors have absolutely no business doing STR's especially in a Resort environment. Please explain to me why they are even on this list? True Rental agencies do not do RE SALES, so they are not a threat to Realtors. Realtors can still book properties (Frias-I trip – SAS) with the PM and get their commission. The Russian Oligarchs and the bookkeeper somewhere else are working with Real Estate Brokers! There are no rules here. AIRBNB is more accountable than Realtors as the owners must be. To be on the platform there are rules, requirements, and protocols in place. They have a system of vetting the guest, vetting the owner and have a review section to voice any complaints. AIRBNBs are being managed by boots on the ground they must be, and they must be trained or the whole thing falls apart. Real Estate companies have none of the above. After a sale,

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

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

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

APPENDIX B: TECHNICAL ADVISORY GROUP

game changer in Aspen seems to be the use of the Consumer to Consumer platforms in a Business to Consumer way. Some of these professional hosts do a great job at maximizing revenue because they have learned how to optimize these online platforms. This has led to national corporations and/ or new residents with little connection to the Aspen community maximizing profits for absentee investors. There is no doubt that these professional host have created a better business model and they often do a much better job than the realtors because they have the benefit of the online platforms. 3. I would suggest only allowing renters in the number of 2 per bedroom plus 1 (at least in a small condo). Some of the problem that I have encountered as the head of my association have been caused by owners packing 4 adult guests in to a small 1 BR unit (440 ft.2) with only one bathroom and sensitive plumbing. This creates much higher occupancy than intended in a small complex and many of the utility bills are shared. 2 per BR seems to be a common standard in multi family. Perhaps you could allow more in larger condos where it may be appropriate. And perhaps allow an exception for immediate family (2 adults with up to two children). <https://www.wmfha.org/news/occupancy-standard-of-2-persons-per-bedroom-challenged4>. As part of the permit process and management selection for a condo, I think it would be a good idea to require a "sign off" from the home owners association just as someone would for a building permit. I've seen some of these outside managers refuse to provide the building rules to tenants as required and refuse to work in harmony with the association. While this can and should be handled at the association level, it would go a long way toward alleviating management problems if all rental managers were required read the governing documents and emergency protocols of the association and agree that all tenants will be provided with a copy of the rules and regulations of the building. If there are any emergency situations in a condo, common elements and neighbors will likely be affected, and it is critical that that rental manager have a relationship with the association manager and the HOA board and that they know who to contact to represent the association in the case of an emergency.

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

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

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

APPENDIX C: ABOR AND ACRA MEETING NOTES

I. AGENDA

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

II. PRESENTATION AND REVIEW OF MATERIALS

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

III. 6 MAIN TOPICS - BEST PRACTICES

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

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

IV. MEETING NOTES

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

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

APPENDIX C: ABOR AND ACRA MEETING NOTES

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

Shaping Aspen's Built Environment SHORT-TERM RENTALS

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

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

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

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



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

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

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

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

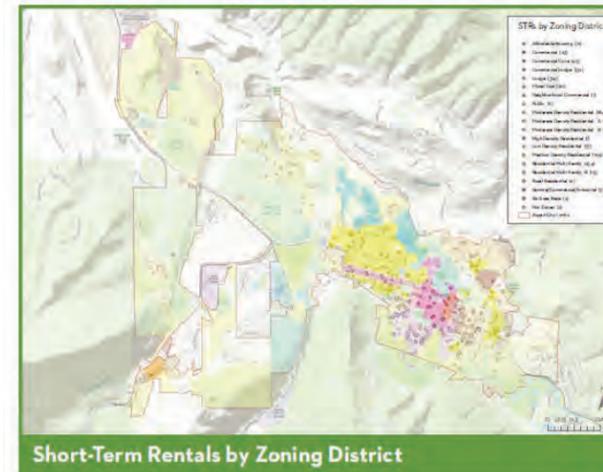
Taking action on STR regulations is not a new concept. Destination communities in neighboring mountain west towns and cities have been considering how STRs affect their community character and economy and are enacting policy to best reflect their local values and long-term goals. Aspen's tourist economy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

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

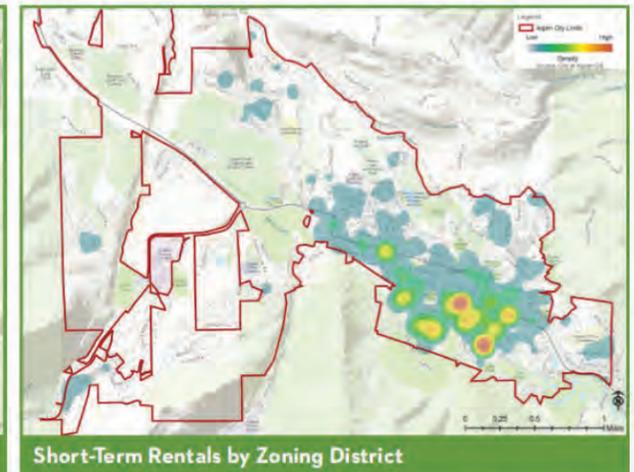
Your feedback is essential to the success of the development of regulations for short-term rentals.

GET INVOLVED. SHARE YOUR VOICE. SHAPE THE FUTURE.

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



This map shows the location of permitted short-term rental units in Aspen, c. 2022



This map shows the density of permitted short-term rental units in Aspen, c. 2022

TAKE OUR SURVEY! STAY INFORMED!
Visit AspenCommunityVoice.com to share your voice and get involved.

Shaping Aspen's Built Environment

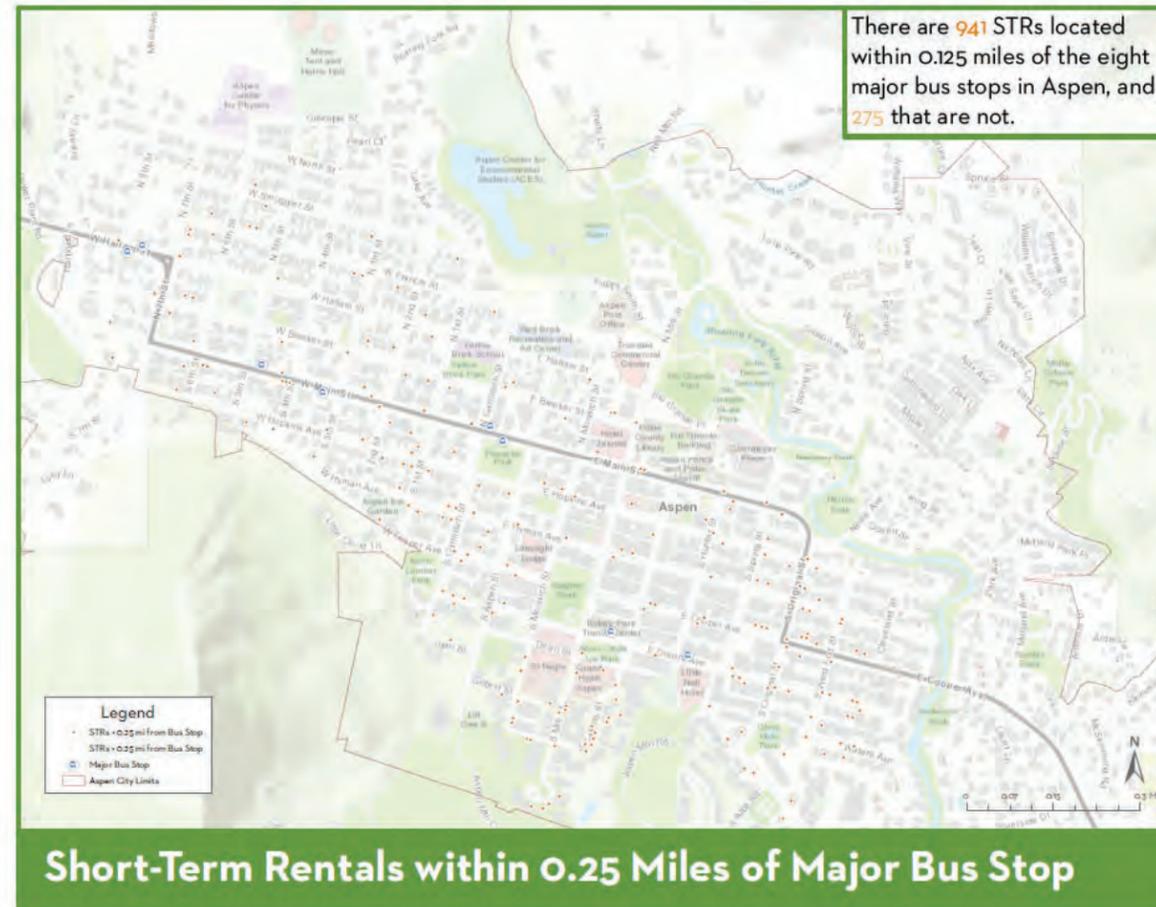
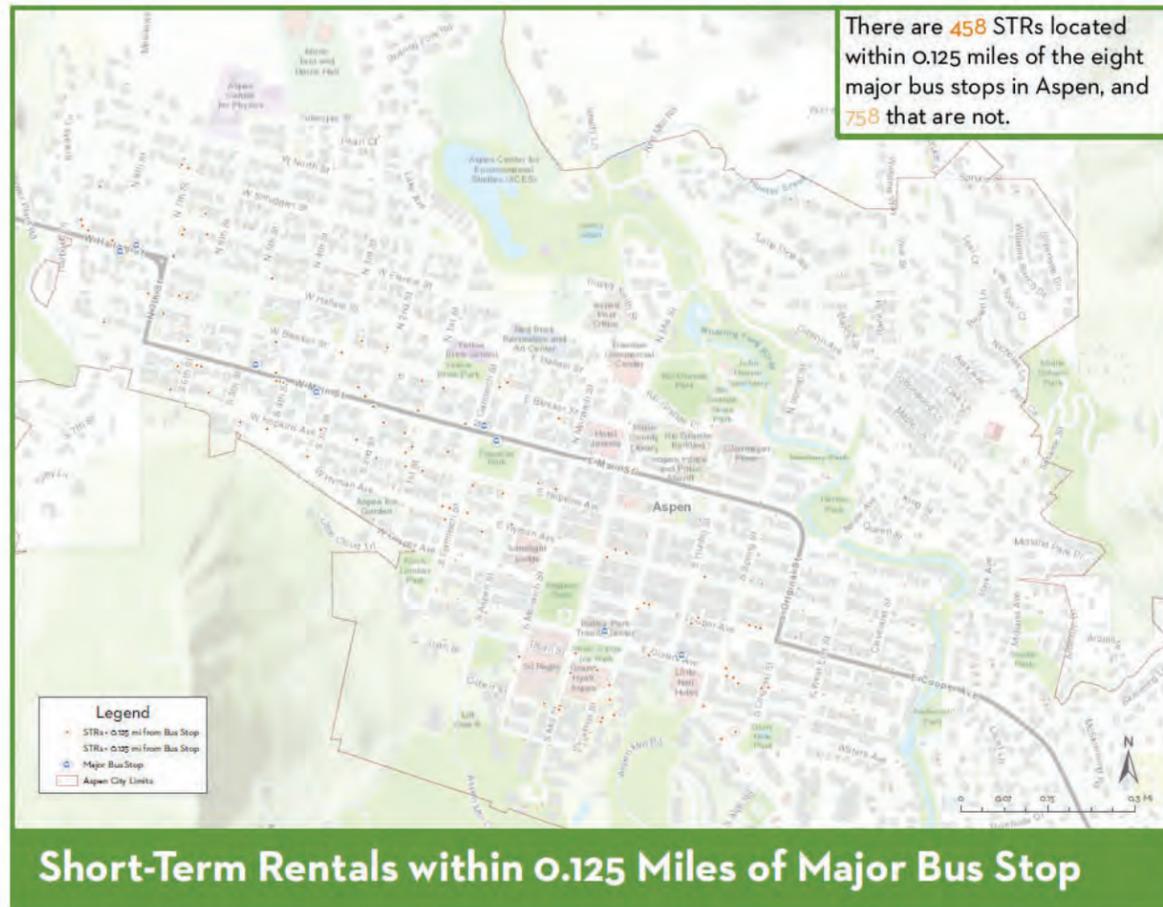
SHORT-TERM RENTALS

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

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

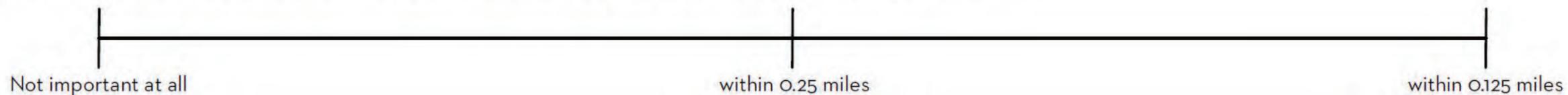


We know that when visitors come to town, there are additional impacts to transportation, parking, and traffic. For decades, the City of Aspen has promoted public transit as an essential alternative to cars to reduce traffic, parking problems, and community emissions, as well as improve air quality. STRs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



Share Your Voice.

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



Shaping Aspen's Built Environment

SHORT-TERM RENTALS

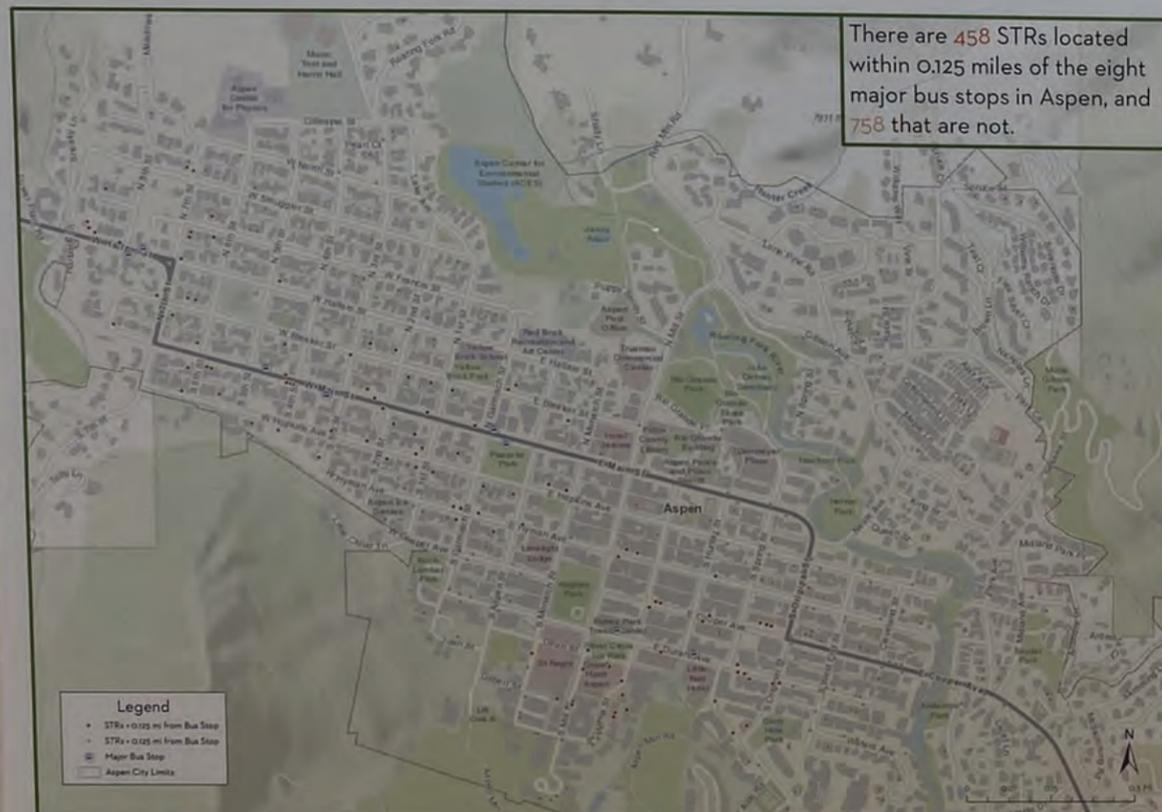
APPENDIX D: APRIL 6, 2022 OPEN HOUSE POSTERS AND RESULTS

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

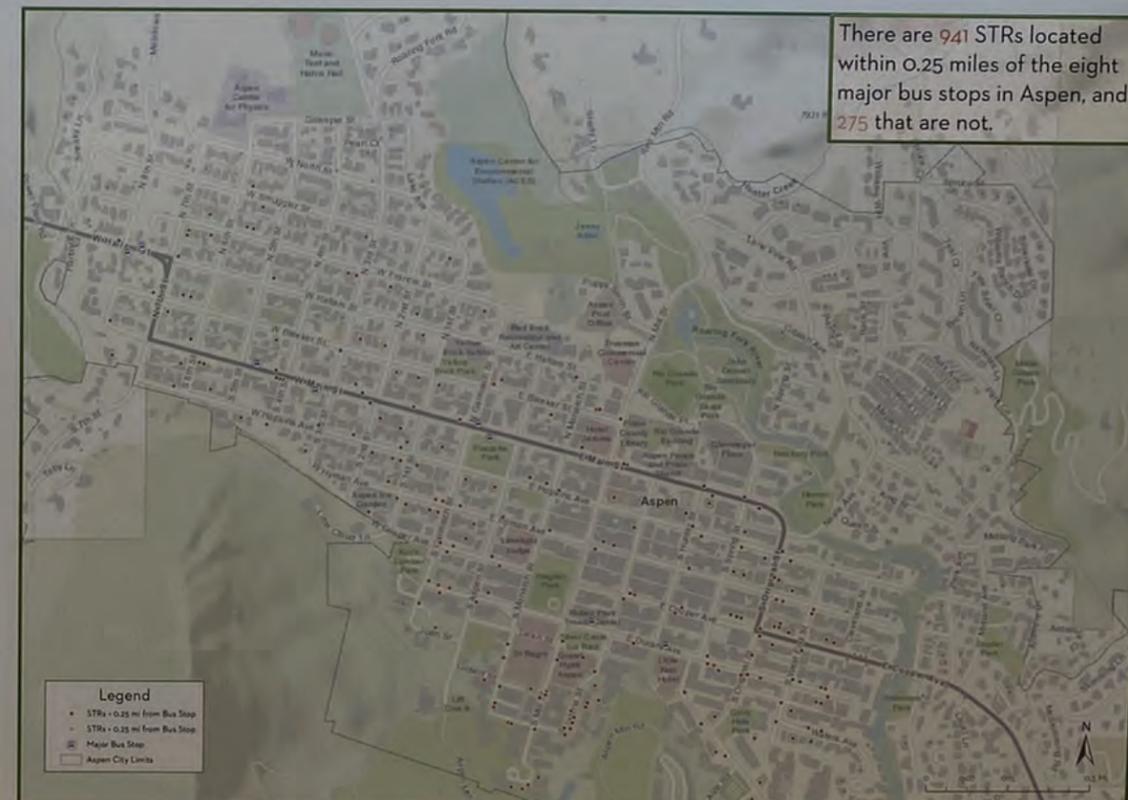


CITY OF ASPEN

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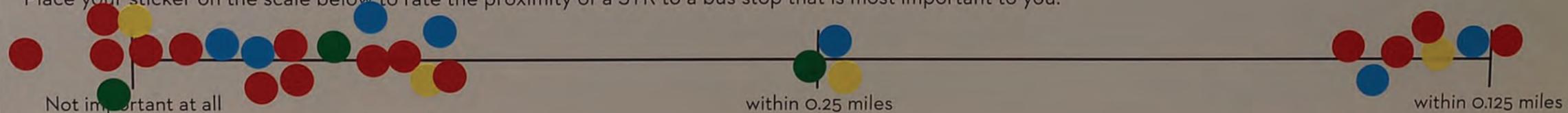
Short-Term Rentals within 0.125 Miles of Major Bus Stop



Short-Term Rentals within 0.25 Miles of Major Bus Stop

Share Your Voice.

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



Shaping Aspen's Built Environment

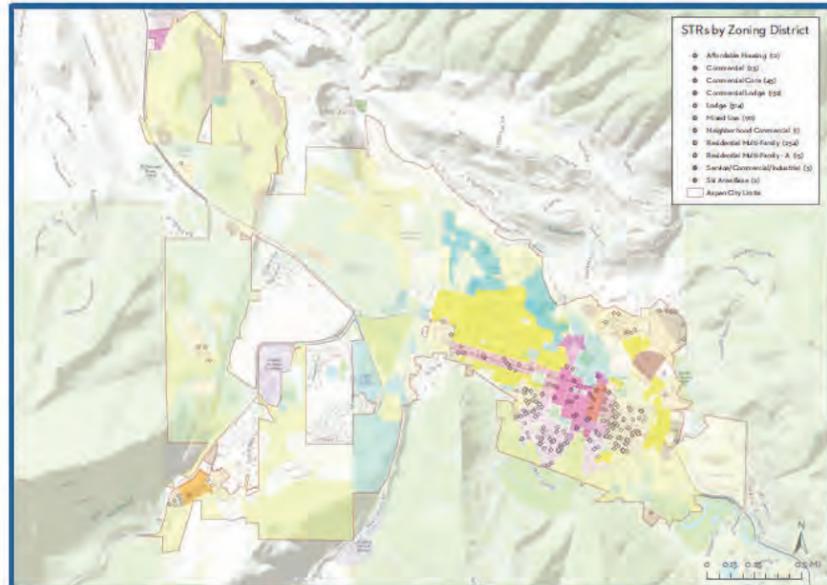
SHORT-TERM RENTALS

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

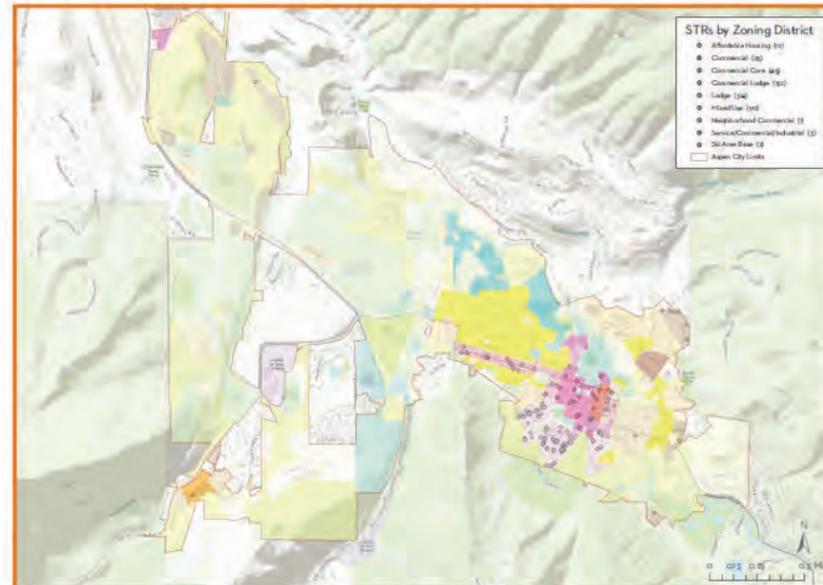
Non-Residential Short-Term Rentals



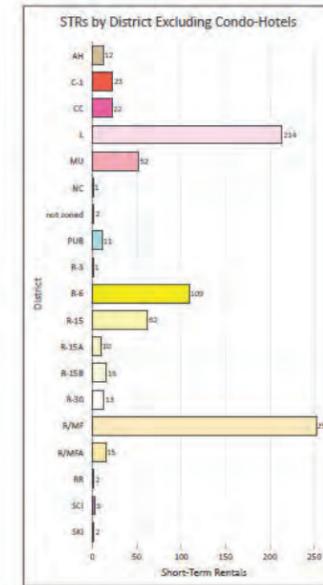
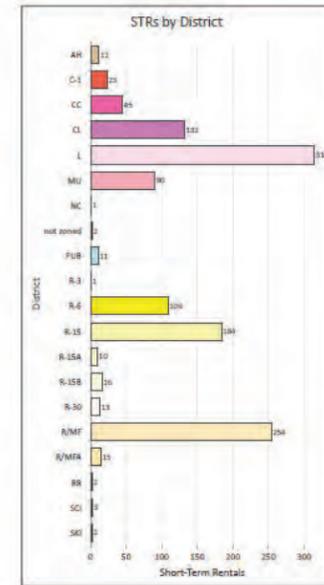
The Commercial Core and surrounding Lodging zones have traditionally been the primary location for tourist accommodations. These areas are located close to goods and services and recreation infrastructure. Over decades, the transit system and pedestrian infrastructure have been built up around these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



Short-Term Rentals Excluding Residential Districts



STRs Excluding Residential & Residential Multi-Family



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

Share Your Voice.

Where should short-term rentals be prioritized?

Commercial Core and Lodging Zone Districts	Residential Zone Districts	No regulations on STRs (current status)
--	----------------------------	---

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

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

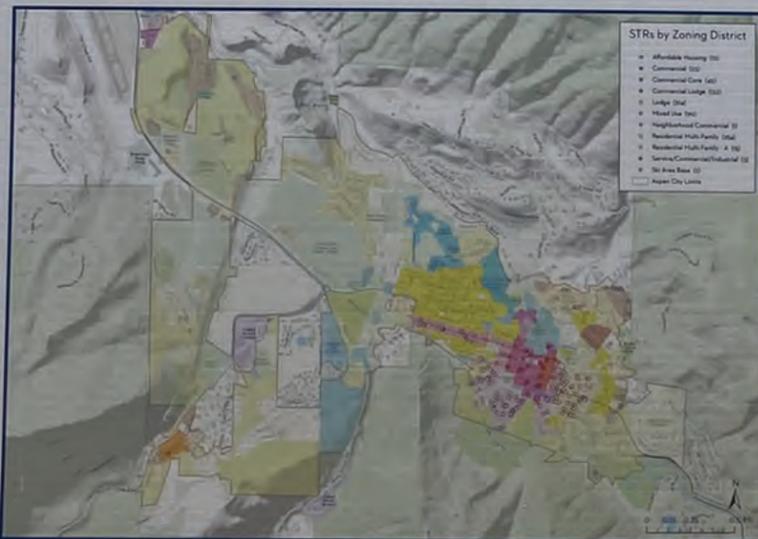
SHORT-TERM RENTALS

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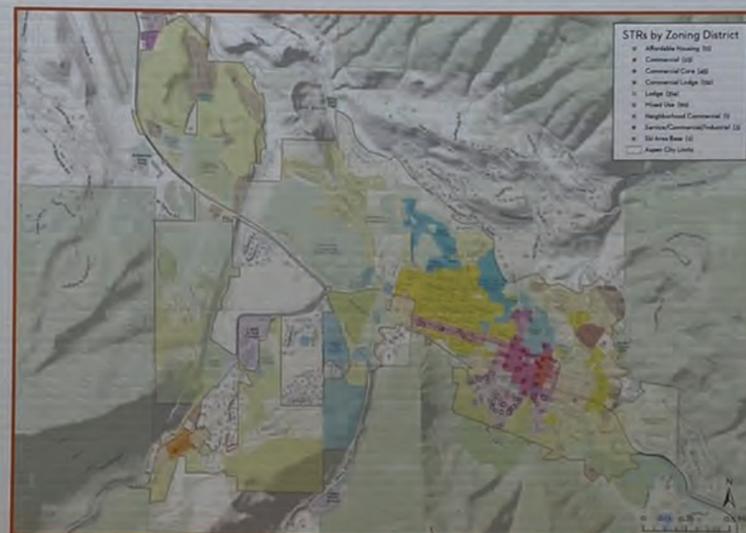
Non-Residential Short-Term Rentals



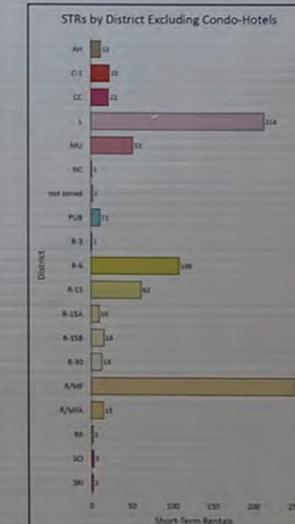
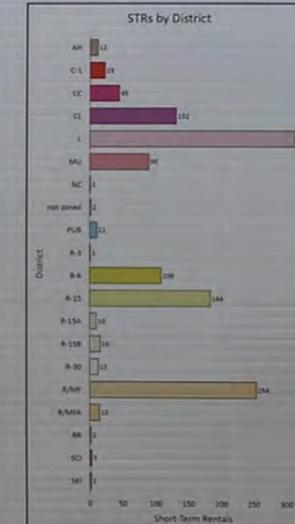
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Short-Term Rentals Excluding Residential Districts



STRs Excluding Residential & Residential Multi-Family



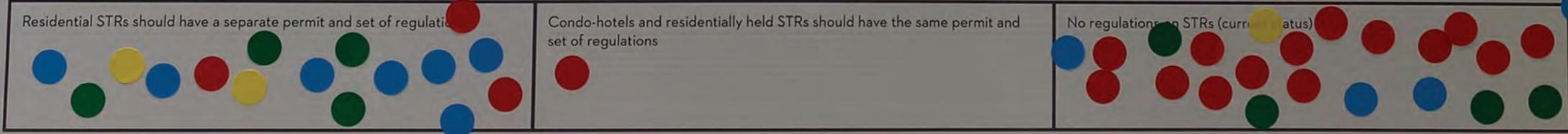
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Share Your Voice.

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Shaping Aspen's Built Environment

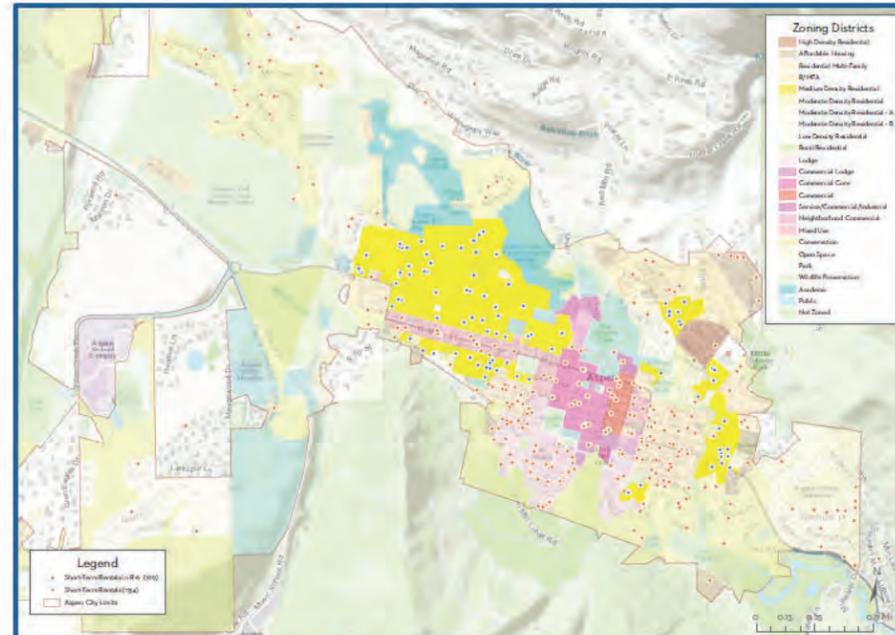
SHORT-TERM RENTALS

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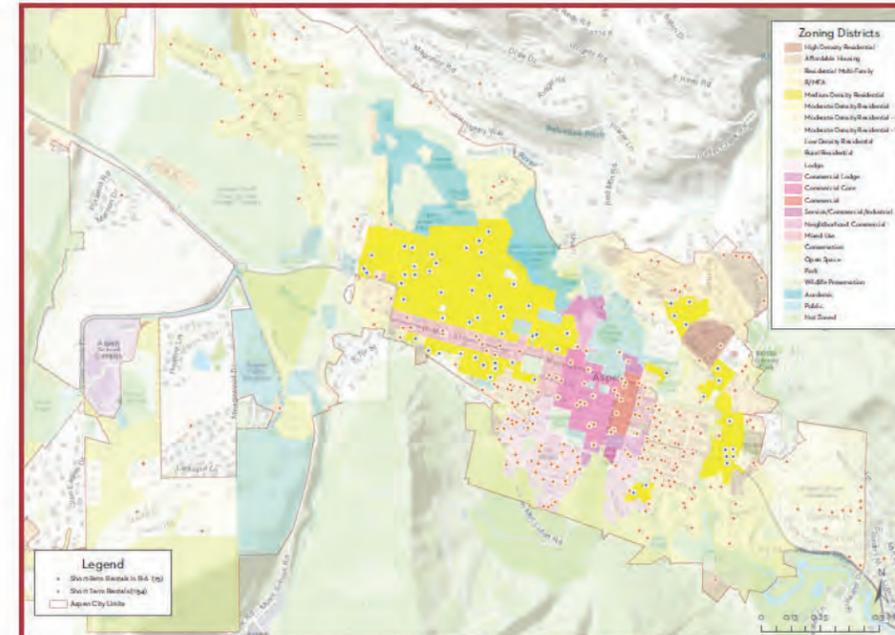
R-6 Short-Term Rental Density



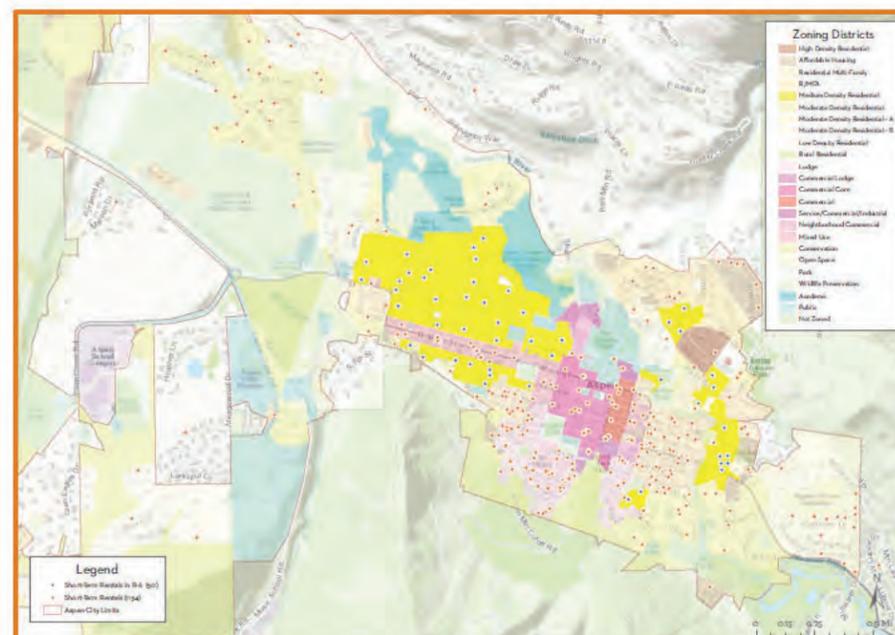
Aspen is divided into different zone districts. Zoning regulations are rules that define how a property can be used in different zone districts. Currently, there are no regulations in Aspen that define where short-term rentals (STRs) can operate. The scale and rapid expansion of STRs are changing important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



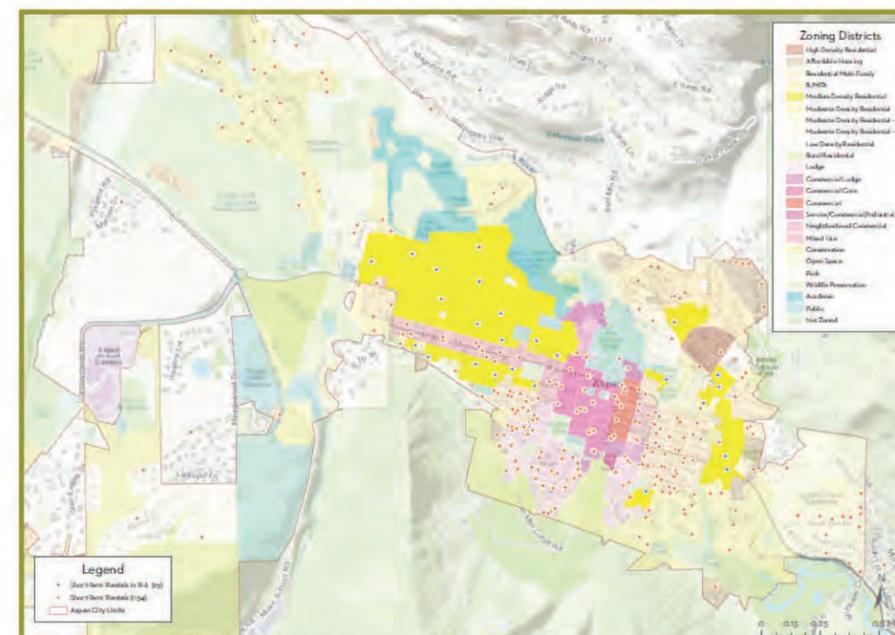
Existing Short-Term Rentals in R-6



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



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



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

Shaping Aspen's Built Environment

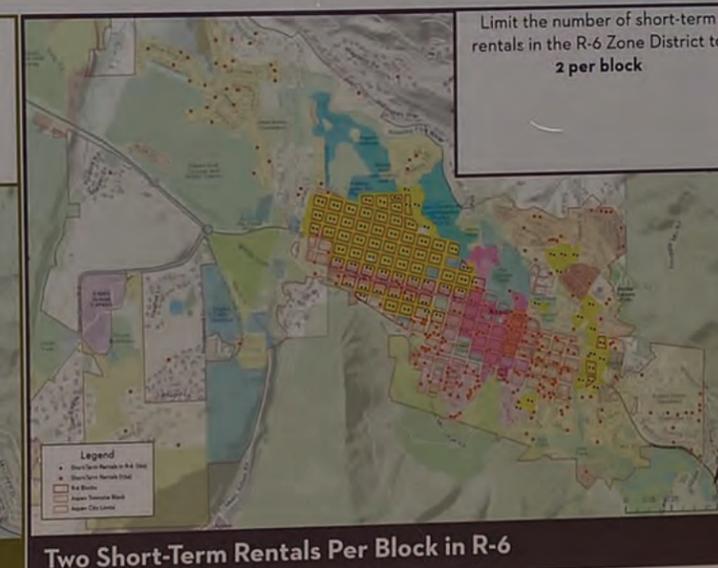
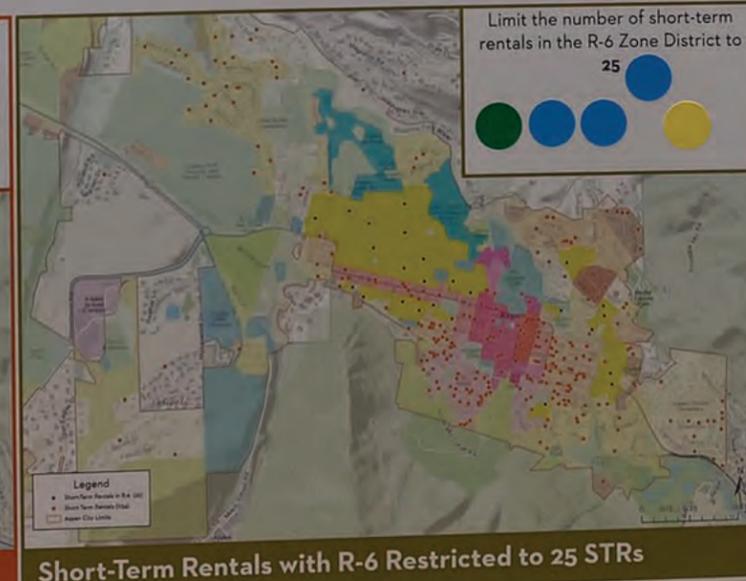
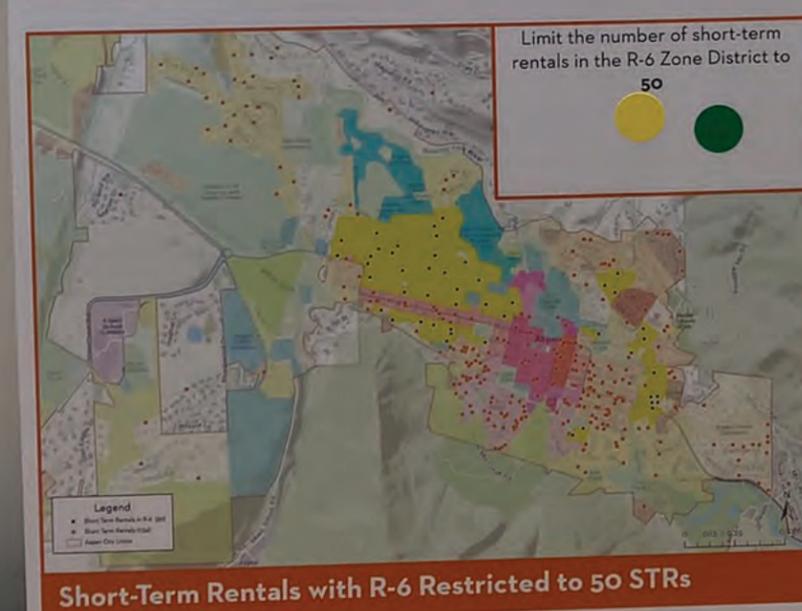
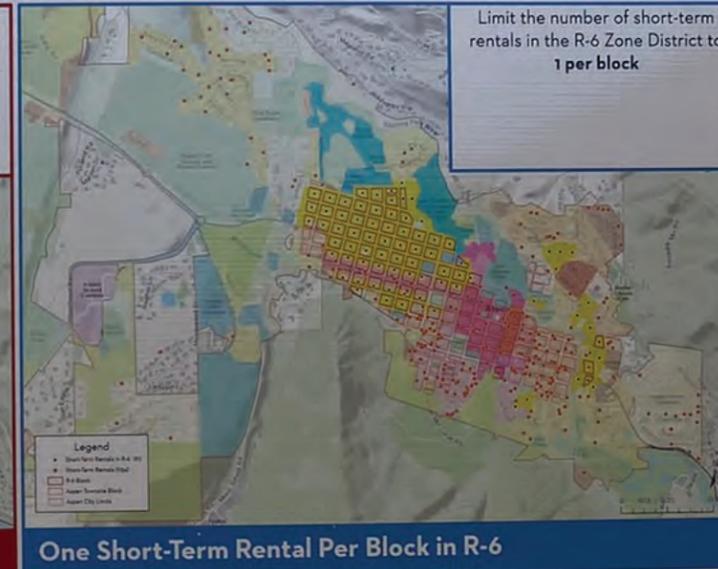
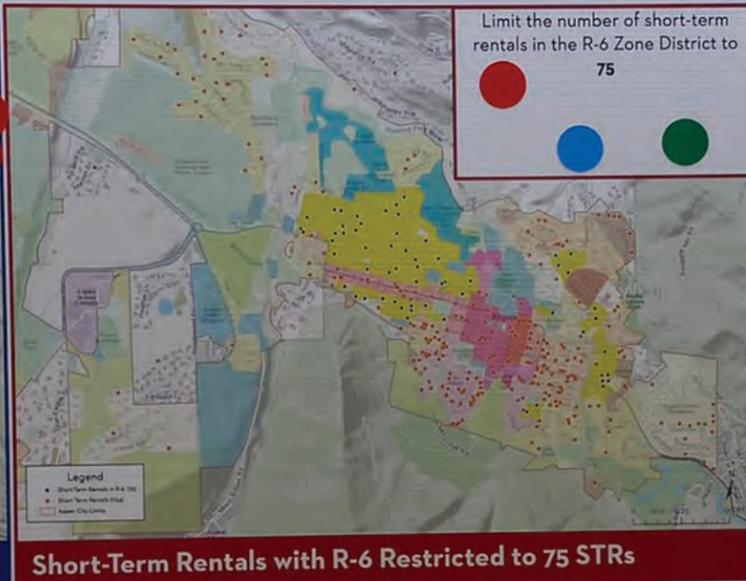
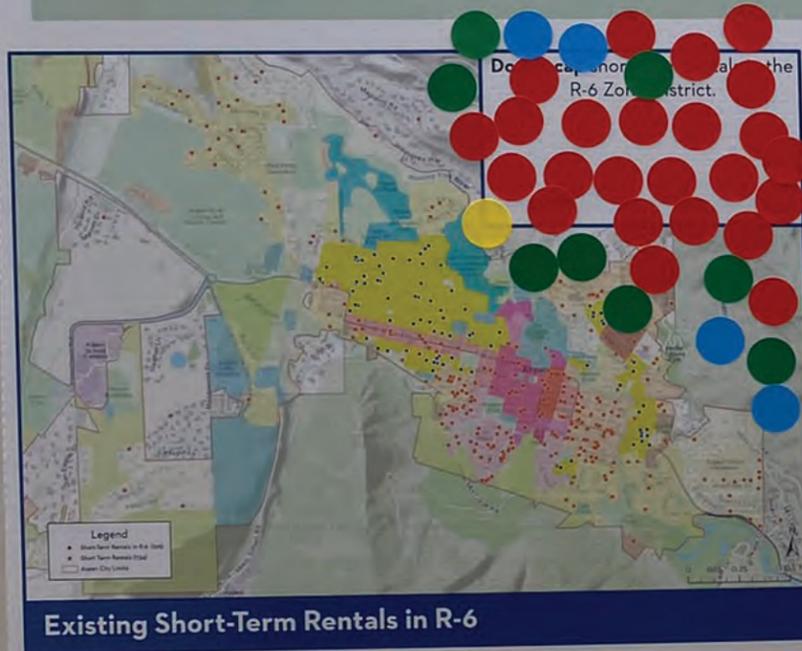
SHORT-TERM RENTALS

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

Share Your Voice



Based on the information provided on the previous display boards regarding the number and location of short-term rentals in Aspen, should the City of Aspen limit the number of short-term rentals in the R-6 zone, cap the number of short-term rentals in R-6 per block, or do nothing? Place one dot sticker in the box on the map option that represents your choice.



Shaping Aspen's Built Environment

SHORT-TERM RENTALS

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

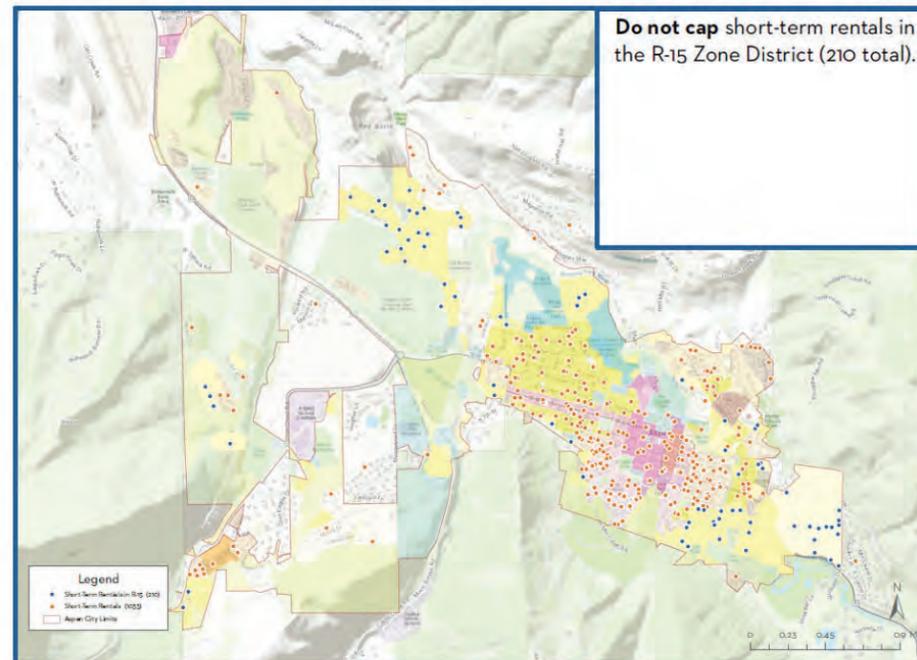
R-15 Short-Term Rental Density



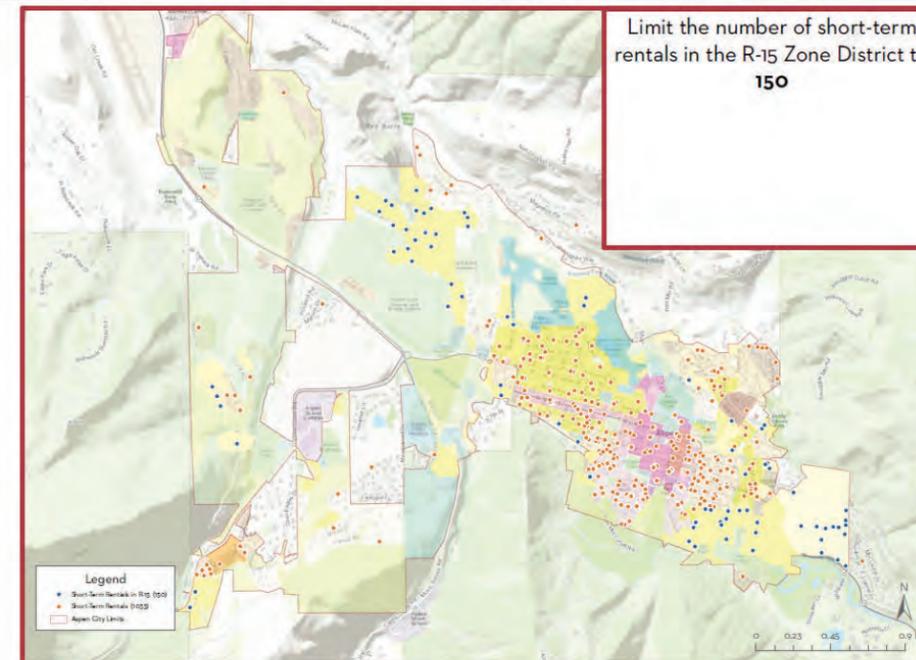
The R-15 Zone is a higher density zone district with a greater number of single-family residence duplex homes and some multi-family properties. Some communities cap the number of STRs by zone district. The following boards show what it would look like if Aspen capped the number of STRs in R-15 at 25,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

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

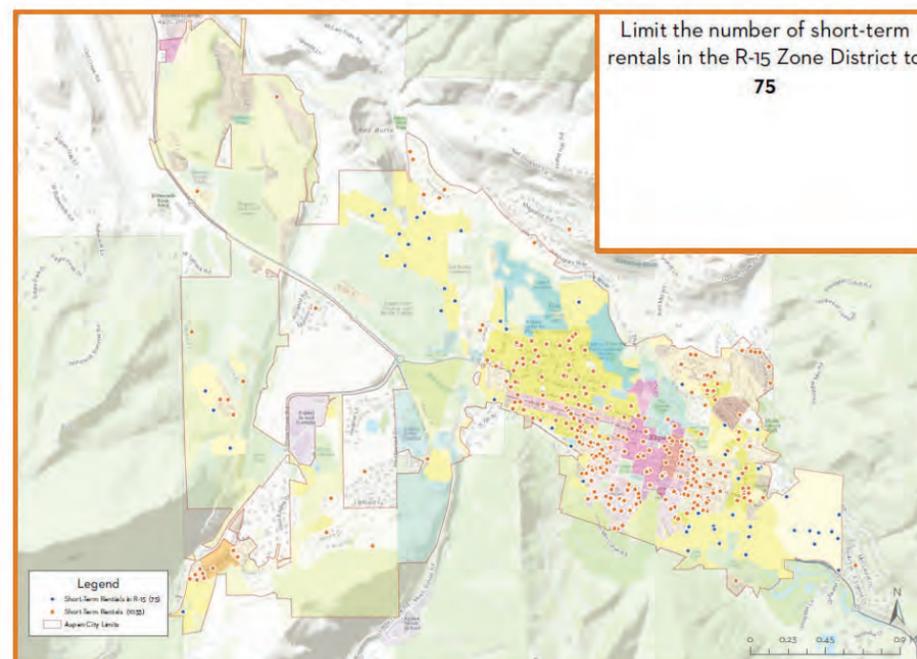
Place one dot sticker in the box on the map option that represents your choice.



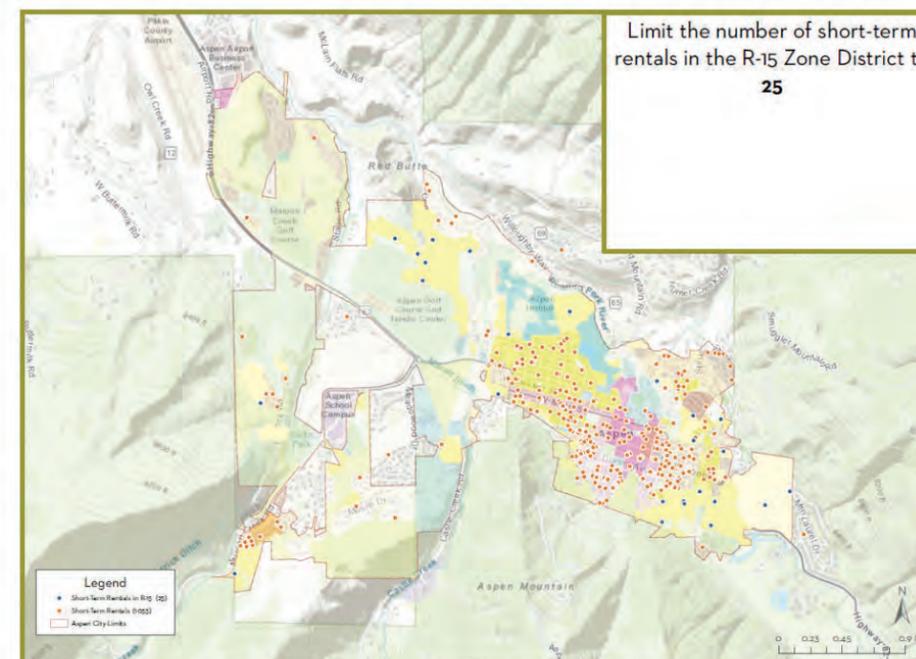
Existing Short-Term Rentals in R-15



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



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



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

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

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

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

R-15 Short-Term Rental Density

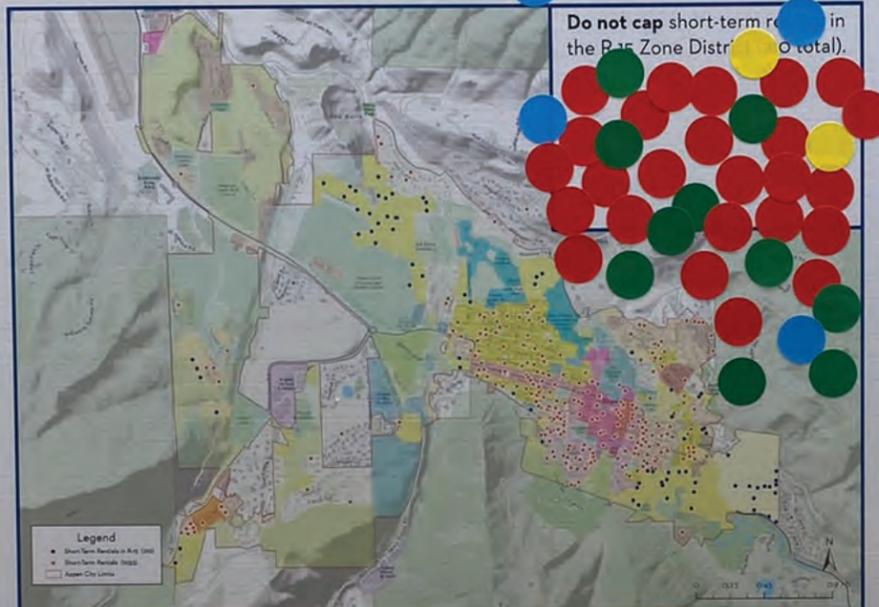


The R-15 Zone is a higher density zone district with a greater number of single-family residence duplex homes and some multi-family properties. Some communities cap the number of STRs by zone district. The following boards show what it would look like if Aspen capped the number of STRs in R-15 at 25,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

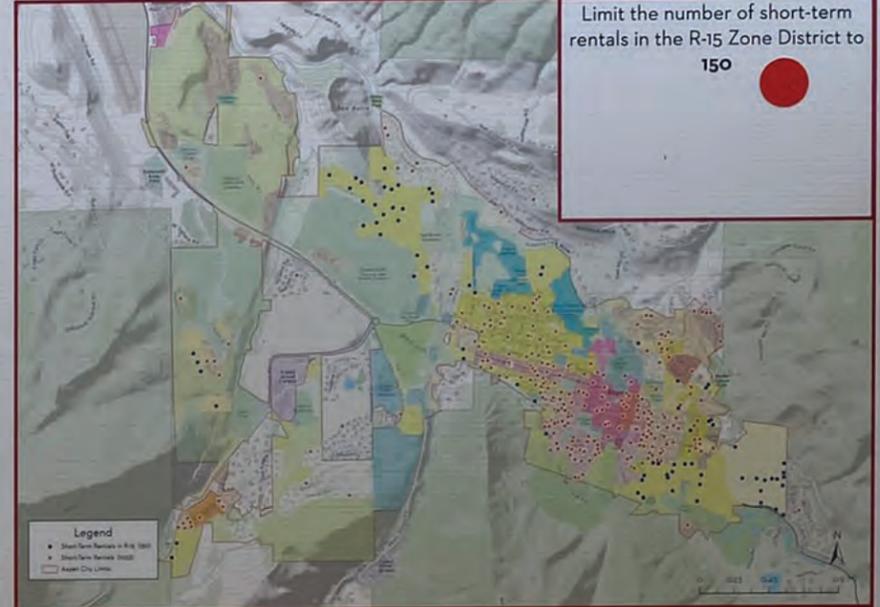
Based on the information provided in the maps regarding the number and location of STRs in Aspen, should the City of Aspen limit the number of STRs in the R-15 zone or do nothing?

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

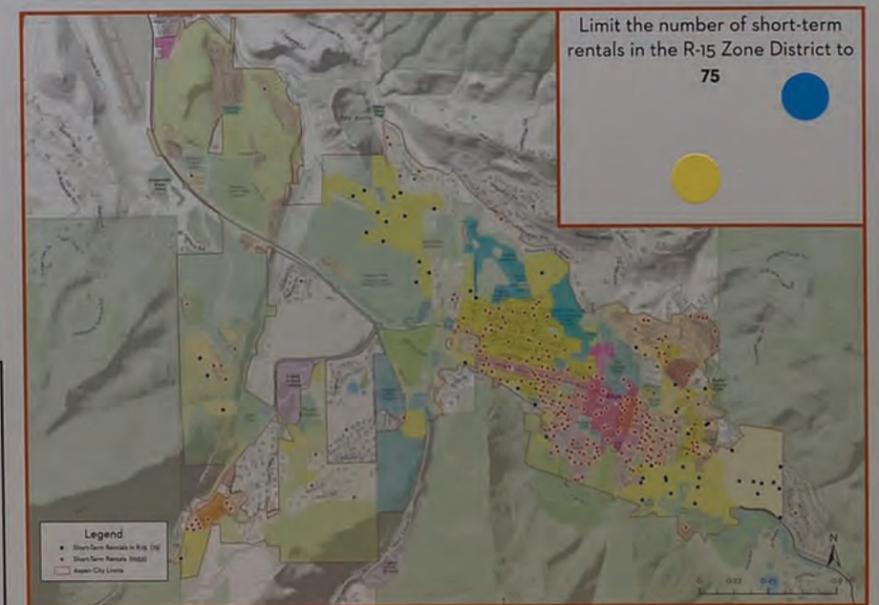
Zoning Legend	
High Density Residential	Commercial
Affordable Housing	Service/Commercial/Industrial
Residential Multi-Family	Neighborhood Commercial
Residential Multi-Family A	Mixed Use
Medium Density Residential	Ski Area Base
Moderate Density Residential	Conservation
Moderate Density Residential - A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



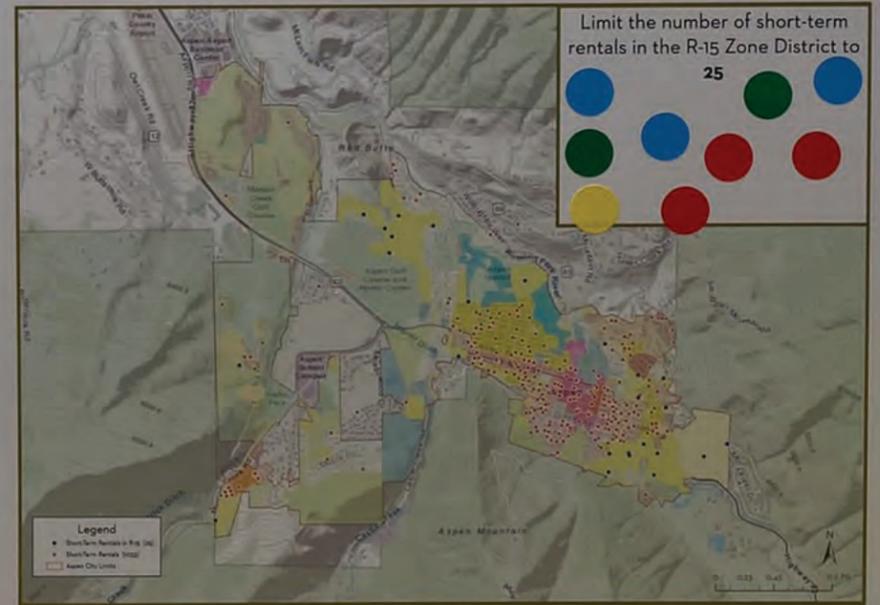
Existing Short-Term Rentals in R-15



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



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



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

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

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

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

SURVEY RESPONSE REPORT
14 June 2016 - 11 April 2022

PROJECT NAME:
Short-Term Rentals

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

PARTICIPANT SUMMARY

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

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

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

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

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

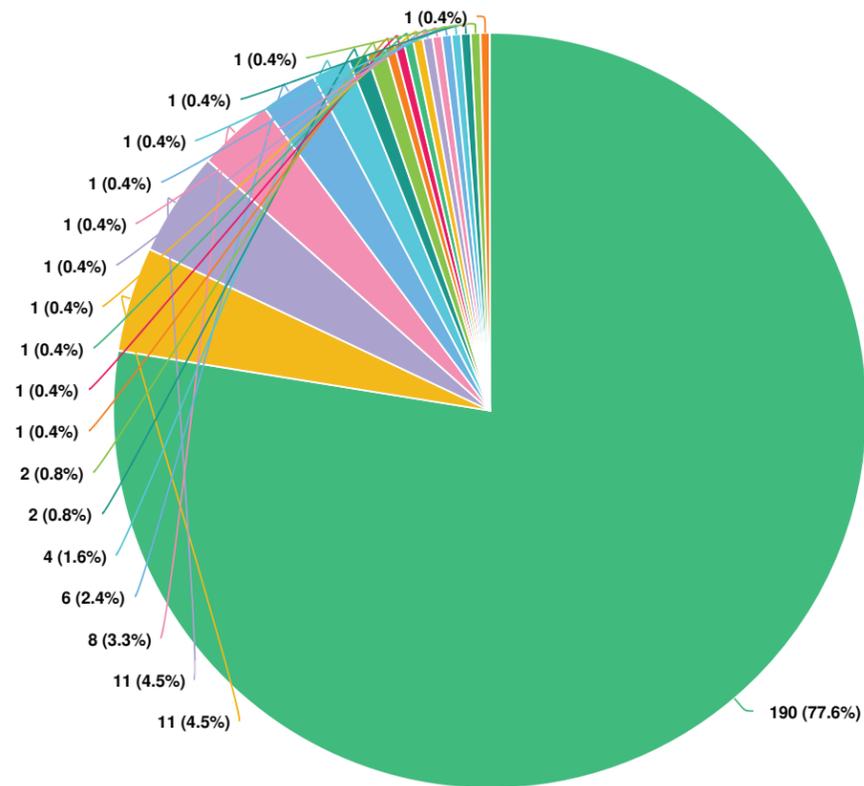
How do short-term rentals play a role in our community? : Survey Report for 14 June 2016 to 11 April 2022



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



Q1 Please enter your zip code and wait for the drop down menu to locate your zip code and then click on the correct entry. If you do not wait for the drop down menu, you will get an error message.



Question options

- Aspen, CO 81611
- Snowmass Village, CO 81615
- Aspen, CO 81612
- Basalt, CO 81621
- Old Snowmass, CO 81654
- Aspen-Gerbaz, CO 81611
- Glenwood Springs, CO 81601
- Snowmass, CO 81654
- Sheboygan, WI 53083
- Short Hills, NJ 07078
- Carbondale, CO 81623
- Pasadena, CA 91101
- Dallas, TX 75230
- Atlanta, GA 30324
- Scottsdale, AZ 85266
- Henderson, NV 89012
- El Jebel, CO 81623
- Telluride, CO 81435
- West Village, CO 81615

Mandatory Question (245 response(s))
Question type: Region Question

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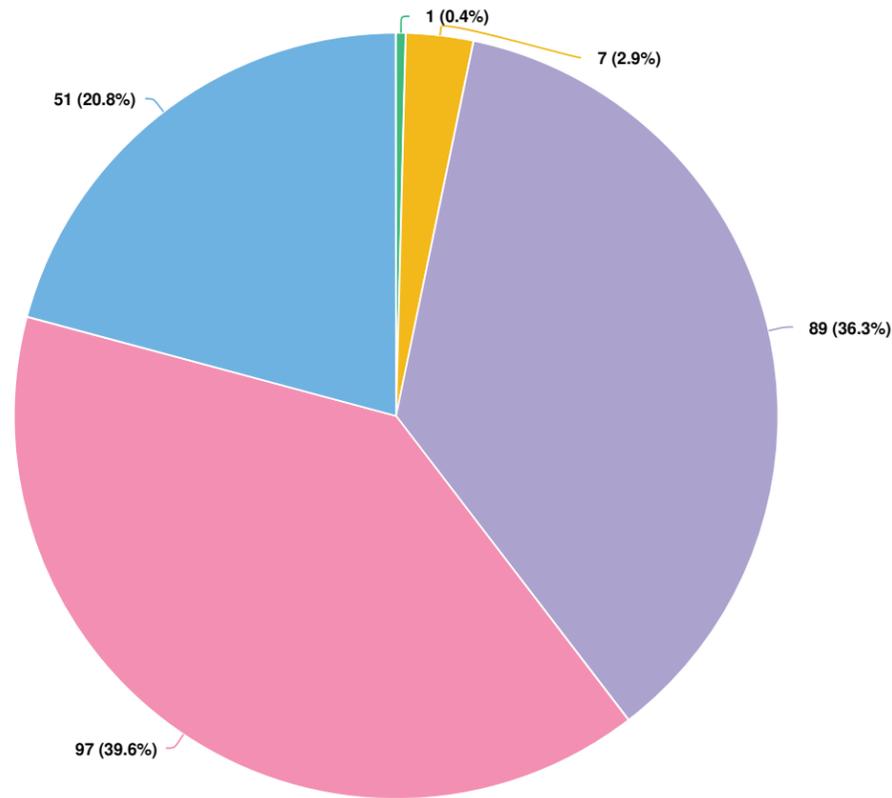
SHORT-TERM RENTALS

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

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



Q2 Age



Question options

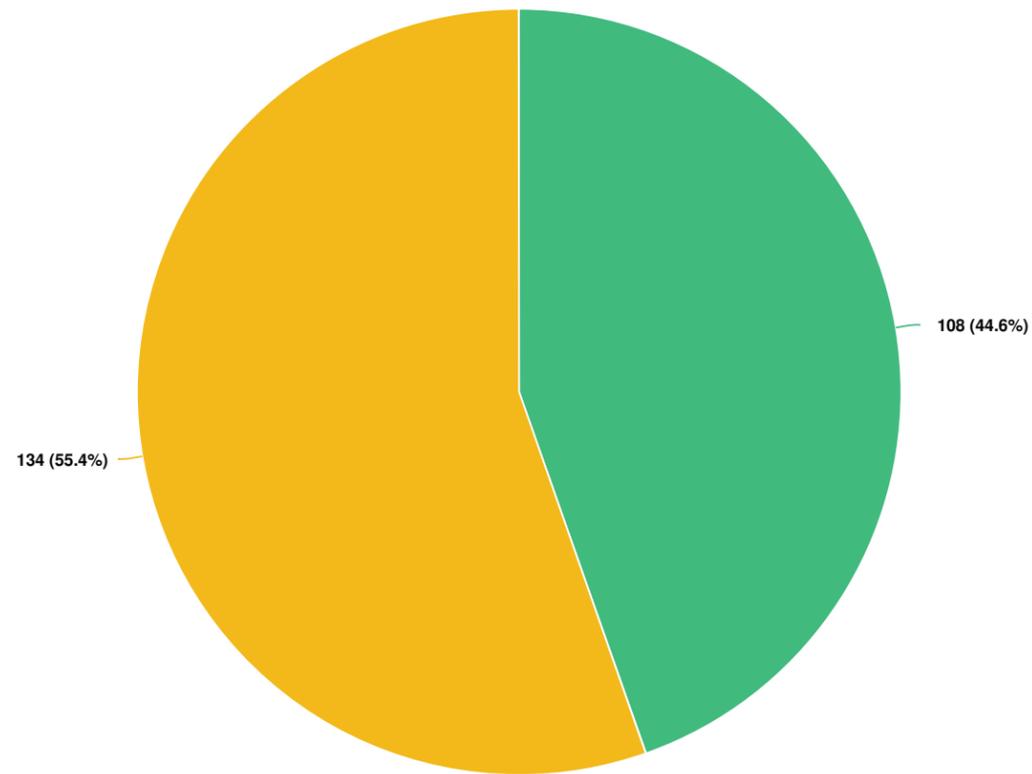
- 18 and under
- 19 - 29
- 30 - 49
- 50 - 64
- 65 +

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

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



Q3 Gender



Question options

- Male
- Female

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

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

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

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

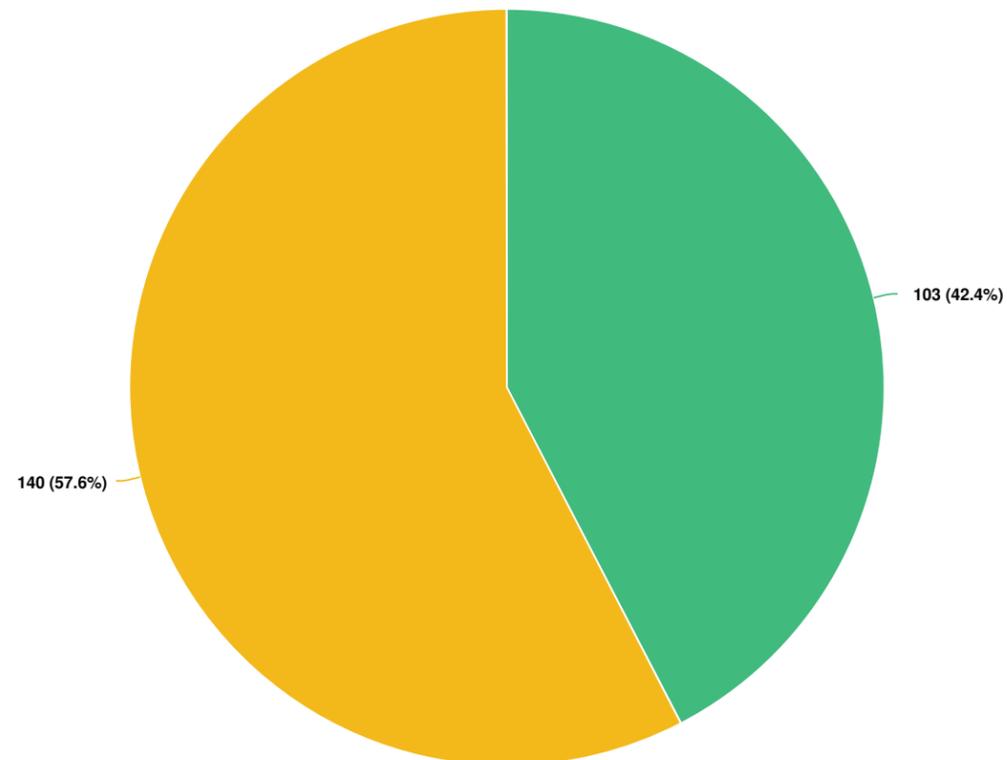


SURVEY QUESTIONS

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



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



Question options

● Yes ● No

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

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

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

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



Q2 Why?

Screen Name Redacted
2/27/2022 01:48 PM

Because non residence owners are not interested in joining our community but only interested in maximizing their investment.

Screen Name Redacted
2/28/2022 07:07 AM

I am an owner

Screen Name Redacted
2/28/2022 02:28 PM

Not sure about actual regulations, but renters should be made aware of community "ethics", protocol, etc. The responsibility lies with the rental companies and the tenants. Not a fan of more govt. oversight, management.

Screen Name Redacted
3/05/2022 11:36 AM

Aspen real estate is becoming a commodity for nonowner-occupied investors. This trend is severely impacting our city's quality of life. Nonowner-occupied rentals are always being rented, whereas owner-occupied rentals are only occasionally rented.

Screen Name Redacted
3/05/2022 06:08 PM

but not a total difference in that even resident occupied are playing hotel: I understand the need for extra income but at this point am so disgusted by what strrs have done to long term for locals... , hard to answer objectively

Screen Name Redacted
3/06/2022 04:17 PM

Nonowner-occupied short-term rentals are businesses that benefit from tax advantages not available to homeowners who rent sporadically. The IRS allows rental/investment property owners to claim certain deductions while the property is owned (state and local taxes and fees, debt service payments, maintenance/management expenses, depreciation, and even travel to "inspect" said property) - and when such property is sold, it can qualify for 1031-tax-deferred exchange - the "swap till you drop" principle of real estate investing. If businesses are allowed in residential zones, they should be treated like business and required to mitigate their impacts.

Screen Name Redacted
3/07/2022 12:04 PM

Local residents struggling to survive economically in an expensive small town may badly need the extra income from a few short-term rentals of their home each year. Such local residents are essential to maintaining our sense of community and deserve City support. By contrast, investors who buy Aspen real estate only to profit from it through short-term rentals are in a different category.

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



Screen Name Redacted
3/07/2022 04:48 PM

A full time resident who occasionally rents their home still contributes to the vitality of the neighborhood and has connections to the other neighbors. The impact on the neighborhood is low. Having a house that is always rented is a completely different matter, bringing a constant stream of anonymous visitors with no connection to the neighborhood and no reason to care whether their noise and traffic is disturbing the residents around them. It also displaces a family that could be living in the property full time, building connections to the community.

Screen Name Redacted
3/08/2022 09:59 AM

If someone gets fortunate enough to buy a place out here and wants to subsidize his ridiculously expensive mortgage with short term rentals then so be it.

Screen Name Redacted
3/10/2022 05:41 PM

One is a big business that has its role the other developed out of a need to have apartments and condos and homes so that visitors would have a place to stay. There is no problem with the current state of affairs. The Hotel industry can live with the short term rental industry. one offers a lot of 'bells and whistles' as well as services that some customers/visitors like to pay for, the other option does not. Both bring a certain visitor to Aspen who spends money on the local economy which helps employ workers etc. We don't need more regulation. we might need less regulation for the hotel industry if they feel they are unfairly treated. has anybody ever looked at that aspect. With all the federal state and local rules burdening the hotel industry, why not think about deregulating what can be deregulated by the city of aspen?

Screen Name Redacted
3/10/2022 08:51 PM

owners will hear from their neighbors firsthand on conduct of renters.

Screen Name Redacted
3/11/2022 07:55 AM

Owner occupied actually spend time in the community, hopefully spending the money earned there and contributing to the community.

Screen Name Redacted
3/11/2022 12:09 PM

To avoid buyers that only look for quick profit, without investing in the community - Not making a distinction could easily end up with a ghost town, where nobody lives, only week long tourists that more likely won't give a thought about the town they're visiting.

Screen Name Redacted
3/17/2022 08:08 PM

The owner occupied rentals would be less viable to rent to working locals. The non owner occupied rentals potentially could be local worker housing.

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

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

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



Screen Name Redacted
3/18/2022 12:21 PM

Owner occupied STRs are a benefit to the community. I believe the short term use of a space that is occupied primarily by a resident limits the impacts of hotel like transiency in a neighborhood and provides a better transfer of local values through a true host. Residences that are not owner occupied and solely work as STRs hollow out the soul of a neighborhood.

Screen Name Redacted
3/18/2022 02:35 PM

Some owner-occupied renters depend on the money for income.

Screen Name Redacted
3/18/2022 03:09 PM

I don't think there needs to be different regulations, as in rules, but there should be a cap on each type of STRs. People who live here more than 6 months out of the year most likely are more invested in the community and have more knowledge about Aspen-specific issues, such as safe wildlife interactions and respecting trails. I would be more accepting of those types of STRs that ones operating as a hotel year-round.

Screen Name Redacted
3/19/2022 09:01 AM

Owners who themselves live here more than 6 months of the year naturally have more of a connection to the community and more at stake in ensuring its character

Screen Name Redacted
3/19/2022 01:52 PM

the distinction is whether a property/zone is primarily residential or business. allowing a property to operate as a business (owner-occupied) in a residential area affects other properties and residents in that area in terms of value, noise, and traffic.

Screen Name Redacted
3/19/2022 03:53 PM

Owner-occupied STR's may have less of an impact on their surrounding neighborhoods if they are only rented out sporadically. Non owner-occupied STR's can be run like mini hotels, which are not appropriate for residential neighborhood settings.

Screen Name Redacted
3/19/2022 05:10 PM

Nonowner-occupied homes need to be identified and the public deserves to know who these people are that took advantage of the housing market. I feel like a lot of real estate agents, real estate companies and other businesses owners in and near Aspen have taken advantage of the housing market during and after Covid by purchasing these properties and renting and leasing them out and therefore making it "impossible" for local single people, families and retirees to stay, live and be apart of the Aspen community that they work in, may have lived in all of their lives and etc. The "greed" among

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



some of the real estate companies, real estate agents and other business owners who thought they could take severe advantage of their fellow citizens during the pandemic and rape the real estate market from people who need housing is disgusting. Their deceitful actions have to be stopped and rules, guidelines and regulations need to be put into place immediately. It should be a crime to do what they have done. If it is not your full time or part time residence that you live in at least 6 months out of the year then it should be considered a rental property and treated as such.

Screen Name Redacted
3/19/2022 05:24 PM

From personal experience, I have witnessed that non-owner occupied short-term renters do not have the same respect for and care of the property they are in as an owner. Also, there is a loss of a sense of community when people in a neighborhood or building are turning over every few days. I live in a condo building with 11 units and currently 6 of those units are short term rentals - which I do not believe that proper permits are in place for all of them. Recently some of the renters partied in the hot tub area until late into the night which resulted in a call to the police to calm them down. They proceeded to urinate in the snow surrounding area, throw beer cans around and damaged the hot tub. Two other instances involved drunk people returning home late at night, talking loudly, and subsequently getting into a fight which resulted in a lot of yelling and slamming of doors. This has all happened within the span of 2 weeks. This is very disruptive to the people that are permanent residences who live and work here. We have families and jobs to take care of and are not out partying all night. It's not a vacation for us. Our lives have definitely been negatively impacted by the proliferation of short term rentals.

Screen Name Redacted
3/20/2022 03:58 PM

Hard to guess what you mean by non-owner occupied. Do you me primary residence (voter registration versus second home or a business ownership entirely built around short term use/rental? Huge difference between a "home" be it primary or secondary and a short term/fractional "business". The latter has significant impacts on a neighborhood, should not be permitted in residential zones and, if allowed, should be regulated / mitigate impacts like a hotel. A condominium if mixed use/residential zones was always intended to be used on a short term basis. Condominium short term use likely declined dramatically since mostly 60/70's development, but is now increasing due to VRBO and market changes. I see no reason regulations/mitigation on these type of short term rentals should change. I am only concerned with high turnover / high service utilization of homes in residential zones.

Screen Name Redacted

The non-owner occupied rentals are cater to tourists and not the

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

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

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



3/20/2022 06:45 PM

residents. Regulations will hopefully deter people from buying houses for rentals vs locals.

Screen Name Redacted

3/21/2022 02:22 PM

Owner occupied houses contribute to our sense of community. Occasional STR's are ok. Non owner occupied seem to be investment properties. These generally don't contribute to a sense of community and detract from the neighborhood. STR people are generally not invested in treating our neighborhood with care.

Screen Name Redacted

3/22/2022 02:05 PM

Because investment properties are the new norm for people who can afford it, and its created a stand still for first time homebuyers

Screen Name Redacted

3/22/2022 06:59 PM

Engaged community vs. effectively creating a hotel.

Screen Name Redacted

3/22/2022 07:54 PM

To ensure that corporations or for profit individuals don't purchase homes/units for the sole purpose of profit. We already have a horrible housing shortage and need to ensure locals have a place to live. This is less likely to happen with owner occupied rentals, so long as there are proper verification and processes. We need more housing, not more rentals.

Screen Name Redacted

3/22/2022 07:54 PM

Companies shouldn't control the housing market here which is what would happen if there is no distinction.

Screen Name Redacted

3/23/2022 07:23 AM

Owners are more connected to the needs of the community and not just trying to make money

Screen Name Redacted

3/23/2022 08:19 AM

Non owner occupied residence are far less valuable to the year round community. They take resources, burden the community but offer no long term value. They also make affordable living options less likely. The more options there are for wealthy non residents to come here on a transient basis the less opportunity there is for citizens that want to be positively Contributing community members to live here.

Screen Name Redacted

3/23/2022 11:02 AM

owner occupied homes are not going to be used to house workers/tourists. why put regulations on them if it wont help housing problems in aspen.

Screen Name Redacted

STRs are bad for neighborhoods so we should try to reduce them. I

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



3/23/2022 12:08 PM

am more concerned with homeowners who use STR income to maintain their home (and make it possible for them to keep it) than people who own homes as investment properties only.

Screen Name Redacted

3/23/2022 12:34 PM

We must stop and reverse the purchasing of Aspen homes solely for the purpose of turning them into full time short term rental income properties. let Aspen residents have some ability to short term their properties, but STOP turning our town into a full time motel for rich investors, who buy the properties for tax benefits and property value appreciation only.

Screen Name Redacted

3/23/2022 04:42 PM

Owner occupied STRs are self regulated because the owner is present to hold the occupants responsible and compliant with city regulations etc. Regulations are more likely to be adhered to by the guest when the owner is present. Taxes are collected and paid when the owner has control over the occupancy.

Screen Name Redacted

3/23/2022 08:14 PM

It's apples and oranges. A local owner renting their dwelling while they're away on a 2 month vacation is not the same as a company that has multiple holdings for the sake of renting or selling for a large profit when the time is right. How can an owner that rents a dwelling space for 3k for two months out of the year be under the same guidelines as a company with multiple holdings renting for 20k a week?

Screen Name Redacted

3/24/2022 12:51 PM

Aspen needs to be a destination and not an investment. It's one thing if you are out of town renting your spot while you are away. It's another if you are just trying to make some cash with an investment property.

Screen Name Redacted

3/24/2022 12:58 PM

Yes, we should prioritize owners living in their units.

Screen Name Redacted

3/25/2022 08:48 AM

Non owner occupied units deplete inventory for long term rentals

Screen Name Redacted

3/25/2022 06:15 PM

bcause they have a stake in our life here.

Screen Name Redacted

3/25/2022 08:03 PM

Owners who use residences as a business should be completely free to do so; however, they should be subject to the same taxes and regulations that hotels are.

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

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

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



Screen Name Redacted

3/26/2022 12:45 PM

Owner-occupied homes won't provide long term housing for locals so they shouldn't be restricted on doing short term rentals when they aren't using it. I don't think that non-owner-occupied homes should be restricted either but it seems like they are two separate concepts.

Screen Name Redacted

3/26/2022 06:46 PM

Because if most non-owner occupied places become short term there will be nothing left for affordable long term rentals.

Screen Name Redacted

3/28/2022 02:52 PM

Tracking, see how short term utilized and benefitting.

Screen Name Redacted

3/28/2022 05:03 PM

Owner occupied is still here most of the year contributing to the local community and economy. Income from rental helps pay mortgage and expenses of living here which sometimes can't be met with normal income. Second home owners are doing it as an investment and not being their primary residence, they are not in jeopardy of not being able to make a payment or something similar. Also a lot of locals have apartments attached to their residences which would also be considered short term rental, but it's actually beneficial because it opens up beds for people like seasonal workers

Screen Name Redacted

3/28/2022 05:21 PM

Owner occupied will likely be rented less and I would know the owner as my neighbor.

Screen Name Redacted

3/29/2022 07:38 AM

owner-occupied units are part of the community. non-owner-occupied units only take from the community. They rely on a community and culture that they don't contribute to

Screen Name Redacted

3/30/2022 12:56 PM

running a commercial business in a residential neighborhood is WRONG! if you want to run a business in a residential neighborhood then get HOA approval and pay for a business license like all other businesses

Screen Name Redacted

3/30/2022 03:35 PM

I don't think Airbnbs, etc. should be allowed to operate for nonowner-occupied rentals. This is how we got into this affordable housing mess. Non-owners and LLCs purchasing properties and then renting them out for \$22,000 A MONTH or more in peak season.

Screen Name Redacted

It would limit the speculative frenzy

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



3/30/2022 03:53 PM

Screen Name Redacted

3/30/2022 03:59 PM

Lots of people have a second home, travel a lot, or rely on some rental income to live here most of the time. What I'm opposed to are the properties that are purely investment properties and packed full of tourists nightly.

Screen Name Redacted

3/30/2022 04:16 PM

non-owner occupied homes encourages land banking which increase property values and rental rates at the expense of people who choose to live and work here.

Screen Name Redacted

4/01/2022 11:20 AM

The Nonowner-occupied short-term rental next door to us has been a problem for years. He uses the property to make money, and has no real love or belonging to our neighborhood or community. Just GREED.

Screen Name Redacted

4/01/2022 11:21 AM

There is to much rental and no place for people living and working here

Screen Name Redacted

4/01/2022 12:24 PM

With owner-occupied rentals, hopefully, the people using that household will be part of our community for at least half of the year, as opposed to short term rentals, where the occupants most likely do not have any real interest in our community.

Screen Name Redacted

4/01/2022 05:23 PM

Two different situations as owner occupied would be less rented where as non owner occupied would be in all concepts a residential hotel.

Screen Name Redacted

4/02/2022 09:38 AM

Maintenance of non-owner occupied rentals are run solely by property management companies that expel far more greenhouse gasses; commuting, cleaning, landscaping etc. The neighborhoods suffer from lack of long term occupants and corresponding lack of community.

Screen Name Redacted

4/02/2022 10:07 AM

There should be distinctions for investment properties.

Screen Name Redacted

4/02/2022 12:38 PM

There are many scenarios and reasons for local short term rentals. If the owner must be residing within the rental home that is one definition and sets up a definite restriction. A separate situation might

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

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

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



be the owner does not reside in the home but the rental residence is occupied by his or her family members and the home is occasionally rented short term to help upkeep and maintain the older structure. The second situation may not be considered owner occupied by definition but might be considered under a different regulation.

Screen Name Redacted
4/03/2022 12:03 PM

Non-owner STR hollow out community by turning neighborhoods into hotels

Screen Name Redacted
4/03/2022 02:14 PM

Because they are operated differently.

Screen Name Redacted
4/03/2022 03:32 PM

Owner occupied units are destroying the ability for long-term Locals to afford the high %increase or doubling of rents!

Screen Name Redacted
4/05/2022 06:45 AM

I think we should distinguish between a property that is fundamentally treated as a lodging business (e.g. more than 30 or 60 days of rentals a year) and a home that is largely occupied by residents, with infrequent rentals to earn some extra income to pay the mortgage. To me, total volume of days rented or frequency of stay connects to whether this is an operating business with more significant impacts on the community. It would also be significantly easier to police & manage if we allow all owners a limited ability to rent (say 30 days), with bonus rental days for owner-occupied (say another 15 to 30 days), and special licenses (perhaps limited or lotteried) for non-owner-occupied that wish to rent for more than 30 days).

Screen Name Redacted
4/05/2022 07:37 AM

If we maintain any short term rentals they should only be for people who actually live here to offset some of their costs.

Screen Name Redacted
4/05/2022 08:21 AM

Because if an owner is present then rules and guidelines are likely to be maintained

Screen Name Redacted
4/05/2022 08:42 AM

I feel that the Homeowner has the right to rent during the time that they are not here.

Screen Name Redacted
4/05/2022 09:22 AM

The AirBnB short term rental market has killed the rental market for locals.

Screen Name Redacted

As an Aspen local for the last 15 years, my wife and I bought a free

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



4/05/2022 11:05 AM

market condo in Aspen with plan to short term rent it form time to time when we are away. Allowing this was part of what made it feasible for us to afford a free market condo in Aspen. Having this ability to short term rent taken away from us, our ability to maintain our condo is in jeopardy. With the real estate prices increasing drastically throughout the valley, not having the ability to rent our unit when away could force us to have to leave the valley. It should be the condo owners right to rent their unit as needed not City Council's right to decide if we can or cannot rent our unit.

Screen Name Redacted
4/05/2022 11:06 AM

Too many condos and homes and being immediately turned into short term rentals, often in quieter residential areas.

Screen Name Redacted
4/05/2022 02:10 PM

Non-owner occupied should have stricter regulations that benefit the community

Screen Name Redacted
4/05/2022 02:32 PM

Primary residence vs itinerant

Screen Name Redacted
4/05/2022 03:15 PM

Because owner-occupied rentals live in and understand the community whereas non-owner occupied are generally investment properties that hollow out community.

Screen Name Redacted
4/05/2022 06:27 PM

Owner occupied is part of the community. Non owner occupied has the property purely as an investment/income generating

Screen Name Redacted
4/06/2022 12:16 AM

Owner-occupied STRs most likely would produce more responsibility and respect for the outcome of decisions made. Owners probably feel more invested in the community and have a sense of autonomy.

Screen Name Redacted
4/06/2022 08:06 AM

Given the high cost of living here, many owner occupied (locals) rely on the income generated from renting out their home when travelling

Screen Name Redacted
4/06/2022 10:48 AM

Owners who occupy their homes at least half the year are more like full time residents, vested in the community and contributing in more ways than non-residents. They also may have more need for income than part time residents and investors simply using houses as investment vehicles.

Screen Name Redacted

The neighborhoods that are full of nonowner-occupied feel even more

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

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

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



4/06/2022 04:53 PM hollow than they ever have

Screen Name Redacted

4/06/2022 06:55 PM

It's crazy expensive to live here, and people that are attracted to mountain communities tend to enjoy traveling. If they are willing to deal with the inconvenience of having strangers stay in their actual home, to help pay an absurd mortgage, you're damn right they should be looked at differently than a property management/investment company that is straight up running a business.

Screen Name Redacted

4/06/2022 09:17 PM

If an owner can provide proof of residence, at a level matching or exceeding something like APCHA's requirements to maintain housing, they should be treated differently by using/sacrificing part of their property for STR and that revue is mostly/partially staying in the community. A non-owner should be treated differently, as this is purely a revenue vehicle and that money is likely not staying in the community.

Screen Name Redacted

4/07/2022 08:27 AM

Non owners do not have investment in the community

Screen Name Redacted

4/07/2022 08:52 AM

Owners have an investment in the community

Screen Name Redacted

4/11/2022 12:38 PM

Those who live in Aspen and have a home as their primary residence know this community and can be good resources for those who visit. They also might need the additional revenue to support living in Aspen. Those who don't live in Aspen long-term seem to have the means to live both in Aspen and outside of our community and aren't relying on supplemental income for their primary residence. Having a second home is extra - not necessary. Also, second homes as investment properties are just that - an investment property - and should be treated differently than a primary residence.

Optional question (82 response(s), 163 skipped)

Question type: Essay Question

Q3 Why not?

Screen Name Redacted

2/25/2022 06:22 PM

It is an important source of income

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



Screen Name Redacted Its discriminatory and wrong.

2/28/2022 08:20 AM

Screen Name Redacted

2/28/2022 10:37 PM

It is unclear to me whether this distinction impacts my main concerns with short term rentals ~ depletion in population, accountability, and vitality of neighborhoods.

Screen Name Redacted

3/02/2022 06:38 AM

We both rent and use our condo though we are not able to stay for 6 months a year as much as we would like to. Having said that, in both situations we support the community through providing jobs to those who take care of our condo, as well as pay taxes etc. same as owner-occupied properties. We would not support the use of our condo for seasonal or long term rentals. We don't do it now given all of the requests we get each ski season.

Screen Name Redacted

3/03/2022 01:53 PM

i HAVE lived in Aspen full time since 1979 on Cemetary Lane, then Mountain Valley, then Park Avenue in 1993, and finally on Riverside Ave So since 1998. We rent a few weeks per year as you said, but my experience with the "part timers" has been that they have some sort of manager, housekeeper, lawn and plowing people, so the impact on town is almost the same with tenants as if they live there. I have NEVER had a complaint in my neighborhood, nor from any neighbor near a home I put a tenant in as a long time real estate broker. the ONLY complaints I continually received from neighbors was in an older home in Mtn. Valley that I rented to a bunch of local workers who abused the parking situation, trash, and number of people in the house. The neighbors even called the sheriff...

Screen Name Redacted

3/04/2022 12:23 AM

It's a false distinction and violates property rights

Screen Name Redacted

3/04/2022 07:43 PM

Because private property is private property. Should you wish to treat properties rented over a certain number days differently--for the purposes of taxation, say--then it should be brought up for public comment and discussion. Nothing should be passed in the dead of night (figuratively speaking), like the current moratoriums. It's outrageous, and, in my opinion, illegal.

Screen Name Redacted

3/06/2022 02:45 PM

Too hard to distinguish between and just adds headache to whoever is tasked with enforcing the rules.

Screen Name Redacted

The use is the same just the amount of time rented is different.

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

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

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



3/07/2022 07:40 AM

Screen Name Redacted None of city's business how an owner chooses to use their home.

3/07/2022 11:22 AM

Screen Name Redacted Because we need less government overreach.

3/07/2022 03:10 PM

Screen Name Redacted There are so many part-time residents who are wholeheartedly invested in Aspen and have owned property in the city for years and years (over 4 decades in our case) who rely on the ability to collect income from STRs during the months they are not there to cover their expenses. STRs allow for the owners to use their property unlike long term rentals. Without that income, many of those long time "nonowner-occupied" residents would not be able to afford keeping their homes in Aspen, which would be devastating financially and emotionally. Many nonowner-occupied property owners are not able to live in Aspen full-time (6 months or more/year) as their businesses/work do not afford that luxury. Those owners should not be penalized for that. Their ability to keep their cherished long-time homes in Aspen is dependent on unrestricted STR income to cover expenses. Furthermore, if only full-time "owner-occupied" residents were allowed to rent on a short term basis, there would be much more incentive for those select few to suddenly shift to secretly being part-time residents to make more money with no way of enforcing that. This is bound to create more problems in the future. Whatever the decision, those property owners, whether full-time or part-time, who owned property in the city prior to this moratorium going into effect in December of 2021 should be grandfathered in and excluded from any future revisions to the STR permitting rules. Any changes should only be applied to future ownership as it unfairly punishes an entire group of residents/owners who equally have considered Aspen their home.

Screen Name Redacted Our family has owned property in Aspen for over 40 years and have lived here part time. The ability to rent out as we deem necessary is what has allowed us to own here in the first place. Without this option we would be forced to sell. Renting short term (vs long term) allow us the flexibility to still enjoy the property and town personally. I don't believe nonowner-occupied property's should be penalized for not being able to reside here full-time. If only owner-occupied residences were allowed to have STR's, the what would stop them from living elsewhere fulltime and still renting out their Aspen property? Both non-owner and owner occupied residences that have been owned prior to the December 2021 moratorium should be able to retain their STR rights and excluded from any potential future revisions to the

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



permitting rules.

Screen Name Redacted Aspen is a resort town that needs for the business to be supported by tourism. Hotels do not give families ideal places to vacation. Families need space and wanna common area such as a living room in the kitchen. Whenever we go on vacation we typically rent a home so that we can be comfortable because hotel rooms just do not give us the same thing and says in the feel. I think by not distinguishing between the two and putting restrictions on one or the other will eliminate a lot of tourism, which intern will hurt the small businesses.

Screen Name Redacted I own the property. As long as I follow community rules at the property, no out side rules are necessary.

Screen Name Redacted I provide beds for others coming into the community. I pay property taxes to the local government and don't want to be told how to run my life. I am a good community member and don't see any negative consequences for renting my home when I am not using it.

Screen Name Redacted Why should it matter? Many owners occupy part of the time (for ski season, 4th of July and maybe over the holidays, for example, and want to rent the rest of the time when they're not here.

Screen Name Redacted What individuals (who pay property and other taxes as if they were full-time residents) do with their private property is their business and their business alone, subject to common law limitations (noise, etc). Can you please explain what problem you are trying to solve? Seems to me the short term rental market in Aspen is not a problem in fact it's a great way to keep the city vibrant.

Screen Name Redacted A renter is a renter no matter how much time you reside in your own property.

Screen Name Redacted It is not relevant as long as a local property mgr is taking care of the property

Screen Name Redacted Income for owners to keep homes on Aspen

Screen Name Redacted Owners should be free to do what they want without restrictions. This

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SHORT-TERM RENTALS

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

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



3/11/2022 05:02 AM

is why many people, like ourselves, purchased in the first place and what makes the market so strong for ownership. Also the current system without controls means there are few "cold beds", which take away business from the local merchants and hurt the local economy. In The Alps most towns do not allow owners to leave their properties off the market as it hurts the local economy and thus it hurts he locals that own stores, restaurants, housekeepers, supermarkets.... The European Alps model has proven what works best for locals!

Screen Name Redacted

3/11/2022 07:30 AM

What is the difference? If you are a property owner, you are a property owner and pay taxes. A rental is a rental. I don't see how it matters how long an owner lives there, or even how you would keep track.

Screen Name Redacted

3/11/2022 07:48 AM

We live in a free country and I should be allowed to own my property under the rules that existed when I purchased the property, and not be arbitrarily punished because the community as a whole can not come up with a solution for the cost of living. It isn't my fault, and don't punish me.

Screen Name Redacted

3/11/2022 04:40 PM

Short term rentals are short term rentals.

Screen Name Redacted

3/12/2022 07:20 AM

The city government would only be doing this to serve a small number of people who would benefit. That would be the super rich.

Screen Name Redacted

3/16/2022 03:27 PM

There should not be any difference between owner occupancy and renter occupancy. How would the different occupancy be confirmed?

Screen Name Redacted

3/17/2022 01:18 AM

Some people do not own their home. They rent their home on a long term lease and are permanent residents of Aspen. They wish to sublet their home on a short term basis for a few weeks throughout the year. This should be permitted.

Screen Name Redacted

3/17/2022 07:43 PM

Either way the property would need to be managed the same to keep it nice

Screen Name Redacted

3/17/2022 07:57 PM

takes away property rights.

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



Screen Name Redacted

3/17/2022 08:48 PM

These are all property owners regardless of the amount of time they are able to spend there.

Screen Name Redacted

3/18/2022 07:00 AM

Because there are owners that do not live in Aspen full time that are a wonderful part of the community. They might rent a few times a year to offset property taxes, etc., Their houses might then just sit empty and what does that achieve?

Screen Name Redacted

3/18/2022 10:35 AM

If a homeowner is not using the property, but continues to pay annual taxes, etc. on it, they should be entitled to rent responsibly through a professional real estate brokerage firm who employs licensed and insured brokers.

Screen Name Redacted

3/18/2022 02:47 PM

not thrilled with discriminating that way

Screen Name Redacted

3/18/2022 06:13 PM

Owners have an investment in their properties. They should be able to seek a return on that investment if they choose, and rentals are one way to do that. Owners who rent are incentivized to keep up maintenance on their property, enhancing the property's value, which also enhances the neighborhood's value.

Screen Name Redacted

3/19/2022 01:44 PM

Aspen is a resort community dependent upon tourists for our collective livelihood; the rental of private residences just makes sense.... particularly since our council not too long ago was concerned about shrinking bed base from closure of small hotels. Additionally, renting one's property is a basic property right.

Screen Name Redacted

3/21/2022 10:43 AM

Rentals are rentals. Aspen needs rentals units to be available in order to thrive.

Screen Name Redacted

3/21/2022 01:58 PM

This would devalue private properties compared to current rules.

Screen Name Redacted

3/21/2022 07:05 PM

One of the short term rentals in our neighborhood claims to be owner occupied but it's not. Challenging to enforce and still causes problems.

Screen Name Redacted

3/21/2022 07:40 PM

All short term rentals have the same impact on a neighborhood and should be regulated the same

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

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

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



Screen Name Redacted
3/22/2022 12:36 PM

Whether the owner is here or not, there should be no difference.

Screen Name Redacted
3/22/2022 04:33 PM

Treat everyone in an equal manner. Don't make exceptions that could create more problems.

Screen Name Redacted
3/23/2022 12:00 PM

It doesn't address the issue. If issue is tenant behavior and impact on neighbors, put better rules and enforcement mechanisms in place. It's not relevant, nor can it reasonably be policed, to have different rules based on how many months someone lives there.

Screen Name Redacted
3/23/2022 12:18 PM

What is the definition of Owner occupied? primary/principal resident - most full time residents aren't able to make their homes available and rental ready on a consistent basis. Does owner occupied cover 2nd home owners who use their residences part of the year but want to rent to off set expenses?? It's not a simple yes or no answer.

Screen Name Redacted
3/23/2022 01:59 PM

This is irrelevant to the community and doesn't directly solve any of the problems the city council claims exist. The unit is filled either way. As long as the HOA allows for short term rentals I don't the city should be getting involved.

Screen Name Redacted
3/23/2022 02:40 PM

We are a resort town. People have historically purchased here to have a 2nd home and visit when their schedule allows. The rental property creates jobs and income for the town. Property management, brokerage and taxes. If you limit it to primary homeowners you will limit the number of jobs in an already difficult town to find work

Screen Name Redacted
3/23/2022 05:55 PM

There is no distinction in occupancy regardless who is residing in the property.

Screen Name Redacted
3/23/2022 09:06 PM

because separating these would affect someone's resale value. I live here in the winter and part summer. Someday when I sell this condo if I do not have a STR like the other 13 out of 15 units in my complex my condo will lose potential buyers. I am just being honest. I purchased last year and because the prior owner did not finish her application for STR even though she filed the taxes I lose (for resale). If you choose to not issue STR I do not feel you should penalize those that did not have one yet. I am not looking to sell but

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



maybe 10-20 years from now I might.

Screen Name Redacted
3/24/2022 08:06 AM

Because it makes absolutely no difference to anyone whether the home is occupied 365 days a year or 5 days a year. If someone wants to rent their home short term, it is their busy not yours.

Screen Name Redacted
3/24/2022 08:15 AM

Aspen is violating everyone's constitutional rights to do what they want with their private property.

Screen Name Redacted
3/24/2022 08:53 AM

Seems overly complicated to regulate and define.

Screen Name Redacted
3/24/2022 10:24 AM

In general, I don't think the city should overly regulate short term rentals. I do think there could be ways to make the regulations more in line with the City's goal of preserving community. For example, the regulations could attempt to prevent speculation in the Aspen real estate market for owners/entities that will only use the property as an investment for short term rental income. There is, however, a subset of longtime second homeowners that use their properties for personal use. Given the age of those properties however, and the cost of construction in Aspen, many of those homeowners would not expend the money necessary to make Capital improvements unless they can generate short term rental income to that end. In other words, I believe there are a number of homeowners both primary residents and otherwise That need to be considered in this process and their ability to short term rent in order to generate income to update their properties and continue to use and enjoy them. I do not believe that subset of homeowners with ultimately turn their properties into short term rental businesses. It is extremely important to consider this because at some point when major capital improvements become More urgent and necessary for those homes, Those owners may be faced with a sale if they cannot short term rent. For entities speculating in STRs, should try and address those types of owners and make the criteria (cost of license, lodging tax, etc.) more costly in such cases.

Screen Name Redacted
3/24/2022 03:35 PM

I believe a property Owner should be able to do what they please with their property as long as they are paying the taxes and operating in a safe manner. I do think STR's tend to workout better when a Brokerage or Property Management Service is involved.

Screen Name Redacted
3/24/2022 04:54 PM

it's not right. in the united states of america, you should be able to do what you want w your property.

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

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

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



Screen Name Redacted
3/24/2022 05:31 PM

As much as I think it would be nice to draw a distinction, I think it would be very difficult to enforce this.

Screen Name Redacted
3/25/2022 07:05 PM

Property rights of each are equal -

Screen Name Redacted
3/26/2022 11:46 AM

Short-term rental is a short-term rental.

Screen Name Redacted
3/26/2022 12:27 PM

Some use their units for friends, family and their own short term stays as well as for rental units.

Screen Name Redacted
3/27/2022 06:20 AM

It depends on other regulations but the term owner occupied creates confusion

Screen Name Redacted
3/27/2022 06:24 AM

Regulations should be consistent and treat everyone equally regardless of whether it is a primary residence or not.

Screen Name Redacted
3/29/2022 09:18 AM

Because we are owners who have been coming to Aspen for 40+ years, and are active supporters of community life in Aspen. We don't live here for six months per year, but we are not primarily investors/commercially motivated, and would rather not be grouped with those who are. Perhaps there are other criteria that should be differentiated, such as multiple-unit ownership or....?

Screen Name Redacted
3/29/2022 03:15 PM

Probably the majority of homeowners have second homes here and may not be here for 6 months. Still we are a resort and we depend on these homeowners property taxes and local purchases to make our town a significant resort and to provide jobs for our population. In addition having a rule that says nonowner occupied homes cannot rent will probably cause a recession as many of these homeowners then could not afford the houses and would sell. Even if they sold the home prices would not come down enough for most of the local workers to be able to afford buying or upkeeping them.

Screen Name Redacted
3/30/2022 07:17 AM

We bought a vacation home in Snowmass and without being able to rent, we will have to sell. Many people are in the same boat, the economy will crash in Snomass Village!

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



Screen Name Redacted
3/30/2022 12:27 PM

Non owner occupied units should NOT be able to short term in residential neighborhoods at all. Residential neighborhoods were not designed for transient occupancy. They were designed for people to live together in a community.

Screen Name Redacted
3/30/2022 12:48 PM

I believe that there are very few "owner occupied" residences that rent short term. I think that number is quite small and therefore I think the regulations should target ALL homeowners, whether it's a 2nd home or primary home. I also think that distinction would be hard to enforce & police.

Screen Name Redacted
3/30/2022 01:37 PM

Everyone should have the ability to rent their properties as they please.

Screen Name Redacted
3/30/2022 02:30 PM

The HOAs should distinguish the level of regulation.

Screen Name Redacted
3/30/2022 03:33 PM

No, there should not be a penalty for non-owner occupied properties. More often than not, they are not rented consistently throughout the year unless they are long term properties.

Screen Name Redacted
3/30/2022 07:16 PM

This is not the problem.

Screen Name Redacted
3/30/2022 08:59 PM

We do not want different rules for owner occupied vs. non owner occupied.

Screen Name Redacted
3/30/2022 09:14 PM

Short term to be more available will bring more people to Aspen through out the year

Screen Name Redacted
3/31/2022 12:11 PM

First, I do not think that an owner living in Aspen for 6 months or 2 months is going to make a difference in what you are trying to accomplish. People's plans change constantly and there is no certain way to distinctly categorize this scenario. A owner who lives in Aspen for 6 months and rents the occasionally could decide to move to Hawaii and rent full time due to plans changing. This is just one example of why you cannot make a distinction. Another reason is due to the type of property. A third reason is due to location. All of these factors are critical.

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

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

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



Screen Name Redacted
3/31/2022 05:10 PM
It does not matter. The City should not tell people what they can do with their personal property so long as they are compliant with state and local rules & regulations.

Screen Name Redacted
3/31/2022 09:14 PM
Property owners who pay millions of dollars for their property, and huge real estate taxes, should have the right to do whatever they want with their property, as long as it doesn't impact others.

Screen Name Redacted
4/01/2022 11:50 AM
Owners have property rights.

Screen Name Redacted
4/01/2022 06:02 PM
Why does it matter? People have a right to rent their property how they see fit whether or not they live there.

Screen Name Redacted
4/01/2022 07:40 PM
weather partially or totally rented the same rate can be applied, simpler

Screen Name Redacted
4/02/2022 10:00 AM
What people do w their property is their business

Screen Name Redacted
4/02/2022 10:18 AM
Non-owner occupied residences help the community economically by providing housing for special event employees, and attendees. Without these housing choices, its hard to continue having all the fun and innovative seminars and special events that are held in Aspen. This is an important part of the community.

Screen Name Redacted
4/02/2022 11:40 AM
I don't know what the definition of owner occupied is.

Screen Name Redacted
4/02/2022 12:29 PM
I believe in free market. I could never have afforded to live in Aspen and eventually retire and live full time, if I had been unable to do short or medium length rentals at will

Screen Name Redacted
4/02/2022 06:07 PM
Everyone should be treated equally. Non owner occupied provides more vibrancy to the city by renting more often than owner occupied

Screen Name Redacted
4/02/2022 08:27 PM
Everyone should be treated the same - sounds like prejudice to me. I don't see how there is a difference between an owner who is living in their residence for 6 months plus a day or someone else who may be living in their residence for less than 6 months. How can you entertain

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



the thought of categorizing homeowners? Homeowners are that - they OWN their home and they should be able to do whatever they want with their home. I cant see how this is a concern of the city or how the city thinks they can legally dictate what a homeowner does with their own home! Furthermore, having a property management service represent and manage your home is not at all the same as a property owner using Airbnb to rent their home. Airbnb does not manage your home they are just acting as a service for an owner or a renter to find a fit. The owner still needs to manage their own home: they choose the right guests and are responsible for the guests because they have a personal interest in who is in their home. As a 3rd party, a management service is usually only interested in keeping their appointed property rented.

Screen Name Redacted
4/03/2022 10:47 AM
Both are used as excuses to price local workers out of the market.

Screen Name Redacted
4/03/2022 12:01 PM
It's not important to segregate owners from non owners

Screen Name Redacted
4/03/2022 01:26 PM
Because it is obviously not their primary residence and it still raises the prices.

Screen Name Redacted
4/03/2022 05:55 PM
The 6 month rule is not applicable. There are only about 6 months of "season" anyway. Even a dedicated unit will only rent about 150 days per year.

Screen Name Redacted
4/04/2022 08:49 AM
We have multiple homes

Screen Name Redacted
4/04/2022 08:54 AM
If owners are going to rent their homes, they should do so if they are leaving for an extended period of time, thus accommodating rentals of 30 days or longer. It's not realistic to manage short-term rentals out of a home - it also turns the home into a business, which is what we are trying to avoid.

Screen Name Redacted
4/04/2022 12:38 PM
Because if you're an owner, you should have the right to lease your condo/home out due to fee simple real estate ownership.

Screen Name Redacted
4/04/2022 03:28 PM
Keep the same

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

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

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



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

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



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

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

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

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



Screen Name Redacted
4/05/2022 11:57 AM

plenty of multi unit complexes are NOT owner occupied and have HOA rules that regulate the extent to which that community would like STR. these HOAs should have a voice...

Screen Name Redacted
4/05/2022 11:57 AM

Unless you plan to offer full-time owners a discount on taxes for offering property for short-term rental in order to cover their home expenses or gather additional income while they travel with their families I do not see a need in distinguishing between the two. Both owner-occupied and nonowner-occupied pay the same amount in property taxes, it creates an unnecessary us vs. them. It will also lead to more people claiming their full-time residence as Aspen in order to rent and thus will change your voting base which could have many unintended consequences.

Screen Name Redacted
4/05/2022 12:24 PM

This would penalize families who have had a home in the valley for many many years as a family week vacation spot and share it, renting it only occasionally to help cover the expenses.

Screen Name Redacted
4/05/2022 03:24 PM

It could become discriminatory, could take away freedoms and rights that every enjoys now, peoples circumstances change year to year such as with COVID or marital status, etc, and could adversely impact local jobs health and well-being of the community

Screen Name Redacted
4/05/2022 04:59 PM

Because Aspen needs short term rentals to offset the lack of hotel accommodations. Also many larger families rely on having a kitchen to prepare some at home meals, especially since Aspen currently doesn't have enough restaurant services and most all now require months in advance bookings to get a table. People need to feed their families for an entire week. It's not practical to do so based on the current lack of dining options or hotel restaurants. That's why we have condos and homes in addition to begin with. Not to mention, these families also support other local purveyors from retail, to tour operators, to party planners, to lift tickets, to ski lessons and equipment rentals. That is a lot of combined sales and use taxes you may stand to loose if there are no alternatives to hotel stays. Lastly, banning short term rentals will NOT solve the affordable housing dilemma as no one is going to rent multimillion dollar private residences as affordable housing to workers, meaning these currently valuable private assets which very much create a massive sales and use tax influx, will simply sit empty and un-utilized. Does Mayer Torre realize that the very tax revenue these rentals and their guests generate on their stays by spending in our community could equate to a major portion of the funding he requires to build additional affordable housing? Because if not? He's clearly missing the boat

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



and should not be our Mayor. Nothing like cutting off your nose to spite your face logic. Doesn't make any sense and it's robbing our guests alternative accommodation capabilities. Perhaps they will all head to Vail instead.

Screen Name Redacted
4/05/2022 06:07 PM

Aspen should not micro manage at this level of detail.

Screen Name Redacted
4/05/2022 06:10 PM

It's all the same, essentially.

Screen Name Redacted
4/05/2022 06:35 PM

Who rents to who is the same process, care selection etc for owner occupied and non owner occupied. All are high class, high quality, top maintenance, guests and units. Quite different than many other areas of the country.

Screen Name Redacted
4/05/2022 09:04 PM

"Owner occupancy" is not a significant issue in limiting STR, particularly if the issue is being framed as one of access to housing in general

Screen Name Redacted
4/06/2022 09:25 AM

It is irrelevant. Someone may live in Aspen full-time and then go away for a year or two. Someone may split their time between Aspen and somewhere else. Someone may spend as much time as they can in Aspen. What the owner does is completely irrelevant.

Screen Name Redacted
4/06/2022 10:09 AM

An arbitrary number of days spent in the home by the owners shouldn't determine the regulations. Expensive and difficult to monitor and enforce, easy to game.

Screen Name Redacted
4/06/2022 11:02 AM

Because the people that come to live in Aspen are young and full of drugs, love to party they are here only for skiing and this affects my home. They destroyed my apartment, don't respect anything. I rather have a stranger that comes with a family for a vacation follows the rules. Do to all the high end stores here rent is off the roof which makes living very difficult and rents expensive and unavailable.

Screen Name Redacted
4/06/2022 12:22 PM

Why? They are all real estate that are under the discretion of the owners. If STRs are allowed they should be allowed for all. It's the same impact: and city needs the beds for tourists as this is completely a tourist Economy. No beds, no locals - whatever a local is.

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

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

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



Screen Name Redacted

4/06/2022 03:50 PM

To me it's not an issue of classifying owners rather it is about the cost to rent each unit. It is causing the prices for long term rental contracts to explode. Owners will choose more money over a single long-term for this reason.

Screen Name Redacted

4/06/2022 05:48 PM

It does not make a difference if a property is owner or renter occupied. At the end of the day the more heads in beds makes a strong & healthy local economy on all levels

Screen Name Redacted

4/06/2022 07:29 PM

People should be able to do what they want with their property. It should not be controlled. What if they change their mind on how long they live in their property?

Screen Name Redacted

4/06/2022 08:34 PM

what is the definition of owner-occupied. An Owner who spends 5 months a year here? Or, is the distinction of owner-occupied someone who doesn't rent for more than 60 days per year???

Screen Name Redacted

4/07/2022 11:40 AM

Non-owner-occupied homes sit vacant (rather than rent to true "locals"). By allowing them to participate in STR there is an added value to the economy in revenue, taxes, jobs, etc. If we do NOT allow them to participate, they will then contribute absolutely nothing to our economy. (More like wasted space). It is highly unlikely that this change would result in more long-term leases for the locals.

Screen Name Redacted

4/07/2022 01:52 PM

I don't see what difference it should make. Both provide vital housing for Aspen visitors.

Screen Name Redacted

4/07/2022 02:12 PM

I believe in democracy and free market economics-- and the rights of ownership despite how a property is used. That is the American way

Screen Name Redacted

4/07/2022 03:41 PM

Because what difference does it make?

Screen Name Redacted

4/11/2022 10:53 AM

I am a owner of a residence for 32 years in Aspen. I have some insight on this. For multiple reasons which are complicated but boil down to this 1. Aspen doesn't have an adequate supply of Hotel space, nor do I think developing that is a good idea beyond the over development now, to accommodate the folks who come for food and wine, ideas, xgames, etc. 2. Do you really want to have darkened

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



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

Optional question (131 response(s), 114 skipped)

Question type: Essay Question

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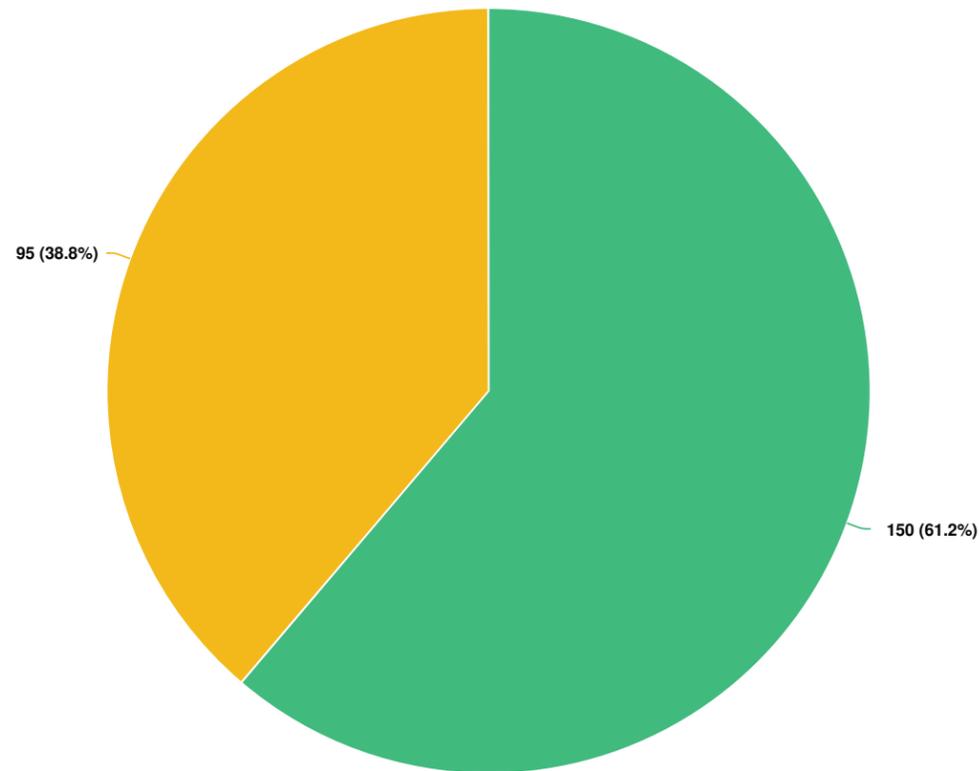
SHORT-TERM RENTALS

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

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



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



Question options

- Yes
- No

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

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



Q5 Why?

Screen Name Redacted
2/27/2022 01:48 PM

Residential properties should primarily serve our local community. Lodges serve visitors and are located within the City core. Short term rentals should only be allowed in residences where there are local people living. Neighborhoods are impacted by people who are here "for a good time" and are not interested in our community. Noise and safety are also concerns in short term rentals. Lodges are already required to monitor these issues. Nonresident short term rentals do not care about these issues, only about their return on investment.

Screen Name Redacted
2/28/2022 02:28 PM

perhaps. a property manager should be required to address emergencies, oversight, neighborhood impacts.

Screen Name Redacted
2/28/2022 10:37 PM

Yes, there should be a distinction, but short term rentals should be taxed at the same commercial rate.

Screen Name Redacted
3/03/2022 01:53 PM

We are a resort town and I believe the Aspen core is a "lodging" zone. Residential neighborhoods could have a number to call in the City to lodge a complaint regarding parking, noise, etc. NO ONE in any of my neighborhoods ever worried about calling the police or sheriff deputies if my yard parties got "too noisy" or "too Late." I also pay lots of real estate tax for the services we enjoy. You might consider a Liason or other type person whose contact must be published for any complaint in a residential neighborhood.

Screen Name Redacted
3/04/2022 12:23 AM

They are differently priced and provide different amenities. Reducing STRs will increase hotel prices.

Screen Name Redacted
3/05/2022 11:36 AM

My residential neighborhood is greatly impacted by STRs as they can bring in 4 cars or more for a property that sleeps 8. It congests our street. The guests are here to party and create much more noise than our quiet neighbors. We have to go to the door to ask the guests to please be quiet.

Screen Name Redacted
3/05/2022 06:08 PM

because of the reasons you stated above, primarily the fact that strs are destroying the long term free market rentals which is what Aspen most desperately needs across the spectrum, not just more APCHA, no more uber empty geared for strs residential, but a great apartment building with a gradation of sizes and pricing with one stipulation:

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

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

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



most have to be long term rentals to full time locals. When I see friends who have been professionals here, or worked for SkiCo 35c years not finding long term rentals as we always had, we all know it is because the str's have eaten them alive. And, I live in a residential zone condo building being eaten by str's- different people in certain units constantly. Lots of disruption in a quiet zone east end 2 blocks from city mkt.

Screen Name Redacted
3/06/2022 02:45 PM

They are totally different entities and if we don't make a distinction, soon all properties in Aspen will function as hotels.

Screen Name Redacted
3/06/2022 04:17 PM

Condo hotel properties, even the ancient ones that were built back in the 60's and early 70's, were designed to accommodate short stays. They have amenities and consolidated services. Most of them are located in the downtown commercial core, close to shopping and resort activities. Their service people work in one or two buildings rather than schlepping all over town.

Screen Name Redacted
3/07/2022 12:04 PM

All the reasons cited above in the introduction to this question.

Screen Name Redacted
3/07/2022 04:48 PM

Well, you've summed it up pretty well already. When a residential property in an area zoned as a residential neighborhood gets rented, it displaces a family that could live there instead, creates noise and traffic in the neighborhood, and effectively functions as a commercial business. This is why we have zoning - to protect the quality of life in residential neighborhoods.

Screen Name Redacted
3/08/2022 09:59 AM

Those houses are being run as businesses and should be held to the same tax and zoning laws as others.

Screen Name Redacted
3/10/2022 05:17 PM

i have a condo in Aspen. we use it as a family for probably three months a year, typically the ski season. Again, if i want to rent it rather than have it sit idle for the 8 months between ski seasons, what business is it of yours? my income from it gets taxed, the people staying in my condo pay tax and they use the services that Aspen has to offer, from restaurants to retailers to air services. Without these renters, Aspen would be limited to just hotel beds.

Screen Name Redacted
3/10/2022 05:41 PM

I think you should ease the regulatory burden of the lodge industry rather than make it more difficult for the vacation rental operators. I am sure if you ask the hotel industry they will say we have so many

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



rules and regulations to follow. They will also say , and i'm sure this is the motive behind the effort to further regulate the short term rental market, to "even the playing field". This is bogus. There are not enough hotels in Aspen to satisfy the demand of visitors. this is where the short term rental market comes into play. The market allows additional visitors to come to aspen and stay at condos or homes and spend their money. You don't want more big global hotels in Aspen. Where would you put them. additional hotels would change the character of the town. The short term rental industry employs people, pays taxes and is an additional economic driver for the town. why would you want to change that by adding new unnecessary regulations?

Screen Name Redacted
3/10/2022 06:18 PM

Privately owned residences are not commercial properties.

Screen Name Redacted
3/10/2022 07:54 PM

Treating both equally would put undo burden on residential property owners. Most owners have one property for short term rental. Lodges have several room/spaces and they also benefit from tax exemptions that individual owners may never benefit from.

Screen Name Redacted
3/10/2022 08:51 PM

condos will have on-site management. Non-owner-occupied homes will not.

Screen Name Redacted
3/11/2022 07:48 AM

I think me renting out a one bedroom unit a week at a time if very different than the hotel or lodge that is full time short stay business. There isn't enough housing options as is, and the rent income is barely enough to cover the costs of the units anyway.

Screen Name Redacted
3/11/2022 07:55 AM

Lodges have corporations and infrastructure to oversee their property, bookings, cleaning, etc. While many residential properties hire that out, some do not and do not have a big name hotel behind them to back it. Many use it to be able to visit or live in the area to make it financially feasible. Hotels do not provide this.

Screen Name Redacted
3/11/2022 12:09 PM

A lodge is never a one bedroom or two bedroom unit, usually upwards of 30 rooms, and a lot of them are 60 plus rooms - a str unit will probably add 1 car during the rental, a lodge will add at least 30 to 60 cars.

Screen Name Redacted
3/11/2022 04:40 PM

They are different property types with different expectations from guests. Also, residential properties are usually owned and maintained

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

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

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



by individuals who do not have the financial, economic, or lobbying power that corporate owners have.

Screen Name Redacted
3/17/2022 07:43 PM

Residential units are just that. A person's residence. They are not located in commercial areas and should not be taxed as commercial units.

Screen Name Redacted
3/17/2022 07:57 PM

Because they are different ownership structures. Of course they are different.

Screen Name Redacted
3/17/2022 08:08 PM

Your description above gives many good reasons - traffic, parking, front desk assistance, etc.

Screen Name Redacted
3/17/2022 08:48 PM

They are 2 different types of rentals.. Maybe homes that are owned by businesses and used only for rental should be treated like lodges, but individual owners renting their house should be allowed to reside there and also be able to rent it out. Perhaps limit the amount of time per year homes could be rented out .?

Screen Name Redacted
3/18/2022 07:00 AM

Because they are different

Screen Name Redacted
3/18/2022 02:35 PM

For the reasons stated above, especially: Lodges are generally located in areas of the city (zone districts) that are intended and designed to provide for the impacts of commercial uses such as transportation and parking. Vacation rentals that operate in residential buildings or neighborhoods, are often not located in areas that can withstand the impacts of these rentals without burdening neighbors or Aspen's infrastructure. Property taxes for lodges are based on commercial tax rates. Vacation rentals, being located in residences, have a much lower property tax burden.

Screen Name Redacted
3/18/2022 02:47 PM

lodges are commercial. homes are residential

Screen Name Redacted
3/18/2022 06:13 PM

Regulations and taxes for short-term rentals should require the renters to follow neighborhood rules. Owners should pay the required taxes.

Screen Name Redacted

For all the reasons listed in the explanation above, particularly the

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



3/19/2022 09:01 AM

concept that lodges are required to do more to mitigate their impact on the surrounding area.

Screen Name Redacted
3/19/2022 01:44 PM

Residential properties house significantly fewer guests than lodges

Screen Name Redacted
3/19/2022 01:52 PM

Residents who own in a residential area have an expectation that their neighborhood will remain residential. Unrestricted short-term rentals resulting from technology changes like AirB&B can turn a quiet, family neighborhood into a business district.

Screen Name Redacted
3/20/2022 03:58 PM

High turnover / high service residential units should not be permitted in residential zones or be regulated to limit short term use and mitigate impacts. I fear some people are painting all residential as "mini-hotels". In fact, a very, very small percentage of residential units are used for extensive short term rentals.

Screen Name Redacted
3/21/2022 10:43 AM

The differences above make sense.

Screen Name Redacted
3/21/2022 02:22 PM

Condo hotels, are just that, hotels. That is what they are intended to be.

Screen Name Redacted
3/21/2022 07:40 PM

For the reasons stated above regarding on-site management and the more rigorous requirements for hotels and lodges.

Screen Name Redacted
3/22/2022 12:36 PM

Because the license's are regulate better in hotels than in residential units as the regulations have been in place longer.

Screen Name Redacted
3/22/2022 02:05 PM

Commercial tax rates should be 100% if you are renting out a property as a form of income. eat the rich :)

Screen Name Redacted
3/22/2022 04:33 PM

The impact is much more severe in residential areas for short term rentals. The lodging and commercial districts have been zoned and defined to accept this greater traffic where in residential zones the tax rate for short term rentals doesn't compensate near enough for the impact it creates on the peaceful and quiet environment they were zoned for.

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

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

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



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

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



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

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

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

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



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

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



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

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

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

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



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

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



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

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

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

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



revenues could be used to subsidize rents for workforce. Also programs to incentivize owners to rent to the workforce can be funded from higher tax revenues. Commercial lodging and residential lodging should have transportation mitigation and waste control mandates alike. Every visitor does not need a car, but every visitor should be responsible for and should participate in waste mitigation.

Screen Name Redacted
4/05/2022 07:34 AM

For the reasons stated in the question.

Screen Name Redacted
4/05/2022 07:37 AM

Lodges are more appropriate for STRs

Screen Name Redacted
4/05/2022 08:37 AM

Lodges and hotels are commercial ventures. They are designed for rental year round. Private homes and condos are not the same as a commercial venture. Generally, they are not intended to rented year round and are also used by the owners. Over the years that people purchased the private units they were purchased with the intent of some financial return to help offset the costs of ownership. To change that structure now would be devastating too many private unit owners.

Screen Name Redacted
4/05/2022 08:42 AM

If a property is being rented more than 2 weeks per year, then it should be considered a commercial property.

Screen Name Redacted
4/05/2022 09:16 AM

Individual homeowners should not be subject to commercial regulation and taxation

Screen Name Redacted
4/05/2022 09:22 AM

Because the impact of short term rentals in the residential areas affects the lives of neighbors.

Screen Name Redacted
4/05/2022 10:52 AM

You can make a distinction and both can co-exist.

Screen Name Redacted
4/05/2022 11:05 AM

I am happy to play by any rules that make condo hotels and short term rentals fair.

Screen Name Redacted
4/05/2022 11:06 AM

Keep our residential areas quiet, give businesses to lodges and hotels who are prepared for the traffic and noise

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



Screen Name Redacted
4/05/2022 11:57 AM

Yes, areas that were zoned Lodge for the intended purpose of renting and short-term stays should not have to pay an additional fee not in order to rent on top of the taxes of 11.3% already in place.

Screen Name Redacted
4/05/2022 12:24 PM

They are essentially very different

Screen Name Redacted
4/05/2022 02:10 PM

Condo hotels are not doing as much damage to the community as residential properties and units. Condo hotels have always been short-term rentals in the hospitality industry

Screen Name Redacted
4/05/2022 02:32 PM

Size of property

Screen Name Redacted
4/05/2022 03:15 PM

Because residential properties often function as mini-lodges in Aspen because of their size, and thus should be treated accordingly.

Screen Name Redacted
4/05/2022 06:10 PM

I have less of an issue with Lodges. It's the short-term rentals in homes, etc. that are a major problem.

Screen Name Redacted
4/05/2022 06:27 PM

Long term residents live in residential properties and are impacted by short term rentals so they should be protected. Also hotels pay commercial rates while residential owners renting out their properties do not have to pay these charges

Screen Name Redacted
4/05/2022 09:04 PM

Commercial lodges provide services beyond those of residential STR

Screen Name Redacted
4/06/2022 12:16 AM

Because they ARE different and they should be treated differently! Some visitors who come to Aspen and choose a vacation rental are most often looking for a different kind of experience rather than staying at a typical hotel. They want to feel "at home" rather than at a commercially run hotel with a busy lobby and 24-hour surveillance. Those who are renting out their homes should obviously have guidelines to follow as they already do with VRBO and the like, but not additional strict City/Government regulations. Many vacation rentals are managed by their local owners who know their own property, neighbors, and neighborhoods best! Whether a guest is at a hotel or a vacation property, all guests at some point will need transportation and food. Whether they are using private or personal transportation (taxi, RAFTA bus, or Uber) or restaurant, bar, or grocery store, all activities are contributing to a functioning economy

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

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

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



supporting all businesses in town! Property taxes are high enough in Aspen not to mention the 8% required by VRBO and then another 4.4% to the city of Aspen. Many STR owners are struggling just to make ends meet to remain in Aspen and must rely on the additional income of an occasional STR for survival. Commercial businesses often get capital gains tax exemptions!

Screen Name Redacted

4/06/2022 07:50 AM

I think residences that rent out more than some % should be deemed lodges or commercial activities that are prohibited in residential zoned areas

Screen Name Redacted

4/06/2022 08:06 AM

sporadic rentals by owner-occupied is not a dedicated business endeavor and has less impact upon the local infrastructure. As such, they should be treated differently,

Screen Name Redacted

4/06/2022 09:25 AM

Houses should be taxed as houses and lodges should be taxed as commercial properties. Lodges are rented everyday in the same fashion. Houses may be only rented part time or vary year to year. Collecting sales and lodging tax solves the issues for houses.

Screen Name Redacted

4/06/2022 10:48 AM

Lodging should be located appropriately in areas zoned as such, including downtown Aspen. Residential neighborhoods that aren't zoned for lodging or commercial operations are inappropriate for lodging. STR's disrupt our neighborhood near Smuggler in many ways. Who wants to live next to a party house where no one is vested into the wellbeing of the neighborhood? They park all over our paths, sidewalks, don't shovel creating safety issues, etc. Guests are here to party, of course.

Screen Name Redacted

4/06/2022 11:02 AM

Because is very hard to find a place to live in Aspen alone. Not to mention the rent. We must be able to Airbnb

Screen Name Redacted

4/06/2022 12:22 PM

Yes. They are very different by nature - particularly

Screen Name Redacted

4/06/2022 03:50 PM

You can't change the location of residential short term rentals, in other words take them out of the neighborhoods and consolidate them in one area of town. That is the benefit of hotels in that they generally keeps the tourists where we as a community want them, business areas not residential neighborhoods.

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



Screen Name Redacted

4/06/2022 08:34 PM

I have a SFH that I rent a couple of times a year. I have a permit and my Broker (Elliman) pays the city the tax (11.3%) collected on my lease. As a SFH, I have never had a complaint from other neighbors as my property is separate from theirs vs. a condo which has common area.

Screen Name Redacted

4/06/2022 09:17 PM

The difference in management structure, taxation and zoning creates a big distinction that should be acknowledged within the expectations and requirements of operating both types.

Screen Name Redacted

4/07/2022 11:40 AM

Hotels or "lodges" are much larger enterprises - both in business and in physical size/energy output. You cannot proportionately expect smaller residential homes to shoulder the "same" regulations as these "lodges." A family of 5 checking into a private estate has nowhere near the same "negative impact" on the community as do the HUNDREDS (or thousands) of people checking in/out of these lodges each and every day. That's not to say that STR regulations cannot be updated. They simply cannot be viewed as equal to commercial regulations.

Screen Name Redacted

4/07/2022 02:12 PM

Lodges are in the public domain available for general public consumption 365 days a year.. Residential housing rented by owner is rented at the owner's discretion and is not available 365 days a year.

Screen Name Redacted

4/11/2022 10:53 AM

My answer to 2 above. Condo hotels are recent realestate operations which drive up the price of condos and rents. I really don't want more hotels in aspen. What are you going to do with the Gant. Those are all short term rentals.. shut it down.. where do you put people and how do you distinguish that. Look you all need to put resources into affordable housing and manage it MUCH better. You'd be better off on new condo hotels limiting the amount of weeks they can be held out for short term rental

Optional question (122 response(s), 123 skipped)

Question type: Essay Question

Q6 Why not?

Screen Name Redacted

2/27/2022 02:17 PM

The question was misleading; we want to preserve our neighborhoods while guiding rentals of all kinds to be kind and respectful neighbors; the question itself suggests punitive distinctions

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

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

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



between STRs and lodging which does not appear justified

Screen Name Redacted

2/28/2022 08:20 AM

The objective to have a situation where guests are serviced and represented during their stay, and have someone to call in case of an issue, is a good idea. However, you are going about this the wrong way and making numerous wrong assumptions. Firstly - at least half the "lodges" in town do not have 24 hour desk or service - most lodges have daytime-only staff. There are also rigorous laws about property condition - ie: property meeting building codes, safe systems, mandatory smoke and Co2 detectors, etc, etc. Many of these rules could also be re-enforced or policed through the rental permit application process. There seems to be zero regard for the tourists visiting here. Its a BOLD assumption that the tourists need to be served in Lodges and Hotels, when in fact the current trend - ask most guests to our area - is that they do not want to be in hotels and lodges and prefer to be housed in private residences. You MUST acknowledge the changing trends and landscape of resort communities and the aspects being sought by tourists and guests. The need for having someone to help the guests, provide service and accountability for the guests and the like, can easily be managed by the real estate brokerage and property management communities in the town. We have excellent brokers providing high levels of service, and property management firms and concierge companies offering bespoke services and custom tailored experiences which are way more in demand than the old school tired old lodge desk with a low brow desk clerk that doesn't know much about the town or care about providing that extra level of service. Instead of prohibiting this entire economic arm of the town, involve the massive real estate community (which encompasses more local residents than ANY OTHER INDUSTRY IN ASPEN) to provide the service and accountability that the Guests are looking for.

Screen Name Redacted

3/02/2022 06:38 AM

Residential properties used as short term rentals should, in general, have to comply with the same rules as condo hotels. There may be some differences, such as no on-site unit manager for residential properties etc, but that can be dealt with, with regulations that are appropriate and achievable. Don't throw out the baby with the bath water.

Screen Name Redacted

3/04/2022 07:43 PM

Fair is fair. Per my earlier comment, I would look at the number of days rented per year as an STR as the measuring stick-per unit.

Screen Name Redacted

3/07/2022 07:40 AM

The information above is not 100% accurate and does not reflect the true nature of the situation.

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



Screen Name Redacted

3/07/2022 11:22 AM

Short-term rentals service a variety of needs. Some might want more privacy, less amenities and therefore less costs. It's not right for the city to determine what's best for the general public.

Screen Name Redacted

3/09/2022 02:47 PM

Making a distinction between lodges and residential would be solely favorable to lodge operators which is completely unfair to residential property owners who have relied on their STR income to help partially cover the extremely high cost of ownership in the city. Enforcing the payment of lodging and city taxes and requiring business licenses of both residential owners & lodges is acceptable and welcome. If impact on the specific neighborhood is the concern, consider only allowing future STR permits to those residential properties located in commercial zones, mixed use zones and lodging zones. Do not unfairly punish property owners who want to be able to enjoy their property themselves while also being able to afford the costs of their property. Disallowing residential properties the ability to have unrestricted short term rentals will only end up creating a town with a hotel/lodge monopoly driving room rates sky high & will unfairly force out so many long time property owners as well as visitors who prefer the comforts of residential stays.

Screen Name Redacted

3/09/2022 03:54 PM

No, because this would be singularly beneficial to lodge operators and not to residential STRs who rely on this income to partially cover the cost of ownership in Aspen. Paying lodging and city tax, and business licenses for both lodges and residential units is understandable. If zoning is the main concern, then perhaps limiting STR permits to residential properties in mixed use and lodging zones would suffice.

Screen Name Redacted

3/10/2022 04:09 PM

There are limited lodges and condos in aspen that can accommodate a large family or two. By taking away the rental homes, many people will go to other ski areas. I think with that the town will suffer immensely.

Screen Name Redacted

3/10/2022 04:12 PM

Your statements above are not accurate concerning short term rentals.

Screen Name Redacted

3/10/2022 04:24 PM

A guest bed is a guest bed regardless of who the owner is.

Screen Name Redacted

This whole topic is ridiculous. Before we were owners in Aspen, we

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

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

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



3/10/2022 04:54 PM

visited several times each year for a few days to a couple weeks at a time. This is a resort town, without enough space for all of the people who want to visit it as it is. We need their spending to continue to fund all of the things that make Aspen a place people want to pop into and out of for short-term stays. Sometimes people want a hotel room, and sometimes they may want a more spacious or private condo. It feels the same to anyone visiting depending on whether they care for each particular visit about: ski-in/out; location of rivers for the summer, etc. It's just confusing to impact owners and rental companies with these kinds of distinctions that don't matter to visitors.

Screen Name Redacted

3/10/2022 09:40 PM

Do not unfairly punish property owners who want to be able to enjoy their property themselves while also being able to afford the costs of their property.

Screen Name Redacted

3/11/2022 02:31 AM

Reducing the availability of rental properties will curb tourism to the area, negatively impacting business throughout the community who rely on out-of-town visitors to sustain their enterprises. Worse still is the impact to employees of those businesses who would be forced to leave the area as their incomes wane.

Screen Name Redacted

3/11/2022 05:02 AM

Lodges are so expensive they only attract super rich people. The community needs to not be just for the very rich, that is a sure way to kill the community. Rentals allow people of many different economic backgrounds to come to Aspen to make it a rich and diverse community. Also, short term rental make for warm beds and thus improve the entire economy by filling local establishments, which generate taxes and income for locals.

Screen Name Redacted

3/11/2022 07:30 AM

All rentals should probably be paying the same taxes. But it's up to the community (the condo association, etc) if they want to allow rentals and the related rules. And the market dictates the services provided.

Screen Name Redacted

3/11/2022 10:01 AM

Residential vacation properties are viewed and used by tourists the same as hotels/lodges.

Screen Name Redacted

3/12/2022 07:20 AM

The lodges have a much higher density of people and therefore NEED to be taxed at a higher rate and have much higher (commercial) building standards. If the vacation rentals were occupied by owners 12 months out of the year the impact on neighborhoods would be no different than if the properties were

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



rented. IF you feel the parking and transportation is insufficient for these areas, it is a result of poor planning. Disallowing rentals will not solve that problem. Likewise for safety and up keep.

Screen Name Redacted

3/16/2022 03:27 PM

Many of these "residential" properties were built to be short term rentals. For example South Galena, any Chateau property. They have over time become permanent residences or long term rentals.

Screen Name Redacted

3/17/2022 01:18 AM

We live in Aspen and have children. When vacationing, we almost always rent a home. This allows us all to relax, spread out, and enjoy family time together playing board games, cooking together, and more. Hotels do not allow this and are not practical for vacationing families. Many families enjoy renting homes in Aspen when coming to visit Aspen. Aspen should encourage this opportunity for families to enjoy their vacation in Aspen. We live off Cemetery Lane and have not seen any challenges with neighbors who rent their home on a short term basis. As for parking concerns, many lodges in Aspen do not provide parking for their guests. In fact, we had friends stay at the Aspen Square and they were told to "find a spot on the street for their car."

Screen Name Redacted

3/18/2022 10:35 AM

Regardless of the zoning, anyone who purchases a property with the intent to rent should get a business license and pay lodging taxes accordingly. More importantly, an owner who employs brokers and property managers to oversee the rentals should be required to use local management (meaning employees based in Pitkin/Garfield/Eagle Counties) to ensure that the R&R's of the HOA/area are followed accordingly.

Screen Name Redacted

3/18/2022 03:09 PM

I think the residential units need to be operating at the same level as condo/hotel type units for the reasons mentioned above - safety, community impact.

Screen Name Redacted

3/19/2022 03:53 PM

If I understand the question correctly. I think residential properties being operated as full-time STR's should be treated as commercial properties and taxed and regulated as such.

Screen Name Redacted

3/19/2022 05:10 PM

Lodge properties, residential properties and short term rental units should all be considered the same and fall under the same regulations because "Aspen, Colorado is a resort destination" and should be treated as such.

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

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

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



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

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



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

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

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

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



- 3/26/2022 12:27 PM

to supplement income or for friends and family or to stay in as owners.
- Screen Name Redacted
3/28/2022 02:52 PM

Private residences housing short term rentals act like a lodge.
- Screen Name Redacted
3/30/2022 07:17 AM

Again, the market will crash!
- Screen Name Redacted
3/30/2022 12:48 PM

I think all units/homes are being used as residential dwellings, whether a visitor is in them or an owner is in them or a friend of an owner is in the unit, they all require very similar amounts of services. I don't believe a 2nd homeowner lives much differently than a renter would in the same property. Owners still require property management, transportation, parking if they live outside the core, places to eat, housekeepers to clean, etc. Again I think the regulations should address the full broad spectrum of all different types of properties throughout Aspen. Locals live in the core, the west end, and by smuggler so if rentals or a rental property is a nuisance to a full time person then I think the regulations should have "Nuisance Fines and Punishments." I believe our town should be prepared for and have services for if majority or some large percentage of the condos, hotels and homes have owners or renters in there.
- Screen Name Redacted
3/30/2022 12:56 PM

I believe residential properties and units should be held to the same standards required for lodges
- Screen Name Redacted
3/30/2022 03:33 PM

Since when do residential rentals not provide a quality visitor experience - only condo hotels achieve this?? They both deal with the same issues and proper management from the condo staff and property managers/brokers/owners will avoid any issues with a rental having a negative impact on the community.
- Screen Name Redacted
3/30/2022 03:53 PM

Because residents have bought their homes and should be able to rent it. Aspen DOES NOT have enough hotel rooms and the price point is too high
- Screen Name Redacted
3/30/2022 09:14 PM

To say lodges contribute a "functioning economy" is an opinion. It is not a neutral statement. Residential rentals bring tourists to town. It's the tourists that keep Aspen functioning and keep food on the workers class table.

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



- Screen Name Redacted
3/31/2022 05:10 PM

We historically have had small hotels and lodges in our neighborhood, on all sides of our block, including the Inn at Aspen, Shadow Mountain Lodge, Molly Gibson, and St. Moritz, to name a few. Our neighborhood is mixed condo properties, hotel properties, employee housing, and single-family residential. Not sure how our neighborhood is zoned for all these uses?
- Screen Name Redacted
3/31/2022 09:14 PM

Again, property owners should be able to do what they want with their significant investment in your city.
- Screen Name Redacted
4/01/2022 11:50 AM

Owners have property rights and should continue to have the option to do what they want. Owners pay lodging taxes. Also, visitors like to have options beyond hotels, which are generally very pricy. Limiting options will make Aspen only accessible to the ultra wealthy as hotels will certainly raise rates given a less competitive environment. Also, hotels / lodges cannot accommodate large family groups who want to stay in a house all together. It would be a shame to cut off this option for families who want to gather in Aspen. It would essentially limit that experience to those who can afford to buy homes here, which is a small slice of the population.
- Screen Name Redacted
4/01/2022 12:24 PM

Short term residential rentals should be treated the same way as lodge units.
- Screen Name Redacted
4/01/2022 05:23 PM

They both are rentals one full time the other part time and why have different rules particularly regarding safety. Imagine a residential rental with no smoke or carbon monoxide detectors?
- Screen Name Redacted
4/01/2022 06:02 PM

So they are taxed the same and have to abide by the same parking standards as Condo/Hotels.
- Screen Name Redacted
4/02/2022 10:00 AM

The more restrictions the less desirable investing in aspen real estate becomes.
- Screen Name Redacted
4/02/2022 10:18 AM

That would seem like discrimination of judging each property. I think the HOA for each building should have their rules to regulate if the unit can have STR or not.
- Screen Name Redacted
4/02/2022 11:40 AM

Because I feel that the blowback on short term rentals in being driven by lodges and they need to play by the same rules.

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

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

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



Screen Name Redacted

4/02/2022 12:29 PM

I have been on a zoning board for 15 years and understand the nuances completely. If you want control of noise in livability it needs to be done by rules and regulations for all rentals whether it be a hotel or an Airbnb rental. Many people do not want a hotel situation particularly if you're coming with children, dogs, and a nanny, a hotel it's just not workable. The situation of parties or outside noise is one that can be managed on a local level, and problems can be managed by imposing penalties to the management or owners. I presently live in a neighborhood that I'm sure has some rentals , and I have never seen any problem in the neighborhood. The loudest party was from the high school graduation of the owners children. Big deal.

Screen Name Redacted

4/02/2022 06:07 PM

Because they are both lodging for guests to the city of Aspen

Screen Name Redacted

4/03/2022 12:01 PM

As an owner I am not running a full time business and I want the opportunity to increase my social security income

Screen Name Redacted

4/03/2022 01:26 PM

condos need the regulation. Condos and hotels are not the same and should not be grouped together.

Screen Name Redacted

4/03/2022 05:55 PM

As long as occupancy taxes are being paid, both should operate. They fill a different need for travelers. Many "residential" properties are vastly larger than a condo hotel.

Screen Name Redacted

4/04/2022 08:49 AM

Because we are considered a tourist mecca and all property should be available for rent.

Screen Name Redacted

4/04/2022 12:38 PM

It should be a free society where we are take part in a capitalistic community offering different pricing as needed to lease out. It's what this country is based on.

Screen Name Redacted

4/04/2022 03:28 PM

Keep same

Screen Name Redacted

4/04/2022 03:55 PM

It doesn't make a difference the homeowner is most often doing STR's for the same reason

Screen Name Redacted

Some of us are located in the core surrounded by restaurants, shops

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



4/04/2022 04:01 PM

and other boutique rental properties. We all strive to give our guests a safe quality experience and are knowledgeable of current laws regarding this. We also provide 24/7 service and have off site managers (and on-site too) to take care of serious issues should they arise. I've short term rented in Aspen for 25 years and have never had an issue come up that was an immediate concern. The most pressing issue is always how to turn on the tv.

Screen Name Redacted

4/04/2022 04:21 PM

Not unless you have a separate category for condos that have been rented short-term for 10 to 50 years or longer in Aspen.

Screen Name Redacted

4/04/2022 05:47 PM

They both provide a needed service for the tourist and visitor population. Lodges do not work as well for families with children who do not need or want the amenities, for extended stays of 2 weeks (+/-) and are substantially more costly. On the flip side certain people want the amenities offered by a lodge and are willing to pay for them.

Screen Name Redacted

4/05/2022 07:34 AM

The same number of people can stay in a unit whether it is the owner or a renter. How does this change traffic impacts?

Screen Name Redacted

4/05/2022 07:55 AM

I do not see where the single family houses and condos should be treated differently. Let the condo associations impose their own rules

Screen Name Redacted

4/05/2022 08:21 AM

They should be considered the same - revenue producing real estate

Screen Name Redacted

4/05/2022 08:52 AM

Hotels have much greater density/beds and have greater need for parking/control. My particular property has parking restrictions and security to enforce any noise issues as well.

Screen Name Redacted

4/05/2022 11:57 AM

i think the distinction should be between single family residences and multi unit properties.

Screen Name Redacted

4/05/2022 03:24 PM

Diversity is important for the character and culture of the town and community

Screen Name Redacted

4/05/2022 04:59 PM

Because it's discriminatory

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

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

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



Screen Name Redacted
4/05/2022 06:07 PM
Because as an STR manager I own and operate 1 property versus a Hyatt type hotel which is a different sort of entity and should be treated as such

Screen Name Redacted
4/05/2022 06:35 PM
I do recommend however to differentiate between commercial location vs surrounds (ex, located in SM Base Village vs SM surrounds). Base Village is setup for parking, lots of comings and goings to gondola, ski and bicycle rentals, restaurants etc. STRs are a small fraction of the action.

Screen Name Redacted
4/06/2022 04:53 PM
If they are going to act like a lodge/hotel they need to follow the same rullles and laws as the hotels

Screen Name Redacted
4/06/2022 05:48 PM
It would be almost impossible to regulate this. In addition fractional ownership has many owners per unit and most times only rent a random week per year. You would need thousands of business licenses @ each property . This would be unattainable in my opinion. Also these condotels do business like a regular hotel. No need to penalize an owner that owns stake in the property

Screen Name Redacted
4/06/2022 06:55 PM
A year round short term rental is just that. Whether it's a standalone family home, or condo in a building - it's a commercial property, not someone's home. Tax it like every other short term commercial lodging.

Screen Name Redacted
4/06/2022 07:29 PM
Because property owners should be able to own their property and not have it controlled by anyone.

Screen Name Redacted
4/07/2022 01:52 PM
As stated above, homes were not constructed as commercial properties and are of an entirely different dimension, construction and management than condo-hotel units. Homes generally don't enjoy any economies of scale or consistent rental record. Unlike lodges, it is not a reliable 'business' for owners to rent their homes and success does require maintaining standards inside and out, providing an excellent or unique living experience and, often, privacy and/or anonymity. Having to pay as a commercial activity would, in my view, knock out a number of available homes as rental would become uneconomic.

Screen Name Redacted
4/07/2022 03:41 PM
The above stated differences are either disingenuous or just plain incorrect. A dwelling is a dwelling is a dwelling. No matter if an owner

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



is using it or and owner guest/rental the same amount of traffic and infrastructure is required. In fact visitors renting might even use a car less or fewer cars. The last difference listed above is simply not true. how are lodges ensuring more safety, more quality experience and facilitating a functioning economy. Those are all empty words.

Screen Name Redacted
4/11/2022 12:38 PM
Short-term rentals should be considered a business and comply with the same regulations as a business. If you were running a business out of your home and claiming it as a business, you would have to comply with certain regulations (example: an accountant working from their home as a place of business would have a separate entrance, for example). Similarly, your customers should have the security of knowing that they are safe and provided with the same services of a short-term unit in a lodge, as they are paying for short-term lodging.

Optional question (84 response(s), 161 skipped)

Question type: Essay Question

Q7 Rank your preference for where you believe short-term rentals should be permitted based on zone district, with "1" defining that they should not be allowed at all, and "7" being they should be allowed.

OPTIONS	AVG. RANK
Residential Neighborhoods Outside of the Roundabout	2.83
Cemetery Lane Residential Neighborhoods	3.06
East End Residential Neighborhoods	3.54
West End Residential Neighborhoods	3.59
Mixed-Use Districts (ex: Main Street)	4.31
Lodge Districts	4.74
Downtown Core	5.10

Optional question (227 response(s), 18 skipped)
Question type: Ranking Question

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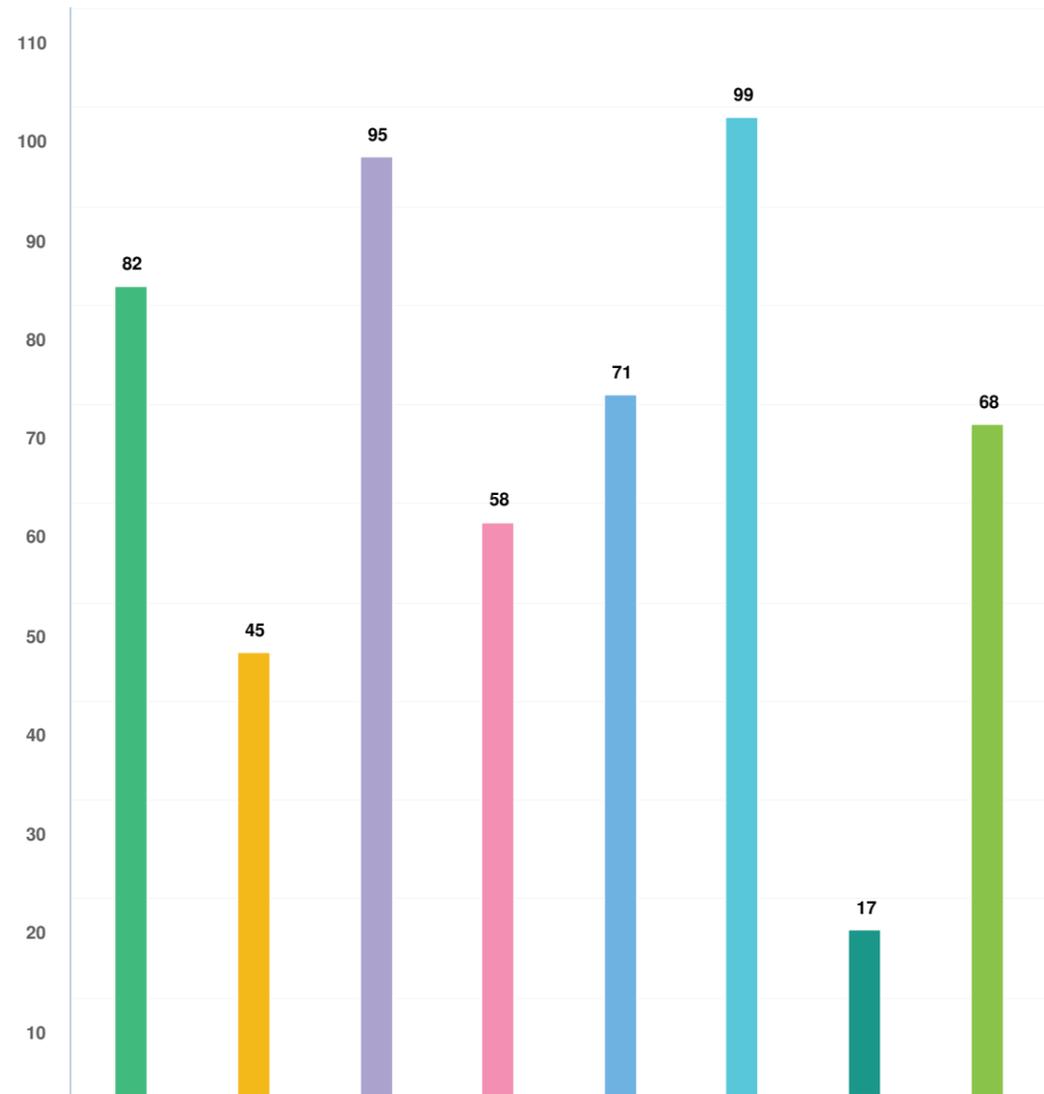
SHORT-TERM RENTALS

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

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



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



Question options

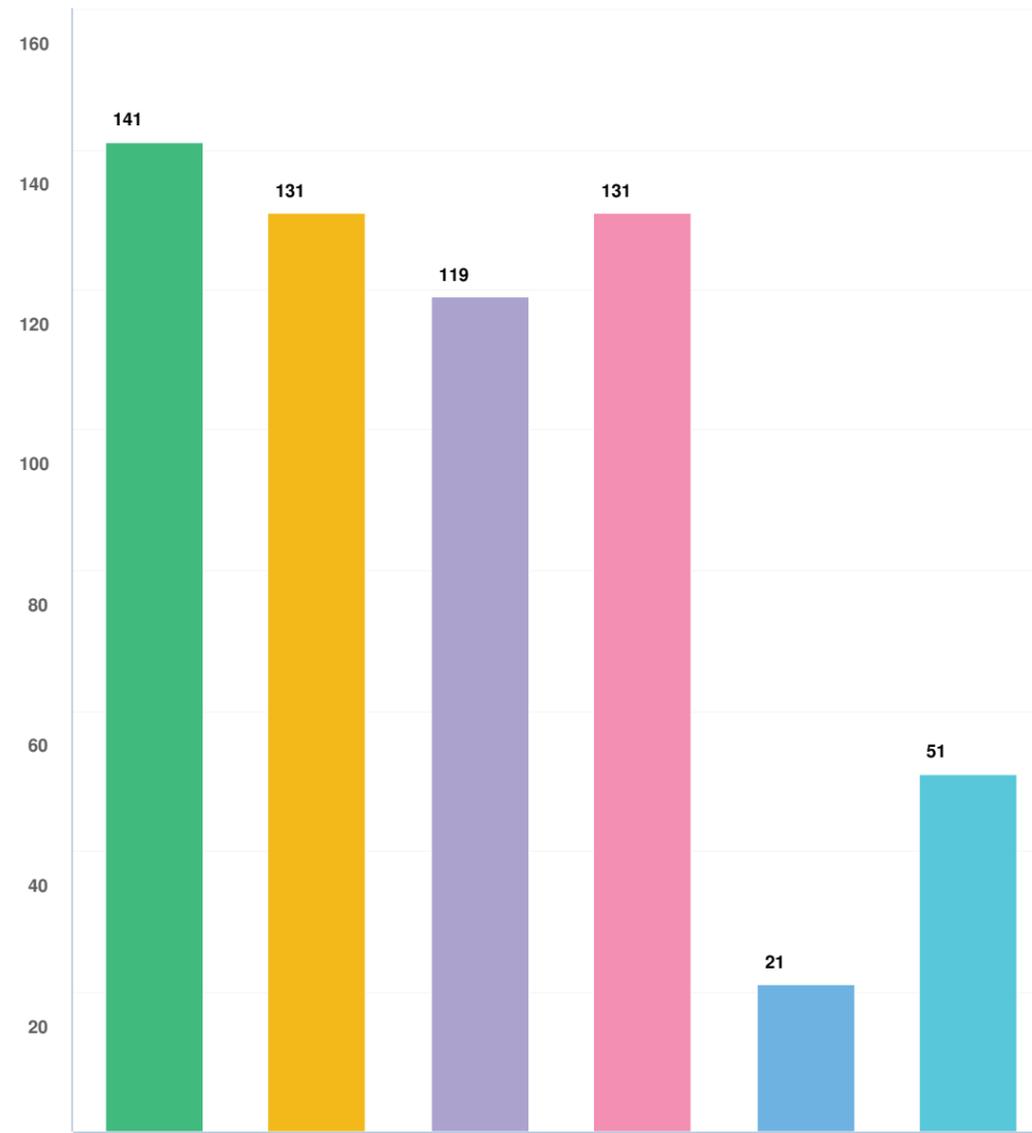
- Traffic and Parking
- Trash and Wildlife Safety
- Neighborhood Impacts (ex: Noise, Crowding)
- Over Tourism
- Tax Fairness (Ex.: Property Tax Increases, Sales and Lodging Tax Remittance)
- Loss of Local Housing
- Competition to Traditional Lodging in Town
- Other (please specify)

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

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



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



Question options

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

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

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

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

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



Q10 If you were a member of Aspen City Council, what questions would you ask about short-term rentals?

Screen Name Redacted

2/27/2022 01:48 PM

Why would you allow uncontrolled short term rentals in our community??? What will you do to protect our community?? Anonymous and private LLC's should not be allowed to purchase properties as investments for short term rentals. Real estate investment is just like the stock market - a risk, with no guarantees on investment. Absent landlords are not interested in the well being of the community only on their investments paying off. If you have the courage to change the use of short term rentals you will probably be sued but, hey it was their risk to take. Housing prices might actually drop too which could be better for local buyers. Real estate agents who have been reaping the benefits of uncontrolled short term rental investment sales will no doubt be unhappy. They will adapt. It's time to take our town back and make it a community.

Screen Name Redacted

2/27/2022 02:17 PM

1. How do the neighbors feel about it? 2. How many beds are made available to the base number of visitor bed accommodations in Aspen and at what cost? 3. Does the owner/operator respond quickly to complaints; can we fashion rules to govern disturbing behavior by individuals rather than prohibiting broad swaths of lawful activity? 4. How can we quantify the community benefits and burdens? 5. How much time do residential homeowners spend in their Aspen homes and how much time is rented out? 6. How many homeowners rent to visitors for City sponsored programs such as the Physics and Music programs? 7. What is the tax benefit to the City, County and State of STRs? 8. Can the City law enforcement quantify the burden of STRs relative to visitors and residents generally? 9. Are there benefits to us by providing rental homes for families? 10. What are our goals, what choices do we have to reach those goals, what is the cost of each choice and who should be asked to pay that cost? Thanks Dennis Seider

Screen Name Redacted

2/28/2022 08:20 AM

Is there a license in place? Are they paying their taxes? Is the property represented? (ie: who is the accountable representative for the rental? Is that representative readily available, reliable and responsive?). ONE MORE COMMENT: You have declared in Question 5 that "there are no regulations in Aspen that define where short-term rentals can exist." This is not entirely accurate. The ZONING code CLEARLY defines for every type of zoning in this town whether or not short term rentals are permitted. How about starting there?

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



Screen Name Redacted

2/28/2022 02:28 PM

is there a way to quantify how many homes are rented fulltime as investment rentals with owner usage less than that, and how many are primary homes rented occasionally?

Screen Name Redacted

2/28/2022 10:37 PM

What percentage of currently licensed short term rentals are housed in ADU units in homes exceeding 3,500 square feet?

Screen Name Redacted

3/02/2022 06:38 AM

What would be the loss in tax and retail revenue if short term rentals are restricted such that fewer people are able to visit Aspen? And how does that loss impact Aspen's budgets and development goals?

Screen Name Redacted

3/03/2022 01:53 PM

WHO ARE MAKING THE COMPLAINTS THAT i as a long time real estate professional have NEVER HEARD. How can we help them- maybe literally post rules that all of us homeowners must follow with parking, noise, etc.

Screen Name Redacted

3/04/2022 12:23 AM

Who are you hurting and who are you helping? Will taxing STRs generate more money for affordable housing? If so, do that!

Screen Name Redacted

3/04/2022 07:43 PM

As I said, what will ultimately be the result of our actions? I'd also note that changing regs for current owners might well result in a taking, which could get very expensive for the city. As a taxpayer, I'm livid about the whole thing. Why not have this debate without the moratoriums? Why do I and every other taxpayer have to pay to defend the city when what it has done is indefensible?

Screen Name Redacted

3/05/2022 11:36 AM

Are the people that are complaining even residents of Aspen?

Screen Name Redacted

3/05/2022 06:08 PM

who are these people who know so little about the fabric of what made it great here: they all seem to be mini Bob Bowdens

Screen Name Redacted

3/06/2022 02:45 PM

I would suggest that all residential short term rentals should only be possible under the following rules: 1. No residential STR under 30 days in length. 2. Any residential unit can only be rented once a year ranging in length between 30 days and 12 months. 3. Set a limit of how many occupants in each rented unit can stay there at the same time depending on the size of the residential unit.

Screen Name Redacted

1. Why shouldn't these businesses pay their fair share to address the

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

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

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



3/06/2022 04:17 PM

problems they create? 2. What steps do STRs take to educate their guests about noise and trash? 3. Who really benefits?

Screen Name Redacted

3/07/2022 07:40 AM

I would ask to drill down the numbers and get a clear picture of how many, what neighborhoods and who is managing and how.

Screen Name Redacted

3/07/2022 11:22 AM

Are you licensed.

Screen Name Redacted

3/07/2022 03:10 PM

Zero. It's none of there business what someone wants to do with there personal property.

Screen Name Redacted

3/07/2022 04:48 PM

I would want to understand how short term rentals have impacted other destinations. I've heard, for example, that large areas of Barcelona have been "hollowed out" by STRs, displacing local residents to the point where nobody lives in some neighborhoods. I think it would be worthwhile to understand the implications of these businesses in places where they have been more prevalent.

Screen Name Redacted

3/08/2022 09:59 AM

How are you going to "police" the policies you put in place? Can you require that owners of property in Aspen must put in a minimum of hours in community service within the town.

Screen Name Redacted

3/09/2022 02:47 PM

1. Who are these proposed revisions & restrictions actually hurting & helping? 2. How are these proposed revisions going to impact the local economy/businesses? 3. How can we help maximize city lodging tax income while not affecting the livelihood and property value of ANY residents? 4. Should we consider consider restricting future STR permit issuance only to property owners who have a property in a commercial zones (CL, CC, & C-1), Mixed Use zones (MU) and Lodging zones (L)? 5. Should we consider grandfathering in all property owners as of 12/31/21 to be exempt from any possible future revisions as to not negatively impact any long time residents/owners? 6. How can we use funds received from lodging taxes to help address affordable housing?

Screen Name Redacted

3/09/2022 03:54 PM

-Should future STR permits be issued only to property owners who have property in a commercial zone, lodging zone, and mixed use? - How city lodging tax be maximized while not affecting any residents livelihood and property values? -Who exactly are being hurt or helped by these proposed revisions and to what degree? -How can we specifically utilize funds generated by STR lodging taxes and

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



business licenses to develop long term and affordable housing solutions? -Should property owners as of 12/31/21 be grandfathered in to be exempt from future STR revisions to protect and encourage long-time residents/owners? -How will these revisions affect all local businesses and the economy in Aspen?

Screen Name Redacted

3/10/2022 04:09 PM

Why are people so upset about this!? If a law passed like this, it would force many home owners to sell their homes. This will also turn people away for choosing aspen/Snowmass for family vacations.

Screen Name Redacted

3/10/2022 04:12 PM

Are we getting taxes from all of the real estate firms and from owners who rent their unit on their own.

Screen Name Redacted

3/10/2022 04:24 PM

Who is suffering? Locals or visitors. Ask the ski co to help out building more affordable housing.

Screen Name Redacted

3/10/2022 04:54 PM

Nothing, really. I can't figure out why this has suddenly become a big deal. Aspen is expensive. Part-time restaurant/ski lift/hotel workers have always complained that housing is unaffordable. I lived far away from my work when I was young as well, because it was more affordable. I think the City Council should be focused on other things.

Screen Name Redacted

3/10/2022 05:17 PM

Again, what problem are you trying to solve? if you want to address traffic and parking, perhaps don't allocate much of the core parking spots to restaurant pick ups only. Furthermore, if you want to tax renters who are messing up traffic and parking, then charge them for a multi-day or night parking pass. But other than this, i honestly don't see the problem: i've been paying tax as a resident without using the town's infrastructure for many years (Schooling, et al), and i certainly never asked for that back...nor would you ever have granted me that!

Screen Name Redacted

3/10/2022 05:41 PM

how can we make it easy (ier) on the existing lodging/hospitality industry to run a thriving business for their clientele without destroying the complementary Short term rental industry that brings so many visitors, money, employment, benefits to Aspen. And how can do that without changing dramatically the character and feel of the current community? We don't want more hotels, especially big hotel like chain hotels in Aspen. The short-term letting industry plays a vibrant part of the aspen economy.

Screen Name Redacted

Why change from the status quo after all these years

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

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

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



3/10/2022 06:18 PM

Screen Name Redacted

3/10/2022 07:54 PM

How do we ensure that appropriate levels of regulation is applied to create a welcoming & safe town for the visitors as well as supporting our home owners who rely on the income as a source of their economic well being?

Screen Name Redacted

3/10/2022 08:51 PM

Where do the workers live that take care of your rental?

Screen Name Redacted

3/10/2022 09:40 PM

How are these proposed revisions going to impact the local economy? Who is affected negatively and positively by these proposed revisions?

Screen Name Redacted

3/11/2022 02:31 AM

Why are you interested in instituting policies that will shrink the local economy and hurt many residents throughout the roaring fork valley who rely on out-of-town visitors to provide for their families?

Screen Name Redacted

3/11/2022 05:02 AM

Have you studied the Alps and how they have concluded short term rentals are a key requirement of a top quality ski town?

Screen Name Redacted

3/11/2022 07:30 AM

How to enforce the laws that are already in place. Even the minor laws, like dog leash laws. Aspen does a poor job compared to other cities.

Screen Name Redacted

3/11/2022 07:48 AM

This sounds like an effort from hotels to squash competition so they can raise room rates. There is so little housing available in town, I have no idea why you would be looking to eliminate any. The real problem in town is the developer Hunt who is getting rid of all the affordable food places and replacing them with incomplete construction sites. As a long time Aspen resident it is a shame how this has been allowed to happen. Embarrassed to have friends come and visit with nothing open, big holes in the ground for years, and no restaurants to eat at unless you want shaved truffles on your \$100 steak.

Screen Name Redacted

3/11/2022 07:55 AM

How can the city and community work together to differentiate between those property owners who bought solely to make a profit with no intention of spending the revenue locally or spending time there? Also, with an employee housing shortage, how can the city support using STR as employee housing on a seasonal basis? I would certainly consider trading housing for free lift tickets since I

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



have to use proceeds from the rental to afford skiing (again, where my parents have a combined 100 years of service). What other value can be traded to offset housing problem with available STR? How can the city work with homes bought solely to make a profit on STR to make that revenue stay in the community? Higher taxes on those who aren't owned by someone who spends time in the community? Higher tax on those who weren't raised there AND still spend time there when able? Use that to subsidize employee housing, give to schools, etc.

Screen Name Redacted

3/11/2022 10:01 AM

So who is going to take care of all these vacation rentals? "Local" employees that have to live down in Glenwood or further?

Screen Name Redacted

3/12/2022 07:20 AM

Who is behind this push and how much money do they stand to gain.

Screen Name Redacted

3/17/2022 01:18 AM

I would: 1. Look at the benefits of short term rentals in addition to the challenges. As I mentioned, our family loves renting homes when we vacation. We enjoy our time so much more in a home with a large living area, kitchen, and multiple bedrooms. It is also much more affordable and fun to be able to cook meals and eat in. We also enjoy living as locals live in a home and not in a hotel/lodge. 2. Address the challenges of short term rentals with: a. Fair taxes. b. Occupancy limitations based on the number of bedrooms. c. Adequate parking options (however, this would also need to be enforced with lodges in town which do not all provide parking for all their guests). d. Requiring 24/7 property management services if deemed necessary e. Trash disposal and wildlife awareness programs for all visitors to Aspen, including both hotel/lodge and short term rental guests.

Screen Name Redacted

3/17/2022 07:43 PM

What additional impact do they actually create on city surfaces? What difference does it make if the owner is sleeping there or a short term visitor?

Screen Name Redacted

3/18/2022 07:00 AM

Other than regulation, why are you doing this? Anyone that is an Aspen resident knows the short term rentals are not increasing traffic (that is workers coming onto town and leaving at the end of the day) or housing for employees. You will hurt Aspen

Screen Name Redacted

3/18/2022 12:20 PM

ACC needs to drop this topic!

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SHORT-TERM RENTALS

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

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



Screen Name Redacted
3/18/2022 12:21 PM
How have other communities dealt with this and what solutions have been successful.

Screen Name Redacted
3/18/2022 02:35 PM
- We already have a housing crisis, why do we want to continue to artificially inflate property values and reduce the number of permanent residents in neighborhoods? How much is it really stimulating our economy? Is it worth displacing our community? - Will the quality of life be impacted as transients move from traditional "lodge areas" to residential neighborhoods? - Will it maintain community preservation? (this is a topic that I hear every full-time Aspen resident talking about) - What will it cost the city to manage short-term rentals and enforce ordinances related to short-term rentals (e.g., increased traffic, noise, off-street parking, littering, wildlife safety, etc)? - What public safety issues does it pose? - How do we keep short-term renters "accountable"?

Screen Name Redacted
3/18/2022 02:47 PM
Should we first focus on doing the basics well before engaging in yet another thing

Screen Name Redacted
3/18/2022 03:09 PM
What is the tipping point at which too many STRs start to negatively impact community character rather than providing some benefits? Are actual people utilizing the ability to rent out their homes as a second income or so that their house doesn't sit empty for months? Or, are they owned by LLCs and trusts so rich people can get richer at the expense of the community.

Screen Name Redacted
3/18/2022 06:13 PM
I would permit short-term rentals

Screen Name Redacted
3/19/2022 09:01 AM
Why are we acting like they are necessary at all? They are gutting the town of its character and infrastructure. Yes, banning them completely would be a radical move, but if you want to return some vitality to this place, it may take some economic and cultural disruption.

Screen Name Redacted
3/19/2022 01:44 PM
Why would we NOT allow a working class family who chose to buy a free market home here (thereby not taking a coveted employee housing unit) to earn extra income by renting their property or a portion of their property?

Screen Name Redacted
3/19/2022 01:52 PM
At what point do you believe your presumed omnipotence approaches a limit?

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



Screen Name Redacted
3/19/2022 05:10 PM
I would want a list published every 6 months in the local newspapers of all of the owners of all short-term rental properties and the addresses of those properties. I would make sure to include all of the owners name connected with each property so that they can not hide behind a business name. I would also want a list of the amount of taxes that were paid by all of those owners on each short term rental. Again, I would list each owners name so that they can not hide behind a business name.

Screen Name Redacted
3/19/2022 05:24 PM
What oversight can be applied to short-term rentals so that they are held in compliance with regulations, are properly permitted and pay their share of taxes. Also, what controls can be put in place to mitigate the environmental impacts which include parking, transportation, keeping down noise levels. Liability issues need to be addressed when/if property is damaged.

Screen Name Redacted
3/20/2022 03:58 PM
Are short term rentals taxed in the same way as lodging including accommodations tax? How is short term rental tax utilized versus the perceived impacts?

Screen Name Redacted
3/20/2022 06:45 PM
Is there a way to increase housing for locals instead of adding more rentals for visitors?

Screen Name Redacted
3/21/2022 01:25 PM
Is it appropriate to consider denying someone their property rights?

Screen Name Redacted
3/21/2022 02:22 PM
Do they contribute to the community, or do are they detrimental to the community and those that live here full time.

Screen Name Redacted
3/21/2022 04:28 PM
If units are already built and are going to sit empty verses letting people short term rent them, there is no down side to the community. If they are properly managed noise, trash, parking, are all NON-ISSUES. I am 100% for personal property rights without City rules and regulations.

Screen Name Redacted
3/21/2022 07:05 PM
Are the appropriate in neighborhoods not zoned for lodging?

Screen Name Redacted
What will be done about the loss of housing for local service workers,

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SHORT-TERM RENTALS

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

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



3/21/2022 07:40 PM

about noise and party activity in residential neighborhoods, about increased traffic impacts and about trash attracting bears and other wildlife?

Screen Name Redacted

3/22/2022 12:36 PM

What benefit do you give the community & subdivision you live in? What do you do to help your neighbors with noise & parking traffic? If you live in APCHA owned neighborhoods, do you help defray costs to the associations

Screen Name Redacted

3/22/2022 04:33 PM

When the City is at capacity in the busy season who would you contact for someone to repair your furnace, refrigerator, plumbing, or any other service company. The answer is you wouldn't be able to get a reply from any of these companies as they are all too busy. A friend had to live in the cold for 3 days in single digit outside temperatures as she couldn't find anyone to fix her heat. We have overbuilt our community to where we don't have enough businesses to service our current level of properties let alone the new 1A 100,000 square feet and other developments. We are waging the tail of the dog by keep expanding and keep building more work force units.

Screen Name Redacted

3/22/2022 06:59 PM

Aspen is already overwhelmed - leading to this moratorium. Why would we permit more and different rentals?

Screen Name Redacted

3/22/2022 07:54 PM

How can we ensure that these short terms rentals are not negatively affecting the already horrific local full time housing market, in terms of both availability and cost?

Screen Name Redacted

3/22/2022 07:54 PM

Should there be a cap on how many short term rentals are allowed in Aspen? Should there be a process where a short term rental has to try long term renting first (placement with a local that needs a home and is a good match) before they can qualify for short term rentals?

Screen Name Redacted

3/23/2022 07:23 AM

Include the long term individual owners who have rented their place out for years. Limit or eliminate the LLC crowd

Screen Name Redacted

3/23/2022 08:19 AM

Do more STRs make the lives of the most economically and socially vulnerable members of our community better or worse

Screen Name Redacted

3/23/2022 11:02 AM

In order for tourism to continue and grow in aapen there has to be things to draw people here. without the workers that are being priced

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



out of the valley many of the buisness here will suffer. This is being seen already with resturants shortening hours due to lack of staff. the hospital is understaffed and has a hard time finding workers, even though the pay ia better than average. The reason is because of the lack of affordable housing. unless skico is planning on having tourists to take turns waiting tables, and running the ski lifts then something must be done. I realise that the poor investors buying up all these properties are just trying to make ends meet, but unless these investors plan on plowing after it snows then maybe, just maybe asoen shiuld do something to address the problem.

Screen Name Redacted

3/23/2022 12:00 PM

What are we trying to accomplish in detail and what actions might we take that will help us accomplish those goals?

Screen Name Redacted

3/23/2022 12:18 PM

Where are the records / proof of all the proclaimed problems to safety, trash, danger to wild life, etc. I'm sure there are certain isolated issues which could probably be solved with some inforcement which does not include such a wide stroke of the government brush.

Screen Name Redacted

3/23/2022 12:34 PM

There MUST be an enforcement mechanism that will revoke the short term rental permit from properties that continue to disrupt their neighbors and neighborhoods. The Aspen Police Dept. cannot be the default property manager of poorly managed short term rental properties.

Screen Name Redacted

3/23/2022 01:59 PM

I think it is important to clearly define the problem, I don't think the council has adequately articulated the actual problem, which is a dangerous situation when trying to find so called solutions. The council is not likely to have meaningful change throughout this process, but will most likely create losers here.

Screen Name Redacted

3/23/2022 02:40 PM

where are complaints generated from? what is the ripple effect on jobs if you eliminated them? how many and what type of clientele would you lose if you eliminated residential rentals?

Screen Name Redacted

3/23/2022 04:42 PM

What is your average number of rental nights per season?

Screen Name Redacted

3/23/2022 05:55 PM

Why is this a concern when the owner of their establishment is trying to survive!

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SHORT-TERM RENTALS

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

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



Screen Name Redacted

3/23/2022 08:14 PM

I pulled this off of a FB page from a user that commented on the Helfinger sale in the paper today... "A major private equity fund with a trillion dollars of assets under management will be going heavy into the STR/Vacation home market in the Colorado resort communities. Their exit strategy is simple. The rise in property values. Appreciation. Communities like Aspen, Steamboat Springs and Breckenridge will see properties rise in value exponentially. They also do not depend on income. They will pay the minimum taxes and basic maintenance. If and when the communities get over their hatred of this industry they may then bring that model into play. Until then these properties will not be available for any use other than comps for their LP's, and friends. I am told that they plan to invest a billion dollars into Colorado" This is the shape of things to come if nothing is done to keep the heartbeat of Aspen intact. How do we propose to maintain the ethos of "The Aspen Lifestyle" when we give it all up to the highest bidder? Where does the greed stop? Why should we all just roll-over and allow Aspen to become a theme park for the wealthy? If that is the goal we are mere steps to having that sad end become a reality. Does anyone care about anything beyond money, profit and tax revenue in this town anymore? What about quality of life, and not just for the highest bidder? It's becoming quite gross...

Screen Name Redacted

3/23/2022 09:06 PM

IS there a way to limit STR's on a per person basis or member of and LLC, etc. Somehow finding out who the member are of the LLC which would be the same as a person. maybe someone can only own up to 3 rental properties. Is this a possibility?

Screen Name Redacted

3/24/2022 08:06 AM

My question is to you and why you think you have the right to dictate what someone can or cannot do with their home. If you tax the activity correctly, then you can cover whatever additional costs are incurred or mitigate, with those funds, whatever extra services might be needed.

Screen Name Redacted

3/24/2022 08:15 AM

Do I have any right to infringe upon private property under the constitution?

Screen Name Redacted

3/24/2022 08:53 AM

I would love to ask city council to consider where in aspen they are most appropriate and how many licenses should be allowed in the various zones and neighborhoods to create a healthy balance for the community.

Screen Name Redacted

When will we change Aspen from an investment back to a

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



3/24/2022 12:51 PM

destination? People who have been here for years are being forced out for people buying 2nd and 3rd homes that don't live here full time and contribute to the local economy full time. Some have their houses paid off but because of overdevelopment and greed are forced to sell because they now can't afford their property taxes.

Screen Name Redacted

3/24/2022 03:35 PM

If I were a member of city council I would first ask questions from industry professional and local public before trying to pass moratoriums on an emergency basis. This reminds me when you all tried to limit FAR with no public insight in the middle of the night until the paper published the article and got people knowing about it. I find it disturbing when you are elected to serve the public and operate without full transparency.

Screen Name Redacted

3/24/2022 04:54 PM

how do we make it easier for owners to use their property for STR's. how can we create more jobs and keep our economy going. why would you be against them? Makes no sense.

Screen Name Redacted

3/24/2022 05:31 PM

If limitations are placed on short term rentals making it undesirable or not feasible for owners to continue running them, how does Aspen plan to accommodate the demand for lodging and tourism which make up such a vital part of the local economy? How will the city be able to accommodate families traveling together that cannot stay in standard hotel rooms with young kids?

Screen Name Redacted

3/25/2022 08:48 AM

How do we ensure we are collecting tax revenue from all of them? How do we balance the needs of our community with the desires of investors to rent second homes.

Screen Name Redacted

3/25/2022 06:15 PM

-Owners who want to have STR permit should have a car with Co registration and be on the voter roster in Aspen. -Owners should have a special garbage service that come to their garage so the garbage does not stay outdoor for 24 hrs. -Owners should have only so many weeks to do STR, it is a nuisance if it is ALL THE TIME! with maids, repairs etc... coming non stop.

Screen Name Redacted

3/25/2022 07:05 PM

Detriment - no benefit. Look at Carmel CA for good example of banned STR

Screen Name Redacted

3/25/2022 08:03 PM

I believe the City should require all owners who want to rent their homes out (short or long-term) to apply for a rental registration. The

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SHORT-TERM RENTALS

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

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revenue should be taxed as a hotel. The City should not limit the rental registration in either number or give preference to any specific neighborhoods.

Screen Name Redacted
3/26/2022 11:46 AM

Are renters willing to do what is necessary to protect the lifestyle and nature of year-round residential neighborhoods and wildlife?

Screen Name Redacted
3/26/2022 12:27 PM

How to maximize the benefits to the city of STR's.

Screen Name Redacted
3/26/2022 12:45 PM

Since the pandemic the housing market has been crazy and we have seen the impact of no places to buy and no places to rent (that are affordable). The affordability of housing has always been an issue - which is why employee housing came about. Is the solution to build more affordable housing even if it's down valley? I'm not sure that regulating short term rentals is the solution. If someone purchases a free market property they should be able to use it as they please without restrictions.

Screen Name Redacted
3/27/2022 06:24 AM

I fail to see the connection on how short-term rentals are taking units away from affordable housing. The price we paid for our condo is completely unaffordable for the average worker. City Council desperately needs to focus on rental housing for seasonal workers. The shortage and difficulty to find workers in the shops, restaurants and on the ski hill is a direct reflection of the lack of suitable rental properties near transit lines for seasonal employees. Rental housing, not for-sale housing, will best solve our housing shortage and help ease traffic and parking problems.

Screen Name Redacted
3/28/2022 05:21 PM

Do they have any benefit to their neighbors?

Screen Name Redacted
3/29/2022 07:38 AM

how do we ensure equity is considered in this process?

Screen Name Redacted
3/29/2022 09:18 AM

What are the specific concerns you are aiming to address? How can you regulate around those concerns?

Screen Name Redacted
3/29/2022 03:15 PM

As a realtor have been doing rentals in Aspen for 15 years have had "not one" complaint about my Renters. I believe the number of "noise or nuisance" complaints are minimal. Perhaps rentals should only be done by Realtors as we are insured and have a code of conduct we

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



must abide by. Airbnb and VRBO will not take the care in who the renters are that they put into homes.

Screen Name Redacted
3/30/2022 07:17 AM

If you get rid of short term rentals, what are you going to do for all the people that work them.. cleaning service, maintenance manager, property managers, bartenders, servers ect. Businesses will shut down bc the amount of people visiting would drop substantially!

Screen Name Redacted
3/30/2022 12:27 PM

How are we defining our town? How much an investor can make or by the character and make up of it's owners and residents (L/T rentals). Those are the individuals that contribute to the pulse of the vibe that our town should have, not the investor/developer that just wants a return on their investment and will promise the council everything in order to get what they want and deliver on NONE of it.

Screen Name Redacted
3/30/2022 12:48 PM

I would ask, what problems are we trying to solve for our community and for our town?!? And then once 1 or 2 or 3 problems are identified, then I would gather the data! Complete data. I would also ask "if we did _____ in our regulations.... how does that affect different things/people such as retail owners, restaurant owners, free market owners, employee housing owners, full time residents, part time residents, Aspen Skiing Company, the traffic, city services, and go one by one to understand how a specific regulation will affect every nook and cranny and person in town."

Screen Name Redacted
3/30/2022 12:56 PM

why do you think you should be exempt from getting a permit and HOA approval in residential neighborhoods.

Screen Name Redacted
3/30/2022 01:55 PM

What about visitors that want to come to Aspen who can't afford the rates of core hotels? All incomes should have access to this great town and all owners no matter where they live should be able to offset the high cost of living here by renting their condo or home if they desire. It is a win for everyone but the rich people that don't want those with regular income levels to come to Aspen.

Screen Name Redacted
3/30/2022 02:21 PM

How many short term rentals actually occur in the West End. Not how many have licenses but how many actually rent and pay taxes. How many of these are new homes rented for less than 30 days at a time?

Screen Name Redacted
3/30/2022 02:30 PM

Is there a way to incentives property owners to choose renting to local work force over short term rentals?

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SHORT-TERM RENTALS

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

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



Screen Name Redacted
3/30/2022 03:33 PM

Who is your source for the negative stories you a perpetuating? Who is managing the properties where there are issues? Are issues caused by owners or tenants? What makes you think people wont go around the city and rent without filing any paperwork?

Screen Name Redacted
3/30/2022 03:37 PM

From the articles I've read and the meetings that I listened to it seems that City Council is most worried about short term rentals and the loss of employee housing. How is regulating short term rentals going to add units available for employees to rent and ease the housing crisis? Are the people renting their houses right not on a short term basis at those high rates really going to rent to employees if they are not allowed to rent on a short term basis? I personally don't think so. If you tell them they can't rent short term but can over 30 days (long term paying \$0 in taxes) how much rental tax income will the city lose? What is the average number of short term rentals properties have in a year? If it's 12 or less, if I were an owner I would just do 12 - 1 month rentals and pay no taxes. How can we use the taxes gained from short term rentals to help with the housing crisis?

Screen Name Redacted
3/30/2022 03:53 PM

Short term housing should be strictly 30 day minimum

Screen Name Redacted
3/30/2022 03:59 PM

Questions 1: How do you not destroy neighborhoods by making them a hotel zone? #2 How can you roll this new STR rule back so its tolerable to residents? #3 Is this healthy for the community? I would say there is very little local community left living in Aspen. Its a big resort with no room for locals its all about profit. Its really sickening. I don't think its all councils fault. As a 35 year local I am moving out of town. Constant construction, noise, dirt, beeping no balance between locals, construction, and tourists etc! Why did you change the rule a few years ago regarding residential rentals. It used to be you could only rent for less than 6 months 2x a year. The rule was changed to allow this free for all to increase bed base. Essentially residential areas are uninhabitable by locals now. So here we are, the new STR rule needs to be rolled back now that we have this experience. No matter how many beds there are there will never be enough. We have reached saturation limit and someone has to say stop! When the city changed the rules our HOA changed our condo docs to reflect no rentals allowed less than 2 months. We are however surrounded by STRs. We just had two units sell and a major buying point for the buyers was that we didn't allow nightly rentals, so it goes both ways. Allowing STRs does not automatically increase the value of a condo. JUST SAY NO TO THE EVER INCREASING EVERYTING WE HAVE REACHED SATURATION.

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



Screen Name Redacted
3/30/2022 04:16 PM

How does increased short-term rentals make the town a better place to live? Are there not enough hotel rooms and condos currently available? How many more visitors can our local infrastructure support (i.e. parking, sewage, electric grid, rescue services, etc?)

Screen Name Redacted
3/30/2022 07:16 PM

What is your definition of a "managed" short term vacation rental.

Screen Name Redacted
3/30/2022 08:59 PM

How can we be fair to property owners, especially those who are needing rental income?

Screen Name Redacted
3/30/2022 09:14 PM

Short term tourists most likely will go out more to spend their Money at stores and restaurants more quickly and will allow more tourists to come into town as there will be more Options of when to come to Aspen. Long term tourists will space out their dinners and shopping as they're here for longer, taking up bedding options other tourists can't come to town.

Screen Name Redacted
3/31/2022 12:11 PM

This survey asked the worst questions and clearly has zero intentions of asking for solutions to the problem. Instead, you all just want to pit the community against the city and continue this debacle. Also - I do not think the city should pick rentals on zoning neighborhoods. My preference is the number 7 on all of the neighborhoods in Aspen.

Screen Name Redacted
3/31/2022 05:10 PM

If I am predisposed to be against STRs and vote to eliminate them, am I creating an even more elitist, wealthy class-driven community in Aspen? If I vote to eliminate STRs, will the Colorado middle class be able to afford the high Aspen hotel room rates to come to ski and recreate in Aspen? If I vote to eliminate the STRs, will I push out the multi-generation Aspen families who have downtown condos and need to rent to afford the escalating costs of carrying their family properties? Why am I judging what other people want to do with their personal property so long as they are complying with state and local laws? Why are we even discussing this issue when there are not enough STR rooms to support our Aspen Summer Music program?

Screen Name Redacted
3/31/2022 09:14 PM

This will not resolve your affordable housing situation. I live in Telluride and similar measures have NOT helped one bit. And it has created unbelievable negative vibes in the community. Nobody is all of a sudden renting their second homes for 10%-25% of their real value, while not being able to use them, because of these

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

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

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



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

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

I am in full support of short term rentals

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

None. Let them do it

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

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

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

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

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

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

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

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

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

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

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

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

Screen Name Redacted

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

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SHORT-TERM RENTALS

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

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



4/02/2022 08:27 PM

we are not there, I would want the city council to ask me what sort of guests stay in our home, and if I thought that I was taking business away from a hotel? I would explain that many of our guests choose not to stay in a hotel because of family dynamics. For example, an older couple with their children and possibly a young grandchild or two. In a home, they can sit around a living area together, get their take-out meals and eat comfortably together without worrying about young children's behavior - also they have a place to mind a baby without the fear of disturbing anyone else, etc. We have hosted families with a member who is severely handicapped - whereas a hotel would not be suitable for their needs and desire to congregate together privately. Honestly, there are many reasons why homestays are more attractive to visitors. (However, I know many people who much rather stay in a hotel than in "someone else's home") It does work both ways. The bottom line though, if I were a member of the ACC, I would question how I would have any say or power to control what someone else does with their own property.

Screen Name Redacted
4/03/2022 10:47 AM

The council should consider raising taxes on short term rentals. The owners are rolling in cash based on nothing other than favorable conditions while workers get screwed. I say if owners are benefiting from just being in Aspen, they should pay their fair share. Use the taxes to create sustainable housing.

Screen Name Redacted
4/03/2022 12:01 PM

Why do we need to think about this, why do we need more government control and more government?

Screen Name Redacted
4/03/2022 12:03 PM

Do STR's degrade the quality of life for locals? If so should there be a quota that caps them at a number that preserves a critical mass of authentic community?

Screen Name Redacted
4/03/2022 01:26 PM

What are the greatest need for the community?

Screen Name Redacted
4/03/2022 03:32 PM

How devastating it is to long-term residence rentals

Screen Name Redacted
4/03/2022 05:55 PM

It's going to exist. It's ALWAYS existed. Get on board and support the process. Monitor the rentals. Get the tax revenue. Aspen needs STRs to support the town, the merchants, the residents, etc....

Screen Name Redacted

Why are we not taxing rentals of 30 days or more? Could we set up a

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



4/04/2022 08:54 AM

tax for any rentals with terms under 3 - 6 months?

Screen Name Redacted
4/04/2022 12:38 PM

How is this negatively impacting our community?

Screen Name Redacted
4/04/2022 03:28 PM

Why are we trying to regulate STRs

Screen Name Redacted
4/04/2022 03:37 PM

How to ensure that STR comply with "good neighbor" standards

Screen Name Redacted
4/04/2022 03:55 PM

Are you renting properties responsibly? Paying lodging tax etc? Have you or your company had any issues with noise etc at any STR's that have affected the community negatively? Have any community members / homeowners spoken to you or your company complaining about having STR's impacting their homes negatively?

Screen Name Redacted
4/04/2022 03:56 PM

1. Are they individually owned/family business? 2. Do they have an onsite manager? 3. Is the property kept up and safe?

Screen Name Redacted
4/04/2022 04:01 PM

You allow large hotels to come into Aspen and yet your looking to restrict owners from renting their homes who have done so for decades. Not everyone has the deep pockets to stay in an Aspen hotel. We provide a service to the tourist and the city derives revenue off that service. You restrict beds and you restrict your revenue stream.

Screen Name Redacted
4/04/2022 04:11 PM

I believe this is a private property or condominium association issue, not an issue for city council. If you wanted to have more affordable housing for local workers, you should have maxed out capacity for what we have, and secondly, create incentives for retirees living in employee housing to move on.

Screen Name Redacted
4/04/2022 04:21 PM

I would ask about impacts in specific neighborhoods, e.g. how would STRs aid or limit liveability in any one zone - I would want to gauge how comfortable residents are with neighbors renting out parts of their home short-term/what that looks like.

Screen Name Redacted
4/04/2022 04:40 PM

How can we minimize the removal of long term rental housing stock due to STRs without punishing legitimate second home owners who occasionally rent out their homes to offset expenses.

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

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

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



Screen Name Redacted
4/04/2022 05:47 PM

WE are a tourist based economy and town, why do you want to kill the goose that is laying the golden eggs?

Screen Name Redacted
4/05/2022 04:15 AM

What would (wise, respected and beloved former mayor) Bill Stirling do?

Screen Name Redacted
4/05/2022 06:45 AM

While regulating short term rentals makes a lot of sense, how do we create positive incentives for owners to rent on long-term basis to local residents? Unless we ban STRs altogether, simply increasing regulation or limiting STR supply is unlikely to return a material number of units to the local resident housing supply.

Screen Name Redacted
4/05/2022 07:04 AM

What makes anyone think that any of these "vacation rental" properties would be rented at a discounted rate long term to house the workforce or anyone who else who couldn't afford to e market rate? Is the objective to protect the hotel industry from losing any revenue? Isn't Taxation and meaningful regulation always more effective than prohibition? Are we conveniently using the unprecedented uptick in the vacation rental industry as a scapegoat to decades old problems that were ignored or mismanaged for just as long? Is This a knee jerk reaction to a natural economic shift that we'd be better served to adjust to rather than shut down?

Screen Name Redacted
4/05/2022 07:34 AM

1. Why aren't we (CC) respecting due process, and why do we feel the need to cheat the system and abuse our position of power by using a bogus "environmental emergency" clause to slam through our wishes without consulting voters in Dec. 2021? 2. How is it possible that commercial construction not an environmental emergency but residential is?

Screen Name Redacted
4/05/2022 07:34 AM

When our economy is driven by tourist dollars do we want to create a tourist base of only those who can stay at The Nell or do we want a more diverse group? People who book a weekend on AirBnB are generally a much more relatable cliental than those who book high end hotels or who can afford to spend a month on a holiday rental. The Council is trying to block visitors who have come for years to ski because they are pricing them out. Eliminating STR will not create employee housing. If you want more employee housing insist that the units that already exist be rented to employees. There are so many empty apartments that are zoned for employees because the owners were forced to build them but have no need of the paltry rental

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



income.

Screen Name Redacted
4/05/2022 07:37 AM

Why do we need to please second homeowners? Our "working class" needs an opportunity for housing. By restricting short term rentals we will increase the housing stock. Both of the free market rentals I lived in 10 years ago when I first moved to Aspen have been converted to STRs

Screen Name Redacted
4/05/2022 07:55 AM

Is health and safety being addressed?

Screen Name Redacted
4/05/2022 08:21 AM

Nothing noted

Screen Name Redacted
4/05/2022 08:37 AM

What, if any, problems are we trying to correct and are any of the proposed corrective specifically addressing that problem?

Screen Name Redacted
4/05/2022 08:52 AM

Given that most owners want to enjoy the use of their property throughout the year and would not rent it out to local workers, what would happen to City revenue of sales and lodging tax if STR activity is banned? And what is the impact on local businesses who rely on tourism for survival? Hotels in Aspen are already incredibly expensive in season, what would happen to those prices if lodging alternatives are removed? This is already an incredibly expensive community and decreasing supply will likely put upward pressure on prices here.

Screen Name Redacted
4/05/2022 09:16 AM

How will you enforce noise and parking ordinances?

Screen Name Redacted
4/05/2022 09:22 AM

HOW DOES IT BENEFIT ANYONE OTHER THAN THE OWNER?

Screen Name Redacted
4/05/2022 10:52 AM

If we eliminate short term rentals, won't this severely limit beds and cause severe economic reductions to local businesses?

Screen Name Redacted
4/05/2022 11:05 AM

Let the homeowners do what they need to do to maintain their unit/homes. Why does City Council need to decide who and can cannot rent their homes? Why was this decision and vote pushed through as an emergency? The community was not properly notified and there was no need to make this an emergency.

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

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

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



Screen Name Redacted
4/05/2022 11:06 AM

How is this affecting housing for local employees and local businesses? As an employer we have an incredibly difficult time finding housing for our team, and we know we are not alone to say the least.

Screen Name Redacted
4/05/2022 11:57 AM

what are you trying to regulate? what are the goals? empty homes? what rights/responsibilities do HOAs have in regulating/restricting STR and the like in their specific communities.

Screen Name Redacted
4/05/2022 11:57 AM

Just a few years ago, city council was upset over the shortage of hot beds, now they claim we have too many beds. Yet, Aspen Ski Company's affordable lodging option, the Limelight, averages well over \$1000/night in season (hardly affordable). During the pandemic short-term rentals took off because visitors wanted their own place, whether it was a 1 bedroom condo or 5 bedroom home, they didn't want to be surrounded by others for fear of getting sick. Short-term rentals provide opportunities for owners to offset their costs of carrying the property. It also allows a greater diversity of people to visit Aspen from all socio-economic backgrounds. If you limit short-term rentals or make it more difficult for owners, whether full-time residents or second home owners, I am afraid that hotel nightly prices will only become more expensive and out of reach for many people. Many of the properties that sold within that last 3-4 years were never part of the long-term housing pool for locals. Long-term housing costs are skyrocketing because of limited inventory and the increased demand of new locals moving here that have the ability to work remote. We have a housing problem, but attacking new property owners is not the solution. City Council should fast track affordable housing projects of their own in order to help increase the inventory of affordable long-term housing, instead Council debates the design projects for years before ever putting a shovel in the ground. It is a serious concern that the landfill is almost maxed out, however, instead of crying wolf, maybe look at the potential that it could create. How long until that land could be repurposed and turned into an entire affordable housing community. The solar farm was a great addition, but as it is unable to provide power for all of Aspen, was a higher and better use of that land to create affordable housing for the workforce? These actions of limiting rentals will not result in any real solutions to the housing crisis. It will only boost the coffers of Aspen Ski Company and other hoteliers in town.

Screen Name Redacted
4/05/2022 12:24 PM

How can we be more flexible in our short term rental regulations rather than trying to institute this one size fits all regulation that has been written up so far by the council.?

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



Screen Name Redacted
4/05/2022 02:10 PM

How will mandating STRs actually help the local housing crisis?

Screen Name Redacted
4/05/2022 02:32 PM

Is permanent housing being sacrificed for STR?

Screen Name Redacted
4/05/2022 03:24 PM

How many properties will sit vacant for most of the year waiting for their wealthy owner to occasionally visit and what will be the cultural and economic impact of this.

Screen Name Redacted
4/05/2022 04:04 PM

Have you thought about the impact this will have on home owners; property management businesses that will have to let employees go because they will generate less income; local businesses and restaurants?

Screen Name Redacted
4/05/2022 04:59 PM

Why are you attempting to reduce our warm beds and the ability for large families to gather and have the ability to prepare some meals at home? Why are you throwing away all this sales and use tax revenue?

Screen Name Redacted
4/05/2022 06:07 PM

What is an appropriate str tax rate to generate revenue for affordable housing?

Screen Name Redacted
4/05/2022 06:10 PM

Short-term rentals massively decrease available rental properties for those who want to live here full-time and don't want to live in Rifle. We should be looking after those people who live here full-time. People who want to visit Aspen can stay in this thing called a hotel.

Screen Name Redacted
4/05/2022 06:27 PM

Short term rentals by non resident owners should attract some type of surcharge as non resident owners do not really benefit the community

Screen Name Redacted
4/05/2022 06:35 PM

Strictly enforce payment of accommodation taxes. Pull STR license if noise or inappropriate activity.

Screen Name Redacted
4/06/2022 12:16 AM

Q: Why are we benefiting especially from local homeowners and their decision to offer a Short-Term Rental possibly because they have to supplement their income (many of whom are now retired) and why are we making it so hard with all the rules/regulations/moratoriums etc... for these locals to remain in this town!? A: Solution: Maybe an exemption if you are a homeowner and have a valid voter's ID in the

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

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

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



city of Aspen!

Screen Name Redacted

4/06/2022 07:50 AM

I believe there needs to be limits because otherwise it's commercial activity and that's not appropriate in residential zoning. It's bad for wildlife and the environment. The character of our neighborhoods are changing. It's overwhelming our roads and emergency responders. Residential zoning is for residing. Not for creating hotels from peoples homes.

Screen Name Redacted

4/06/2022 08:06 AM

what would be the impact to owner occupied LOCALS if their ability to sporadically rent out their property was taken away? My thought is that many would be forced to leave their HOMES.

Screen Name Redacted

4/06/2022 09:25 AM

why in the world is the city bothering with this? There are ordinances for people to maintain their properties, pay taxes etc. As long as that is done, the city should not interfere with private property rights.

Screen Name Redacted

4/06/2022 10:09 AM

What is the total economic impact of STRs to Aspen, and why would Aspen jeopardize that growth when studies show STRs have minimal impact on property affordability.

Screen Name Redacted

4/06/2022 10:48 AM

Since we're already setting tourism, sales tax and real estate records, where's the real need to increase our STR's and tax base? Do the benefits (for non-residents) really outweigh the challenges and damage to our neighborhoods? Do locals see a lot of downside, but no real upside with STR's? Since STR's reduce housing for residents, how are they helping working residents? Are our neighborhoods healthier with STR's?

Screen Name Redacted

4/06/2022 11:02 AM

To fallow rules of the houses they visit.

Screen Name Redacted

4/06/2022 12:22 PM

How do short term rentals impact the economy and city finances (tax revenue)? Is there a link between STR policy and availability of affordable worker housing?

Screen Name Redacted

4/06/2022 03:50 PM

Show the proponents of more STRs the data on costs of renting long term (and short term for that matter) in Aspen over the past 5 years. Then contrast that data with the numbers of STR properties that were operating clandestinely or openly. If they don't see a direct correlation and provide pragmatic solutions then they should be under a

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



moratorium until pragmatic solutions can be provided by others.

Screen Name Redacted

4/06/2022 04:53 PM

How best to tax and keep track of who and where these properties are

Screen Name Redacted

4/06/2022 05:48 PM

Being a realtor my livelihood depends on short term rentals. I rely on this income. I just bought my Aspen condo this past fall and in the future plan to rent it out here and there to off set some of the expensense. Not sure if I would of bought it knowing this was going to happen. I do not know how the city can take away homeowners rights. Its wrong

Screen Name Redacted

4/06/2022 06:55 PM

How can moderating their use benefit the local working classes housing opportunities.

Screen Name Redacted

4/06/2022 07:29 PM

Does it increase economic activity? Is it good for businesses in town? Is it good for home-owners? Does it increase property value? I would recommend looking into European ski villages such as Lech or St. Anton that believe in never having an cold (empty) bed. Renting is not only encouraged in those villages but required in order to own property in some of the new housing complexes. Reducing short term rentals in Aspen/Snowmass will hurt the locals because it will decline the much needed clientele. Removing short-term rentals benefits only the uber-wealthy and does not take into consideration the needs of the average person. Do we want to make Aspen/Snowmass even more elitist and anti-local town?

Screen Name Redacted

4/06/2022 08:34 PM

I went to the meeting tonight and could not discern what the problem is re: rentals. Lodging is astronomically high in Aspen and people have choices where they take their family for their holiday. We WANT them to choose Aspen and support all the local businesses. And homeowners like me pay the City taxes (about \$20K) last year from my renters. The City can use that to serve our community. transportation, housing, road improvement, etc. I heard one person say that a SFH might rent for long-term to a local if they don't have a short term option. This is absurd. SFH's that are above \$10M are not year round rentals for affordable housing. Do some simple math on what a \$10M asset would need to rent monthly to simply cover the nut. Do locals pay \$100K/mth for a yearly lease. Of course not - SFH's rentals are few and far between and allow tourists to visit here with their whole family which is a huge financial benefit to Aspen. if they can't find a family house for XMAS in Aspen, they can take their money to Telluride.

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SHORT-TERM RENTALS

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

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



Screen Name Redacted

4/06/2022 09:17 PM

Should there be a limit for licenses? Limited for different sizes/styles of accommodation? Limited as a percentage of that style of housing in town? Can we tie a direct tax to STR's that funds affordable housing?

Screen Name Redacted

4/07/2022 08:27 AM

Removing STR would definitely hurt the local economy. Whether it's an owner staying in his/her condo/home or a short term rental, the traffic, population, ect is all the same footprint.

Screen Name Redacted

4/07/2022 08:52 AM

Regardless of an owner or short term rental present the outcome is the same. It brings revenue to the city

Screen Name Redacted

4/07/2022 11:40 AM

If STRs were restricted (primarily in Aspen), how would we ensure that these homes would then be rented out to locals in a long-term lease? How many of these homes have ever leased to a long-term local before? Additionally - if STRs did not exist anymore - how would we ensure that all long-term leases in Aspen/Snowmass were signed only by locals working/contributing to the local economy. (Versus a "digital nomad", remote worker, etc. willing/able to pay a higher price to live here). Where do we draw the line on regulating/encroaching on FREE market housing regulations. In a Capitalist society there will always be an issue of the highest bidder. That is why the focus needs to be on developing more deed restricted housing for local employees.

Screen Name Redacted

4/07/2022 01:52 PM

If we discourage short term rentals won't we be further restricting the diversity and accessibility of visitors to Aspen.

Screen Name Redacted

4/07/2022 02:12 PM

We all know that we are suffering form a lack of employee housing - what proof exists that with out short term rentals ,employees seeking housing would be able to benefit?

Screen Name Redacted

4/07/2022 03:41 PM

How can we make short term rentals evenly regulated and not overly complicated? I.e, a max number of days per year a unit can be sort termed - but across the board.

Screen Name Redacted

4/11/2022 10:53 AM

Why isn't there enought affordable housing, how can we build more and how can we manage what we have better? Would exclusion of short term rentals cause already ghost neighborhoods to become completely vacant (I live on Eastwood drive, there are very few if any

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



residents there and in non rental seasons it is dead..) will this be the result in rental season Where are we going to house all of the folks that have come to aspen and used luxury housing available outside the downtown area, do we really want more and bigger hotel projects Isn't part of the charm of aspen for people who come here to rent a house and enjoy a weekend with their family, not be crammed into hotel rooms? Do we destroy that experience What is the effect of eliminating short term rentals going to be, is it solving some core problem or is that problem at this point beyond resolution from the stand point of shutting down rentals

Screen Name Redacted

4/11/2022 12:38 PM

As the socioeconomic gap becomes larger, how is local government supporting its residents and workforce (those that live outside of city limits) in being able to be active participants in their communities (stay involved, live here, eat here, play here, shop here)? This workforce includes all socioeconomic classes (low, middle, high, and everything in between).

Optional question (195 response(s), 50 skipped)

Question type: Essay Question

How could short-term rental permits be administered?

SURVEY RESPONSE REPORT

14 June 2016 - 01 May 2022

PROJECT NAME:
Short-Term Rentals



SURVEY QUESTIONS

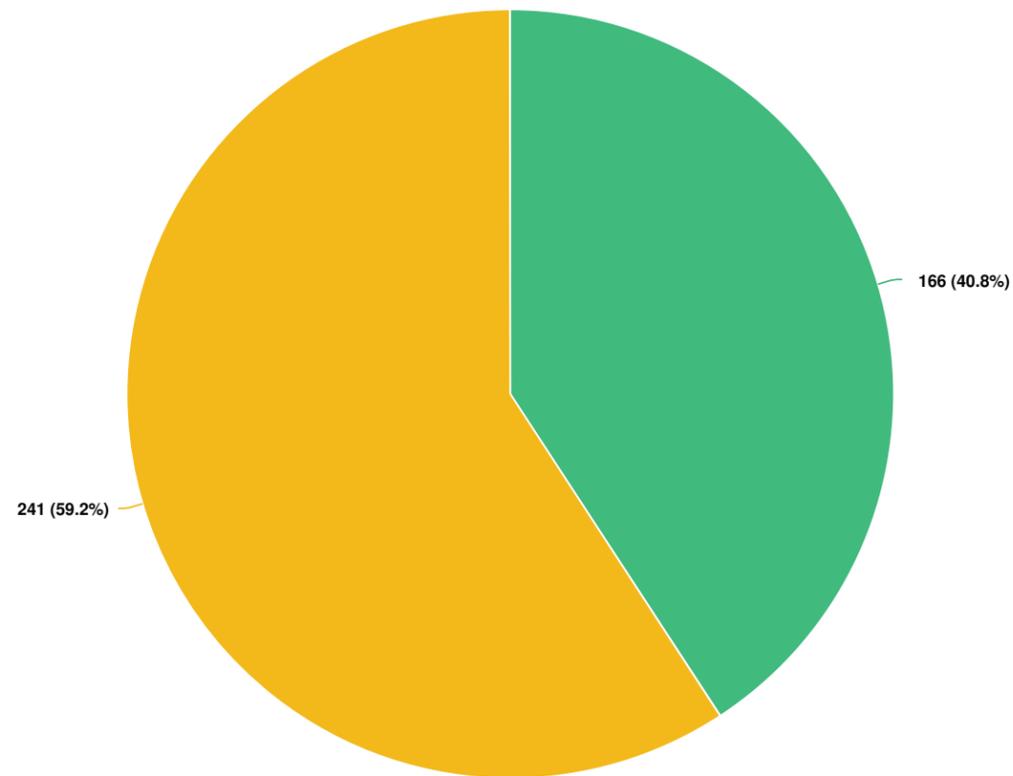
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SHORT-TERM RENTALS

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

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

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



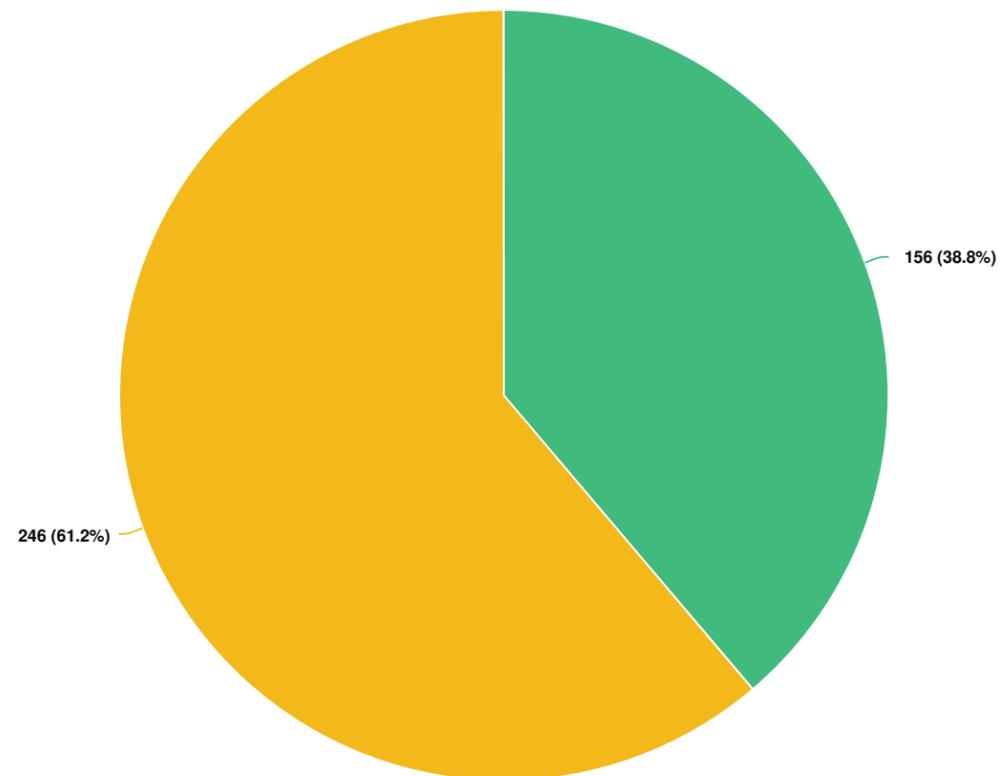
Question options

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

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

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

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



Question options

- Lottery
- Attrition

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

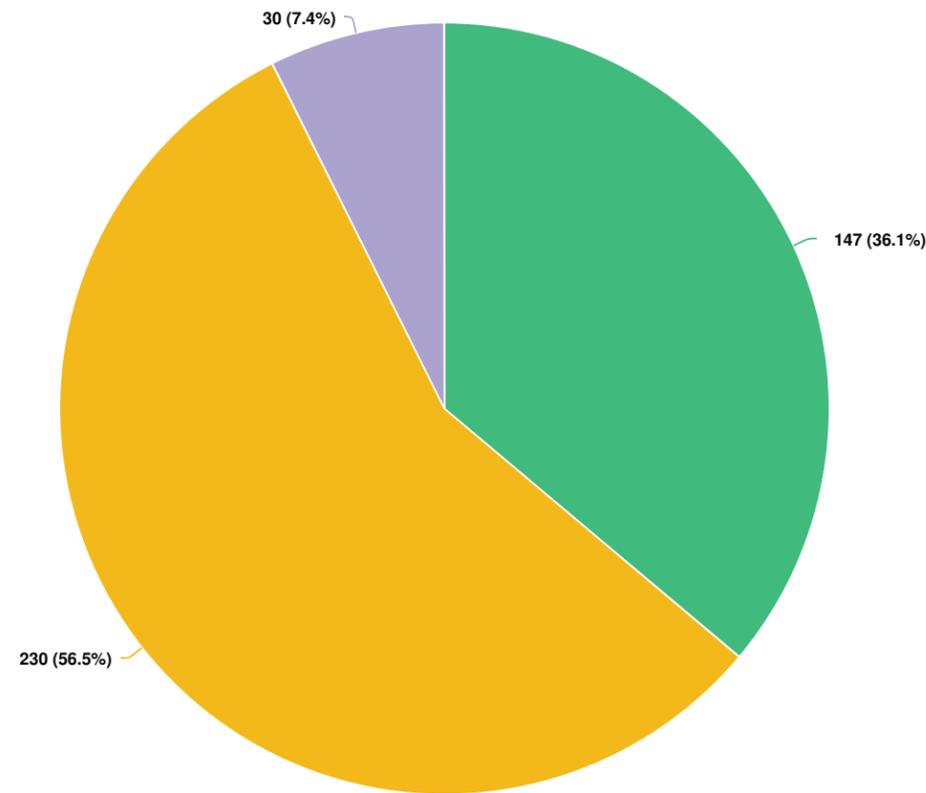
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SHORT-TERM RENTALS

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

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

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



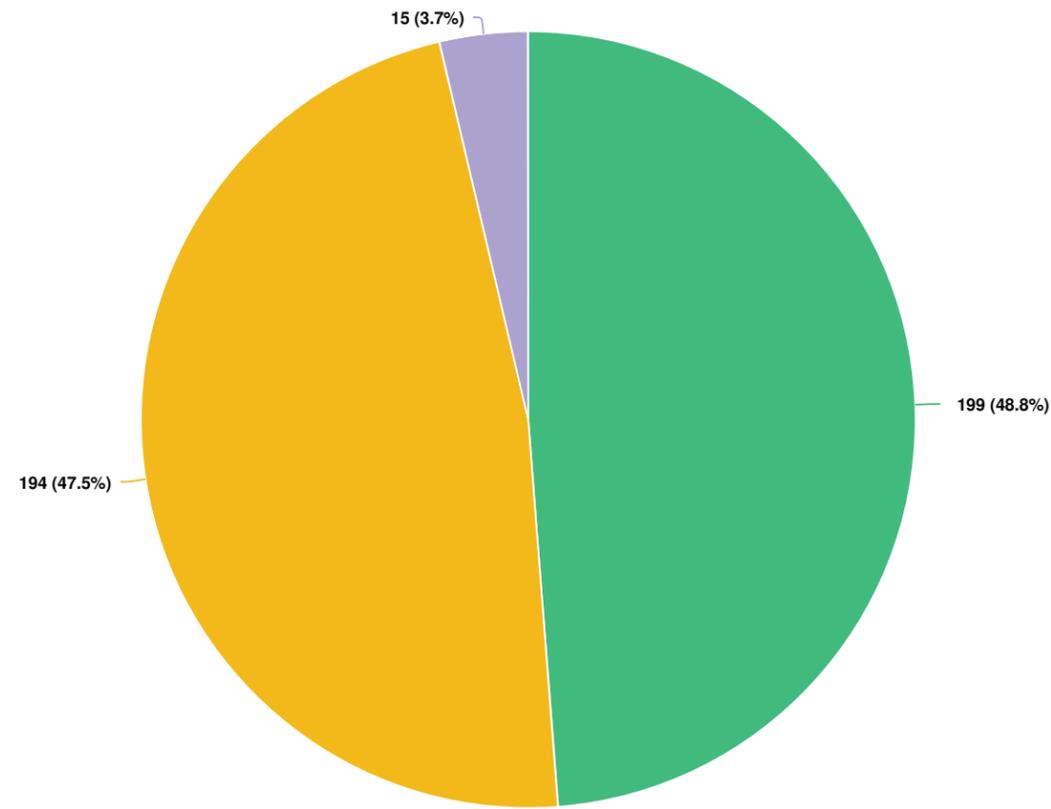
Question options

Yes No I don't have a preference

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

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

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



Question options

Yes No I don't have a preference

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

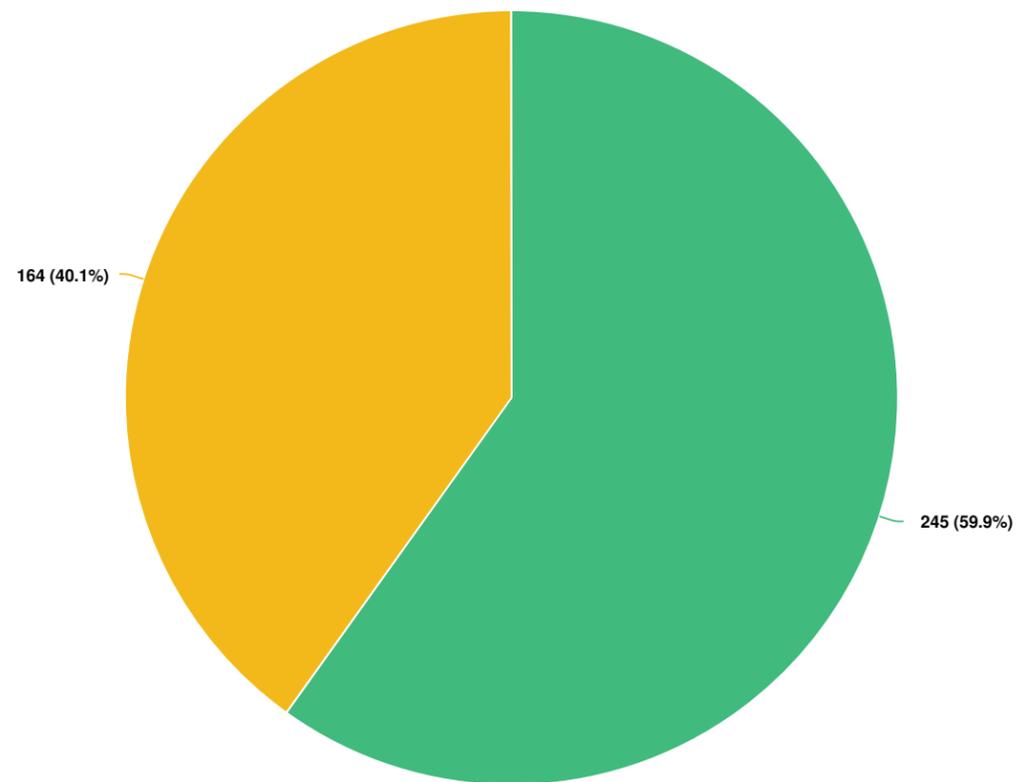
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SHORT-TERM RENTALS

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

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

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

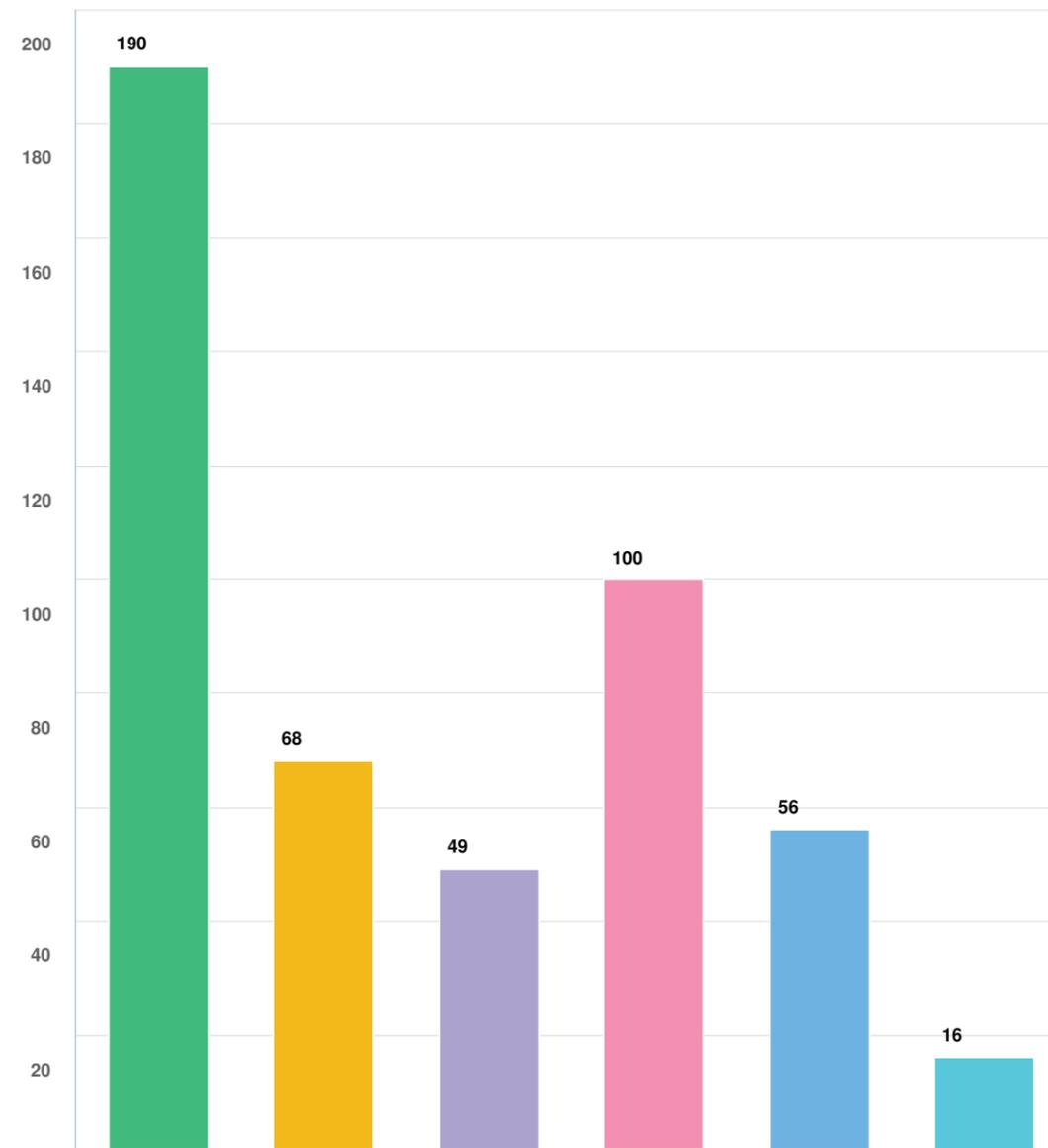


Question options
 ● Yes ● No

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

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

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



Question options

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

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

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SHORT-TERM RENTALS

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

I. OPEN ENDED RESPONSES TO QUESTION 6

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

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SHORT-TERM RENTALS

APPENDIX F: STR DATA POINTS OVERVIEW

I. SHORT TERM RENTAL TECHNICAL STAKEHOLDER DATA OVERVIEW

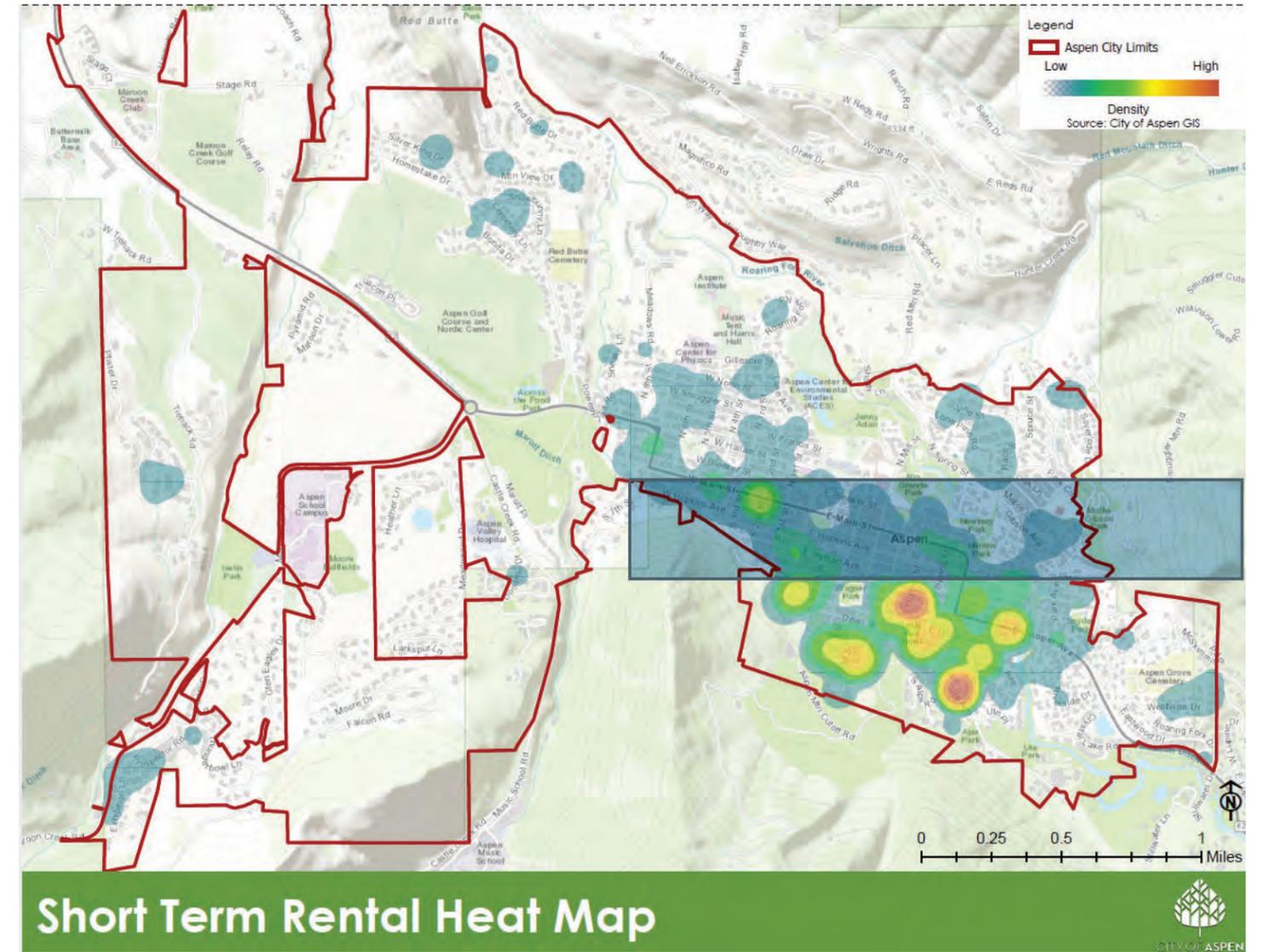
A. City of Aspen STR Data Points:

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

B. Attachments:

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

II. STR HEAT MAP

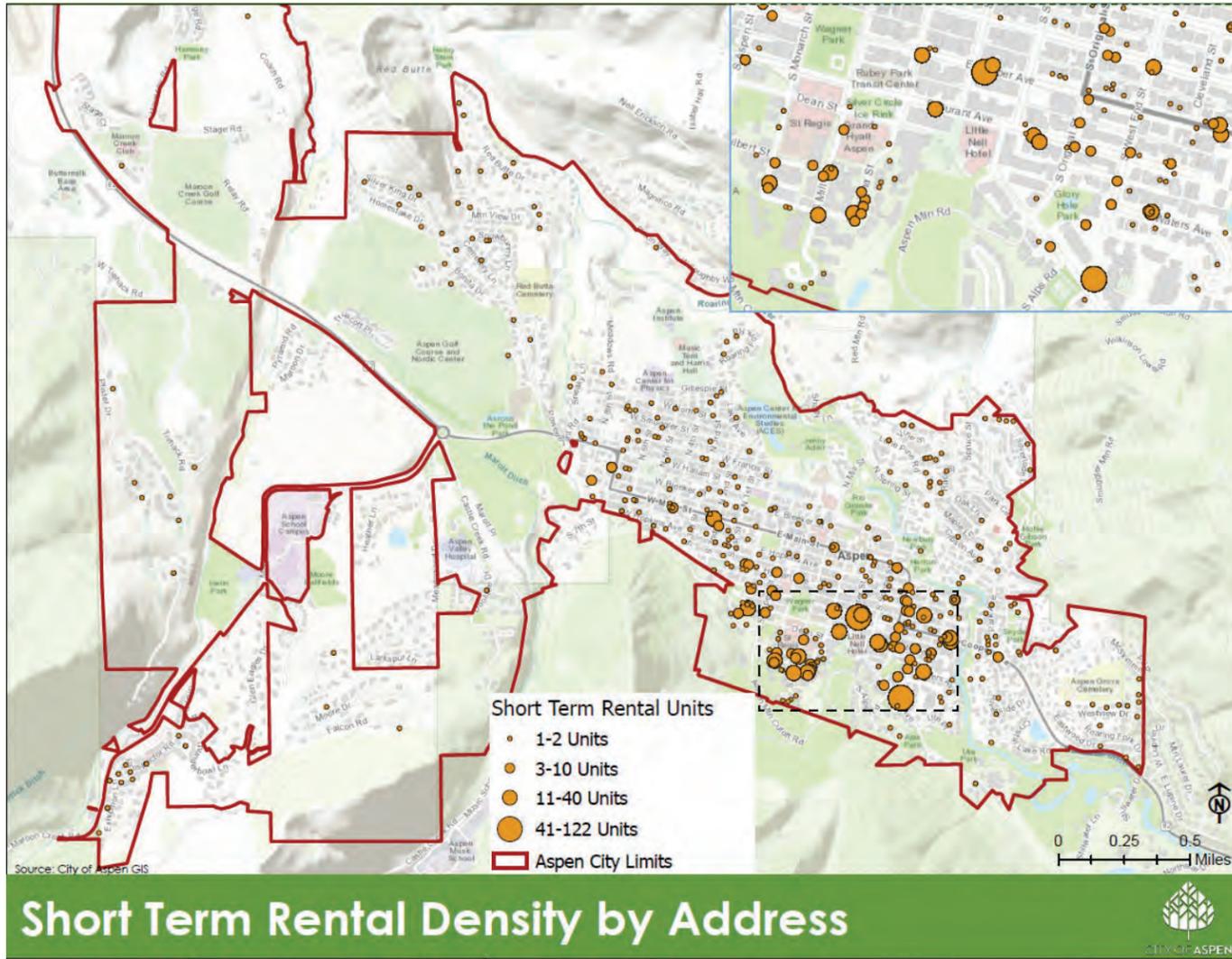


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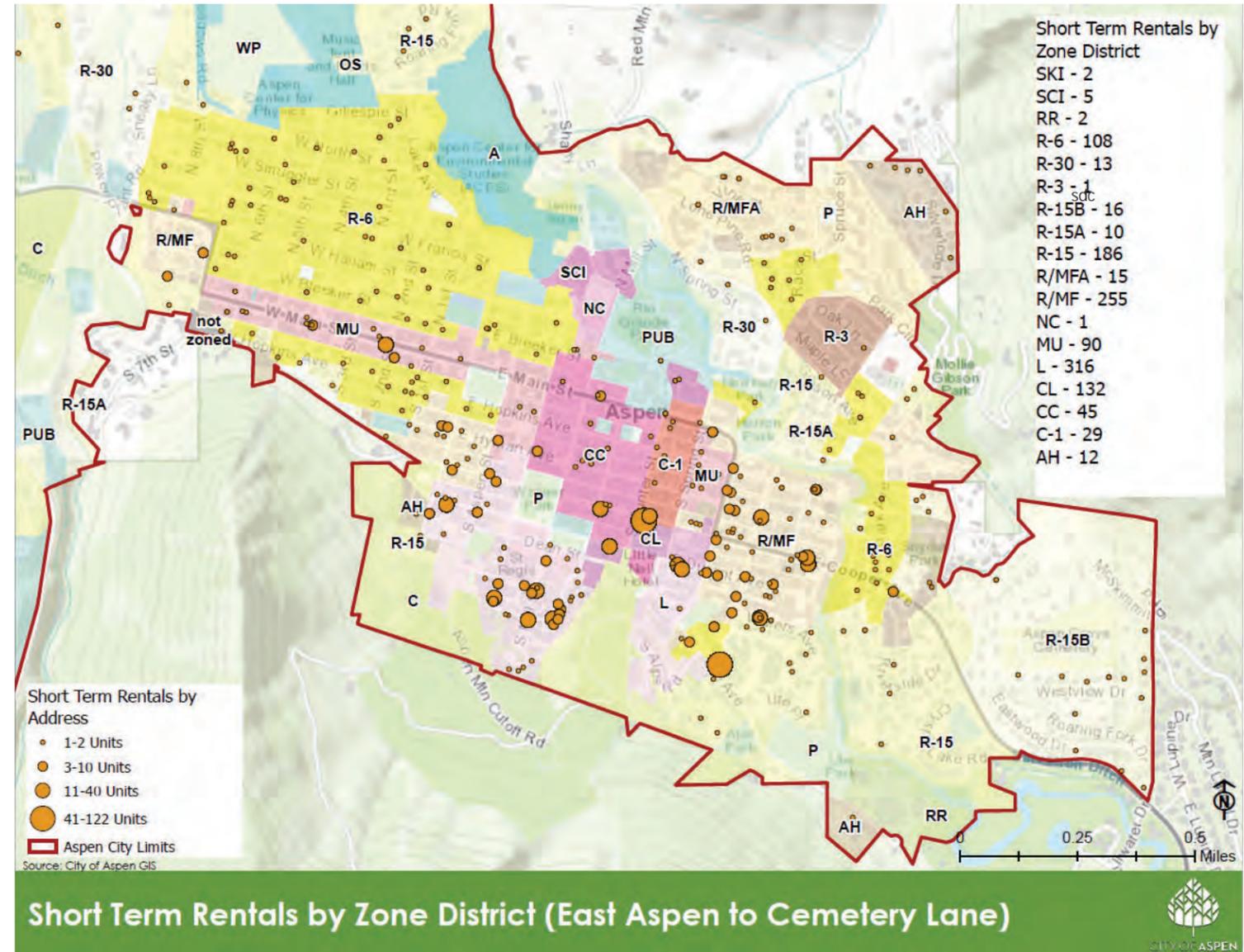
SHORT-TERM RENTALS

APPENDIX F: STR DATA POINTS OVERVIEW

III. STR DENSITY BY ADDRESS



IV. SHORT TERM RENTALS BY ZONE DISTRICT

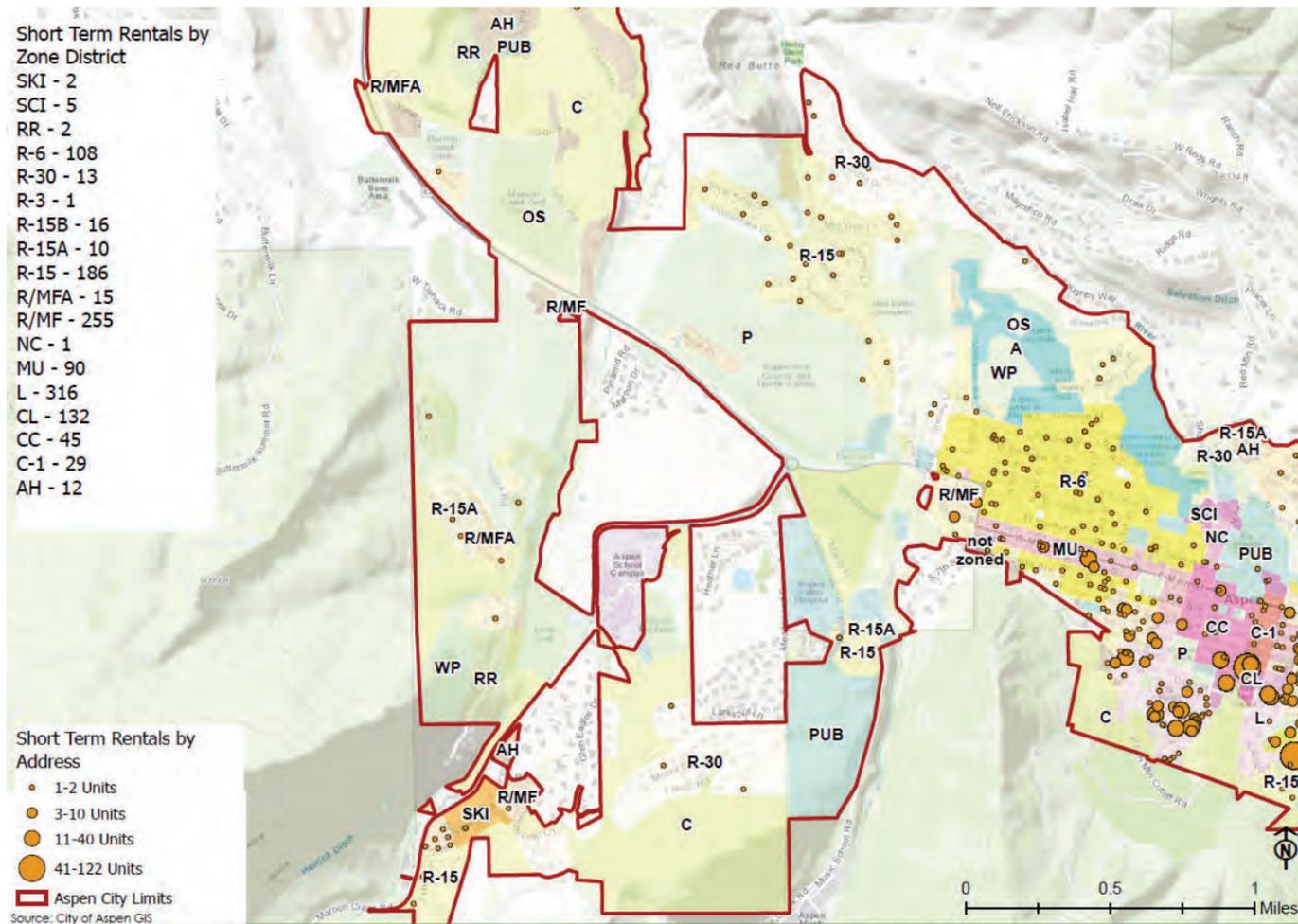


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SHORT-TERM RENTALS

APPENDIX F: STR DATA POINTS OVERVIEW

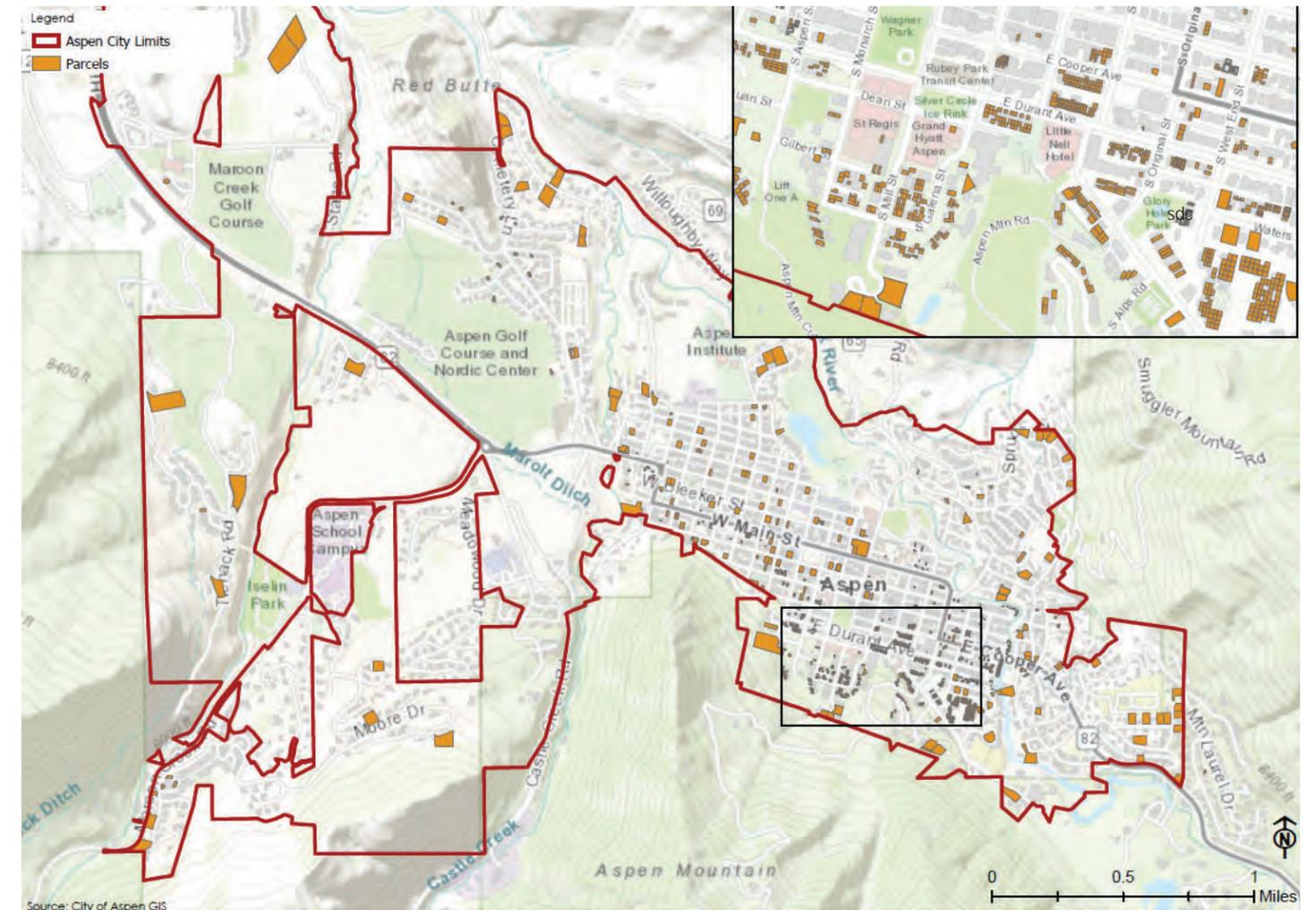
V. SHORT TERM RENTALS BY ZONE DISTRICT



Short Term Rentals by Zone District (Cemetery Lane to Burlingame)



VI. SHORT TERM RENTALS BY ZONE DISTRICT



Short Term Rentals by Parcel Number



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SHORT-TERM RENTALS

APPENDIX F: STR DATA POINTS OVERVIEW

VII. PROPERTIES WITH MULTIPLE VACATION RENTAL PERMITS

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

SHORT-TERM RENTALS

APPENDIX F: STR DATA POINTS OVERVIEW

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

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SHORT-TERM RENTALS

APPENDIX F: STR DATA POINTS OVERVIEW

VIII. PROPERTIES WITH ONE VACATION RENTAL PERMIT

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

SHORT-TERM RENTALS

APPENDIX F: STR DATA POINTS OVERVIEW

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

APPENDIX F: STR DATA POINTS OVERVIEW

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

APPENDIX F: STR DATA POINTS OVERVIEW

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

APPENDIX F: STR DATA POINTS OVERVIEW

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

SHORT-TERM RENTALS

APPENDIX F: STR DATA POINTS OVERVIEW

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

SHORT-TERM RENTALS

APPENDIX F: STR DATA POINTS OVERVIEW

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

APPENDIX F: STR DATA POINTS OVERVIEW

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

SHORT-TERM RENTALS

APPENDIX F: STR DATA POINTS OVERVIEW

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

SHORT-TERM RENTALS

APPENDIX F: STR DATA POINTS OVERVIEW

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

SHORT-TERM RENTALS

APPENDIX F: STR DATA POINTS OVERVIEW

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

SHORT-TERM RENTALS

APPENDIX F: STR DATA POINTS OVERVIEW

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

SHORT-TERM RENTALS

APPENDIX F: STR DATA POINTS OVERVIEW

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

SHORT-TERM RENTALS

APPENDIX F: STR DATA POINTS OVERVIEW

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

Shaping Aspen's Built Environment

SHORT-TERM RENTALS

APPENDIX F: STR DATA POINTS OVERVIEW

VIII. CAST SURVEY - LODGING & STR TAXES

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



MEMORANDUM

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

REQUEST OF COUNCIL:

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

SUMMARY / BACKGROUND:

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

DISCUSSION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

To provide context around setting a new tax rate:

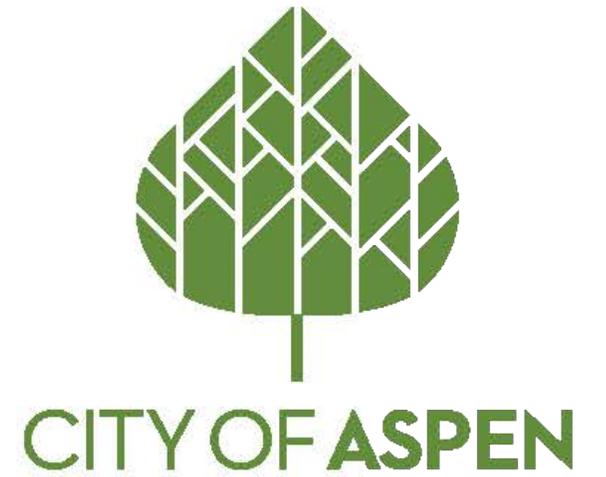
- Looking solely at the disparity in assessed valuation rates for commercial properties and residential properties (where STRs operate as commercial businesses but pay a residential property tax rate), a starting point for a new ad valorem excise tax on nightly room rates could be 5.4%.
 - This could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

CONCLUSION AND NEXT STEPS:

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

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

CITY MANAGER COMMENTS:



Short-term Rentals – Financial Discussion

City Council -Work Session

May 9, 2022



Work Session on March 1:

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



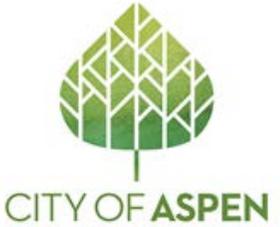
Workgroup Meeting March 17:

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

Work Session on April 11:

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

Direction Sought from Council Tonight



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

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

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

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

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

Question #1 - Ballot Timing



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

Question #1 - Ballot Timing

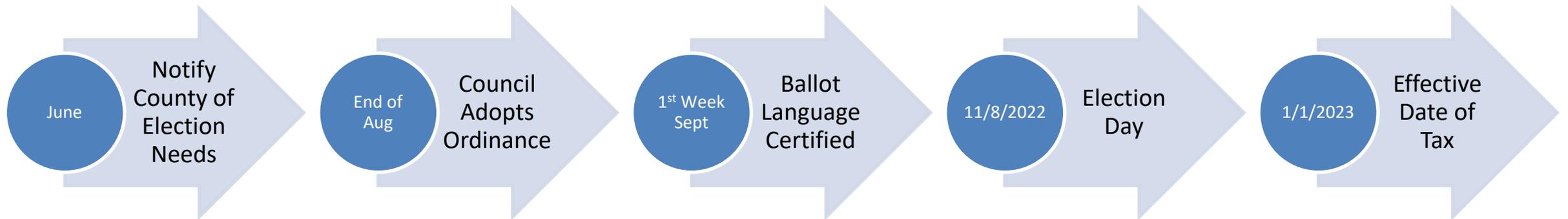
Question

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

Policy Outcomes

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

Staff Notes



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

Question #2 - Purpose of Tax



CITY OF ASPEN

How Shall Tax Revenue Be Directed for Community Benefit?

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

Question #2 - Purpose of Tax

Question

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

Policy Outcomes

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

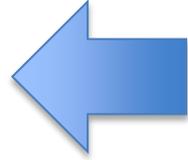
Staff Notes

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

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

\$24.5M in 2021

\$15.3M – Parks & Open Space (1.5%)
\$3.1M – Education (0.3%)
\$2.5M – Childcare (0.45% * 55%)
\$2.1M – Housing (0.45% * 45%)
\$1.5M – Transportation (0.15%)



Jurisdiction and Tax Type

City of Aspen Sales Tax

Pitkin County Sales Tax

Roaring Fork Transit Authority Sales Tax

State of Colorado Sales Tax

Total Sales Tax

City of Aspen Lodging Tax (on Room Sales)

Total Sales and Lodging Tax

**Rate
Levied**

2.40%

3.60%

0.40%

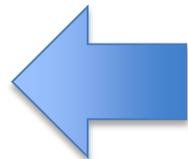
2.90%

9.30%

2.00%

11.30%

Next
Slide



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

Current Taxation In Place

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

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

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

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

Question

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

Policy Outcomes

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

Staff Notes

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

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



CITY OF ASPEN

❖ Flat Rate Per Bedroom / Pillow Count

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

❖ Percentage of Nightly Rental Rate

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

**Options for
New Excise
Tax**

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

Possible New Taxation

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

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

What STR Industry Looks Like Today

Not Shown:
21 Records
Still Vetting

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

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

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

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

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

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

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

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

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

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

What are other communities doing?

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

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

Policy Outcomes

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

Staff Notes

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

Timing Drives Everything

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

Additional Work Session Tentatively Scheduled for June 7

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


CITY OF ASPEN
MEMORANDUM

TO: Mayor Torre and Aspen City Council
FROM: Jen Phelan, Development Manager and Shirley Ritter, Kids First Director
THROUGH: Scott Miller, Public Works Director
MEETING DATE: August 16, 2022
RE: Design Direction on Burlingame Early Childhood Education Center

REQUEST OF COUNCIL: Staff is providing an update on the progress of the Burlingame Early Childhood Education (ECE) center, as well as follow-up information on the outreach that has been undertaken and the density cap associated with the Burlingame subdivision. As part of this update, staff is requesting feedback on design direction.

SUMMARY AND BACKGROUND: To progress a critical City Council goal to increase childcare capacity, staff issued a request for proposal (RFP) to develop a childcare facility in the Burlingame subdivision, selected the proposal submitted by design firm Land and Shelter and requested Council approve the contract. Since the contract's execution, staff and the consultants have engaged in public outreach on the project, created an Executive Committee, and Design Advisory Group (DAG) to provide guidance on design concepts for the site.



Figure 1: Subject site

As a refresher on the project, the city is evaluating the ability to develop an ECE center and housing on acreage comprised of three lots adjacent to Harmony Road and Paepcke Road. Parcel C contains 37,502 sq. ft. of area with street frontage on both roads, the former being the primary road into and out of the subdivision, the latter being part of the construction scope of Phase 3 of Burlingame. Adjacent to this parcel are two lots approved for single-family development, Lot 3 (4,542 sq. ft.) and Lot 4 (4,486 sq. ft.), all three totaling 46,530 sq. ft. of area that are being considered for development as part of the overall site plan. The largest parcel, Parcel C, contains steep grades. Following is a high-level overview on the design development and public outreach undertaken for the project and the density allowances and limitations associated with the subdivision.

Design Development. To begin concept development for the ECE center, the design team initially collaborated with an executive committee comprised of city staff and Kids First board members. This group discussed the ideal programming of the ECE and outlined a preference for multiple housing units. Feedback gathered during initial outreach also informed design ideas for the project.

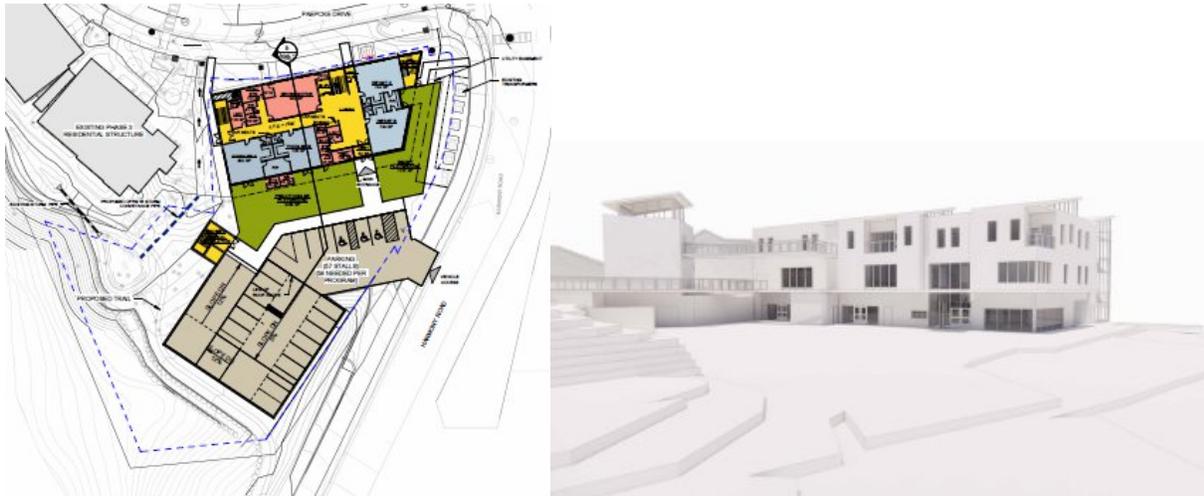
The preferred programming for the ECE center includes seven classrooms that will serve about one hundred infants, toddlers, and preschoolers. A gross motor room, administration space, entry requirements and circulation, adequate storage, and support space make up the building's program. A focus on day lighting, access to outdoor play space, and incorporation of sustainable design techniques was deemed important. With the preferred programming verified by the executive team, work began on site planning and massing studies for a number of design concepts. Meanwhile, a design advisory group (DAG) with a greater number of participants was created. In addition to members of the executive committee, additional members with experience in childcare, sustainability, construction management, and landscape design were included with the intent to further guide the design.

A number of concepts have been developed and refined down to two: Hillside (Exhibit A) and Streetside (Exhibit B). Each contain identical programming for the ECE center but develop the site differently and contain different amounts of housing. The Hillside concept proposes a standalone ECE center on Parcel C as well as surface parking, with a fourplex on the two residential lots. Streetside provides an integrated ECE/ housing building at the corner of Harmony Road and Paepcke Road and provides for seven affordable housing units in the building. Parking is proposed to be a combination of at grade and underground structured parking. The DAG evaluated both design concepts and preferred the Hillside concept. Since review of the concepts, both have been provided to a cost estimator to provide a high-level estimate that will also identify significant cost drivers associated with each design.

Figure 2: Hillside design concept



Figure 3: Streetside design concept



Public Outreach (Exhibit C). Prior to developing an RFP for the project, city staff conducted an ice cream social at the Burlingame commons building in September 2021 and discussed the idea of providing childcare in the subdivision. Since contracting with the Land and Shelter team, Project Resource Studio has assisted the city on engagement initiatives including two open houses at Burlingame (May 5th and July 13th) and a community wide survey, completed in June, via the Aspen Community Voice platform.

A number of themes have emerged from the outreach. The neighborhood has raised concerns about parking and traffic, the ability to staff the facility, and prioritizing neighborhood children to attend. Both outreach efforts provided the opportunity for residents to meet the design team, ask questions, and rank design and programming ideas for the project. The community wide survey received over seventy responses with eighty-four percent identifying as Burlingame residents. The survey polled respondents on their interest in using the childcare facility, ranking of design ideas for the site, and potential concerns associated with the facility. This outreach builds upon the City of Aspen 2022 Community Survey which polled the community on infant care and early childhood needs where “most placed importance on taking action to improve childcare needs”.

Table 1: Community survey results

	 % Rating Important	 % Rating Not Important
Expand high-quality early education programming	60	14
Increase the number of early childhood education space	60	12
Increase the number of infant care spaces	58	15

Density Cap. Burlingame Ranch was originally approved to be developed with 236 housing units consisting of a mix of multi-family and single-family dwellings. At some point the city approached the HOA to discuss an increase in the overall number of units in the subdivision. In 2009, an agreement between the city and the HOA was memorialized by two resolutions to increase the overall density to 256 dwellings (Exhibit D), consisting of 13 single-family and 243 multi-family dwellings. The city agreed to a number of amendments and improvements to the subdivision as part of the negotiations that are outlined in the resolutions. In addition, agreed upon language changes to the declarations include a provision that any future increase in density requires unanimous approval by one hundred percent of the unit owners. Currently, the number of occupied units in Burlingame is one hundred and seventy-seven.

DISCUSSION: Staff would like to confirm with City Council the design concept that should move forward to schematic design. Additionally, staff is looking for any additional guidance with the selected concept that the design team should consider as they advance a design.

Preferred Design. Of the two concepts, the DAG's preferred option is the Hillside design. Both ECE center concepts meet the programming requirements; however, the standalone building was thought to provide a better sense of place and arrival for the future students. Separation between work and housing was also deemed desirable by the advisory committee. Additionally, staff considered the ability to work on the entitlements for the ECE center and housing together or separately as advantageous to progressing the center. Staff is assuming that this concept will cost less than the Streetside design as no structured parking is proposed and will have cost estimating numbers available for the work session. Staff is requesting confirmation that Hillside is the preferred design concept.

Design Components.

- ECE center. As mentioned earlier, the design concept provides seven student rooms, a gross motor room, and accessory space. The initial massing of the building includes two stories, with some of the mass built into the hillside, outdoor play areas and maximizing day lighting opportunities in the structure are included. Is Council comfortable moving this design forward?
- Parking. Surface parking on the site provides the most economic means to provide parking. Although there is cost savings compared to structured parking, the parking is more visible and takes up a greater percentage of the lot compared to the Streetside concept. The design team has noted that this design provides less parking than the Streetside concept. The DAG has asked the design team (and traffic consultant) to further consider parking needs with multi-modal opportunities incorporated into the design, including possible shuttle opportunities. Does Council have any additional design direction for the team on parking?
- Housing. With the Hillside concept, four housing units are incorporated into the design with parking on the ground level and two upper stories of housing. The initial design intent is to complement the massing and design of Burlingame Phase III units currently under construction while still relating to the ECE center. Initial comments from the DAG are that more than four units is preferred but this direction was provided prior to further research on the current density within Burlingame and review of the 2009 agreement.

The need for consent of all unit owners to increase density within the subdivision raises the question of whether the city should look at furthering the housing component. With completion of Phase III, the subdivision will contain 256 units, with only two units unbuilt: the two lots that

are being considered with development of Parcel C. Besides being designated for single-family development, all unit owners, currently 177 units, would have to vote to increase the density allowed in the subdivision. Staff is requesting direction on whether to move forward with the multi-family concept or pause on incorporating housing into the project. Staff is concerned that getting 100 percent buy-in to increase density may be unrealistic; however, with the design of the housing limited to the two lots and not on Parcel C, a housing option could be moved forward on a separate design and entitlement track.

RECOMMENDATION: Staff recommends confirmation of the Hillside design concept and requests direction on aspects of the project including the initial design of the ECE center, parking, and furthering the housing component of the project.

EXHIBITS:

Attachment A: Hillside design concept

Attachment B: Streetside design concept

Attachment C: Outreach summaries

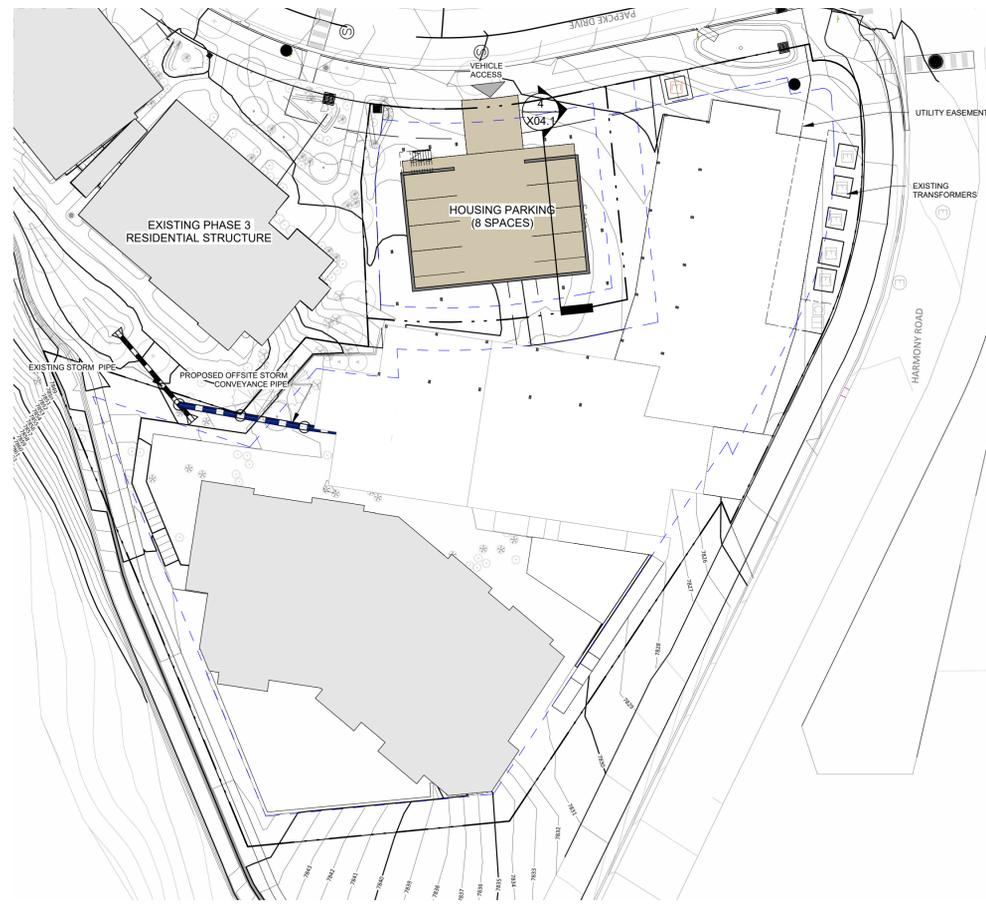
Attachment D: Resolution Nos. 99 and 82 (Series of 2009)



2 HILLSIDE ECE - SECOND FLOOR
1" = 30'-0"



1 HILLSIDE ECE - FIRST FLOOR
1" = 30'-0"



0 HILLSIDE ECE - HOUSING PARKING
1" = 30'-0"

KEY FEATURES:

1. DIRECT ON-GRADE ACCESS TO MAIN ENTRY OF ECE
2. HOUSING IS DETACHED, PART OF NEIGHBORHOOD
3. PROVIDES 43 PARKING STALLS, ALL SURFACE PARKING
4. PRESCHOOL PLAYGROUND IS SOUTH FACING
5. 2 POSSIBLE POINTS OF ACCESS FOR VEHICLES
6. INFANT & TODDLER PLAYGROUNDS AT GRADE
7. GROSS MOTOR ROOM ON MAIN FLOOR
8. ON-GRADE ENTRY
9. GREATER CONNECTION TO NATURAL LANDSCAPE AND GREAT VIEWS
10. MEETS FIRE DEPARTMENTS FIRE ACCESS REQUIREMENT
11. ECE HAS ITS OWN SENSE OF PLACE
12. PARTIALLY UNDERGROUND TO INCORPORATE INSULATING VALUES OF THE SITE
13. DAYLIGHT HARVESTING WITHIN THE CLASSROOMS IMPROVES WITH THE ABILITY TO SHAPE THE ROOF

SITE CHALLENGES:

1. PORTIONS OF THE INFANT & TODDLER PLAYGROUNDS HAVE SOME NORTH FACING AREAS
2. VISUALLY EXPANSIVE PARKING FOOTPRINT WITH 43 PARKING STALLS
3. ENTRY IS PRIMARILY NORTH FACING
4. BUILDING FOOTPRINT IS VERY TIGHT TO SITE BOUNDARIES
5. REQUIRES MOVING THE MOST DIRT
6. LIMITED AREA FOR SNOW STORAGE
7. LESS CAPACITY FOR INCREASING HOUSING UNITS (AND ASSOCIATED PARKING)
8. TRAIL IS PUSHED TO BOUNDARY OF SITE

ECE AREA:

13,843 GSF

HOUSING AREA:

5,538 GSF
(3) 2 BEDROOM UNITS
(1) 3 BEDROOM UNITS

PARKING AREA:

13,752 SF (ECE SURFACE PARKING)
2,919 SF (HOUSING COVERED PARKING)

ABBREVIATIONS:

BALC	BALCONY
BLDG	BUILDING
CIRC	CIRCULATION
CONF	CONFERENCE
CUST	CUSTODIAL
DIR	DIRECTOR
DN	DOWN
ELEC	ELECTRICAL
ELEV	ELEVATOR
F.F.E	FINISH FLOOR ELEVATION
JAN	JANITORIAL
LACT	LACTATION
LND	LAUNDRY
MECH	MECHANICAL
OFF	OFFICE
RR	REST ROOM
REC	RECEPTION
PS	PLAY STORAGE
STG	STORAGE
TELE	TELECOM
VEST	VESTIBULE

Exhibit A

Land+Shelter
ARCHITECTURE AND PLANNING

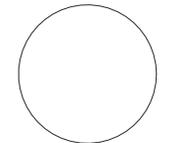
16 NORTH 4TH STREET,
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TELE. 1-970-963-0201
www.landandshelter.com

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www.rdgusa.com



ASPEN BURLINGAME ECE
City of Aspen

216

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PROJECT NUMBER

2022-3

DATE

8/05/2022

ISSUED FOR:

ASPEN CITY COUNCIL
REVIEW

REVISIONS

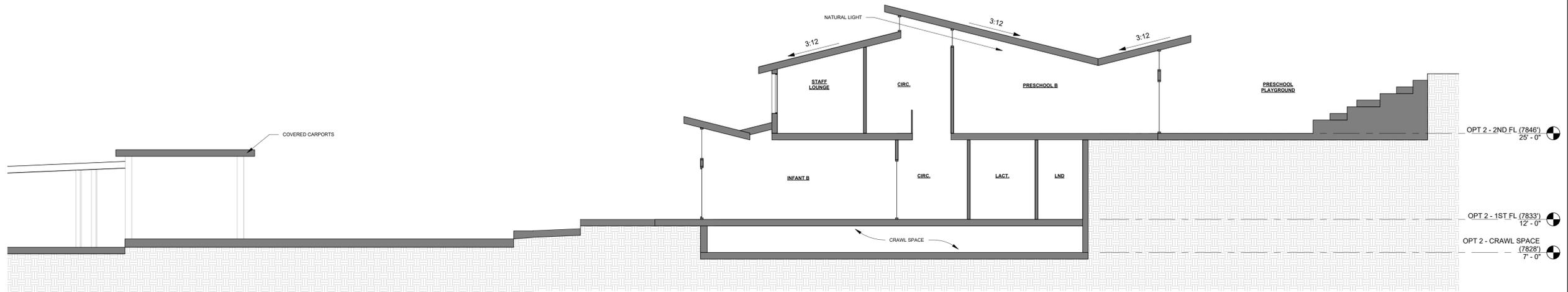
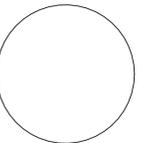
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DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

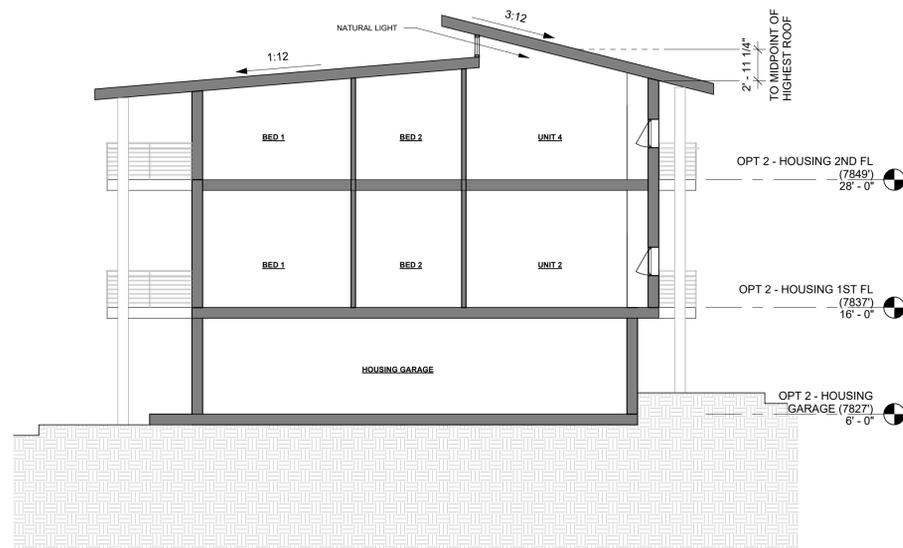
HILLSIDE ECE -
PLANS

SHEET NO.

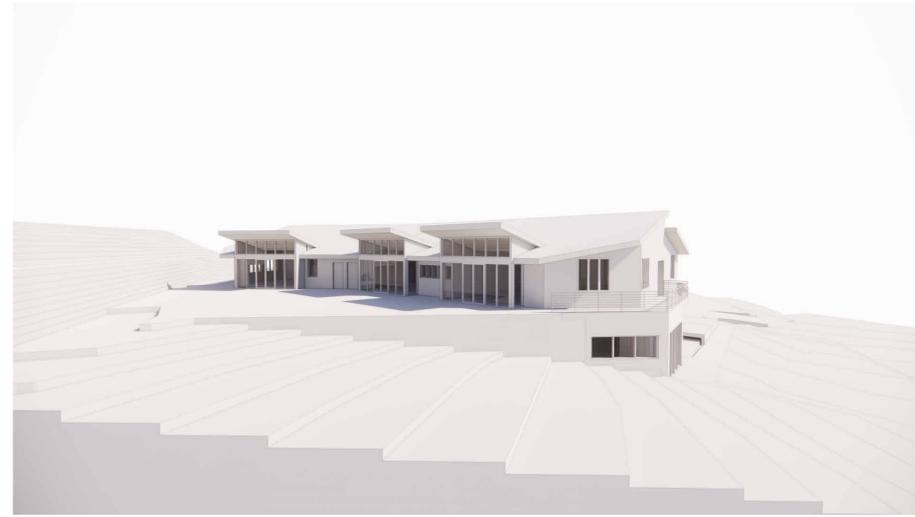
X04.0



⑤ HILLSIDE ECE - ECE SECTION
1/8" = 1'-0"



④ HILLSIDE ECE - HOUSING SECTION
1/8" = 1'-0"



② VIEW LOOKING NORTH WEST
6" = 1'-0"



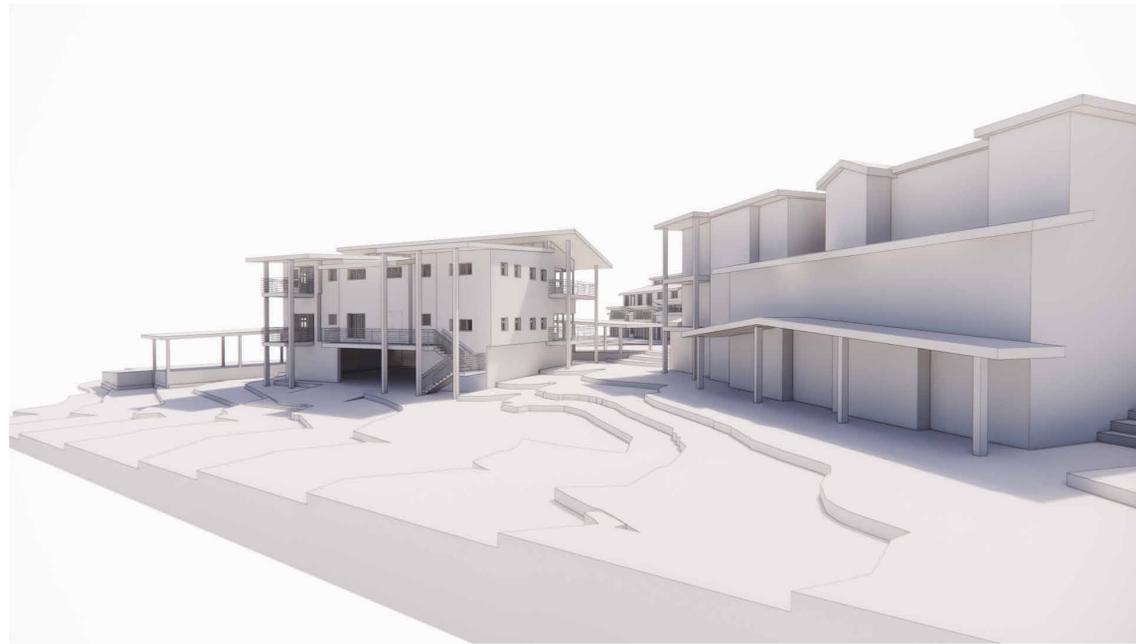
③ VIEW LOOKING SOUTH EAST
6" = 1'-0"



① VIEW LOOKING AT ECE ENTRANCE
6" = 1'-0"

ASPEN BURLINGAME ECE
City of Aspen

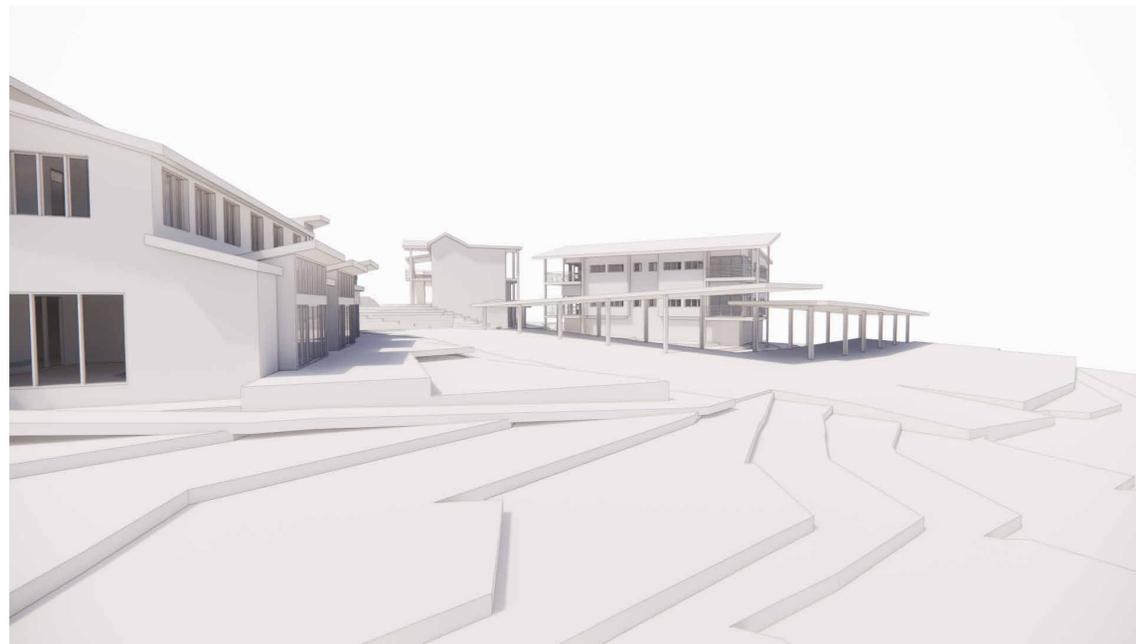
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④ VIEW LOOKING DOWN PAEPCKE DRIVE
6" = 1'-0"



② VIEW FROM NORTH EAST CORNER
6" = 1'-0"

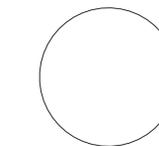


③ VIEW LOOKING WEST FROM HARMONY RD
6" = 1'-0"



① VIEW LOOKING EAST
6" = 1'-0"

PLEASE NOTE:
FOR REFERENCE - EXISTING PHASE 3 RESIDENTIAL STRUCTURE MASSING SHOWN WITHOUT WINDOWS



ASPEN BURLINGAME ECE
City of Aspen

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PROJECT NUMBER
2022-3
DATE
8/05/2022

ISSUED FOR:
**ASPEN CITY COUNCIL
REVIEW**

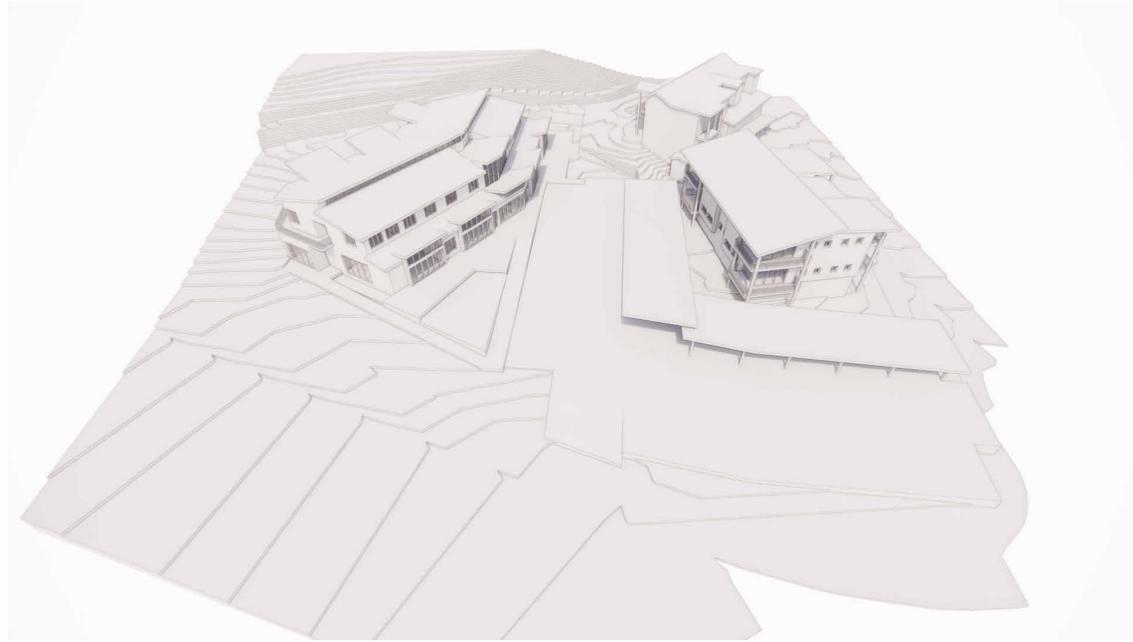
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QA/QC APPROVAL: Approver
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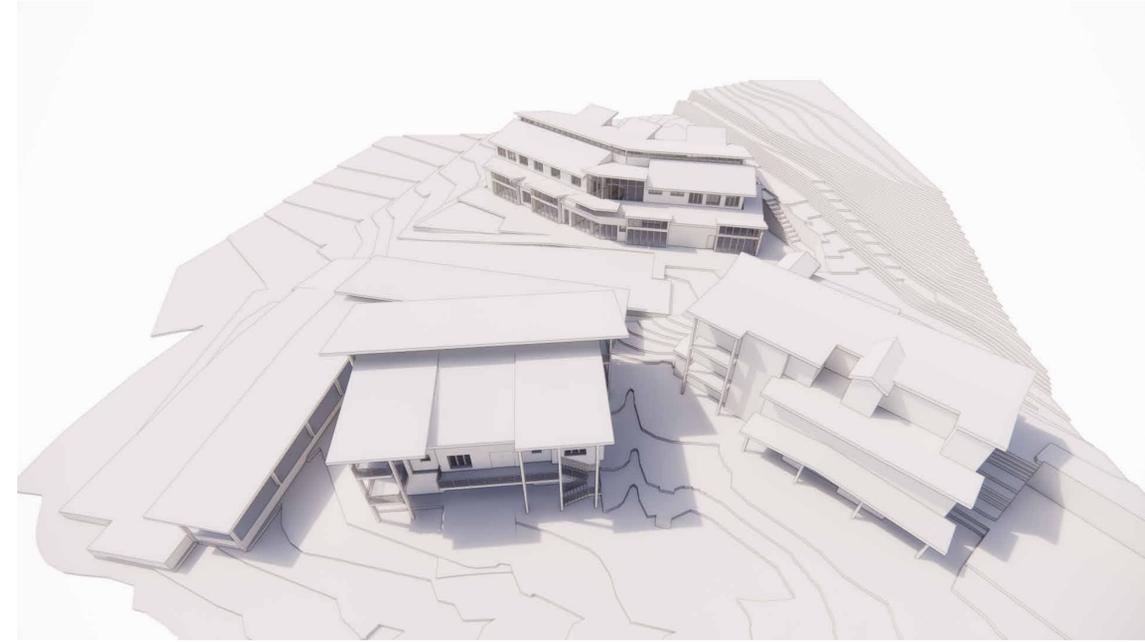
SHEET TITLE
**HILLSIDE ECE -
HOUSING 3D VIEWS**

SHEET NO.
X04.2

NOT FOR CONSTRUCTION



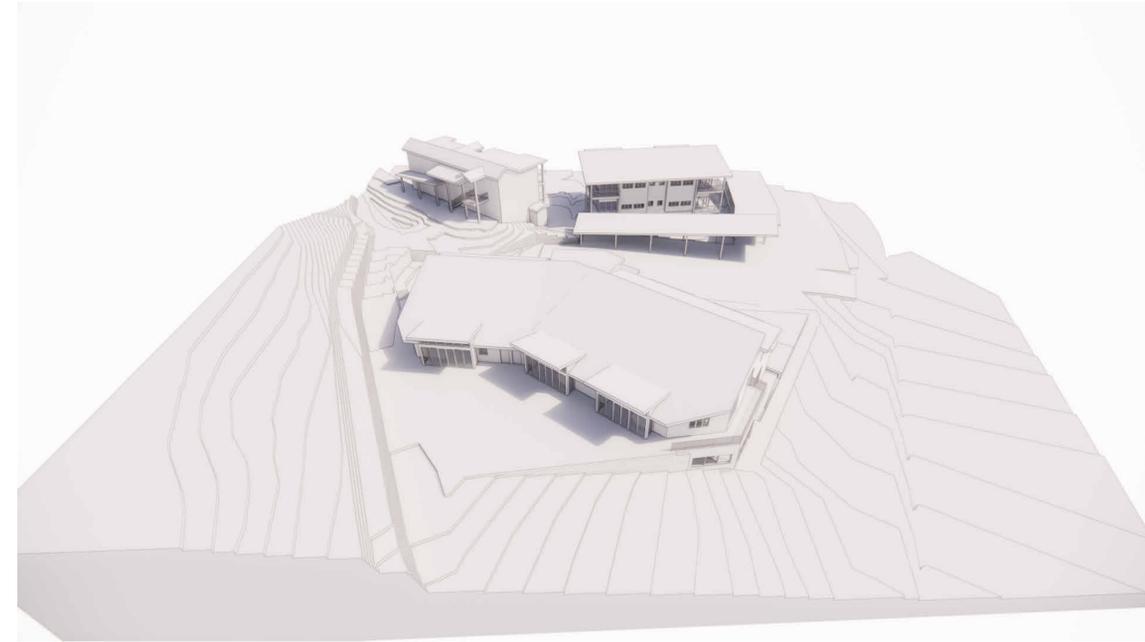
④ AERIAL VIEW LOOKING WEST
6" = 1'-0"



② AERIAL VIEW LOOKING SOUTH
6" = 1'-0"

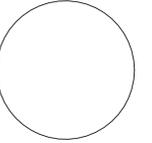


③ AERIAL VIEW LOOKING EAST
6" = 1'-0"



① AERIAL VIEW LOOKING NORTH
6" = 1'-0"

PLEASE NOTE:
FOR REFERENCE - EXISTING PHASE 3 RESIDENTIAL STRUCTURE MASSING SHOWN WITHOUT WINDOWS



ASPEN BURLINGAME ECE
City of Aspen

NOT FOR CONSTRUCTION

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PROJECT NUMBER
2022-3
DATE
8/05/2022

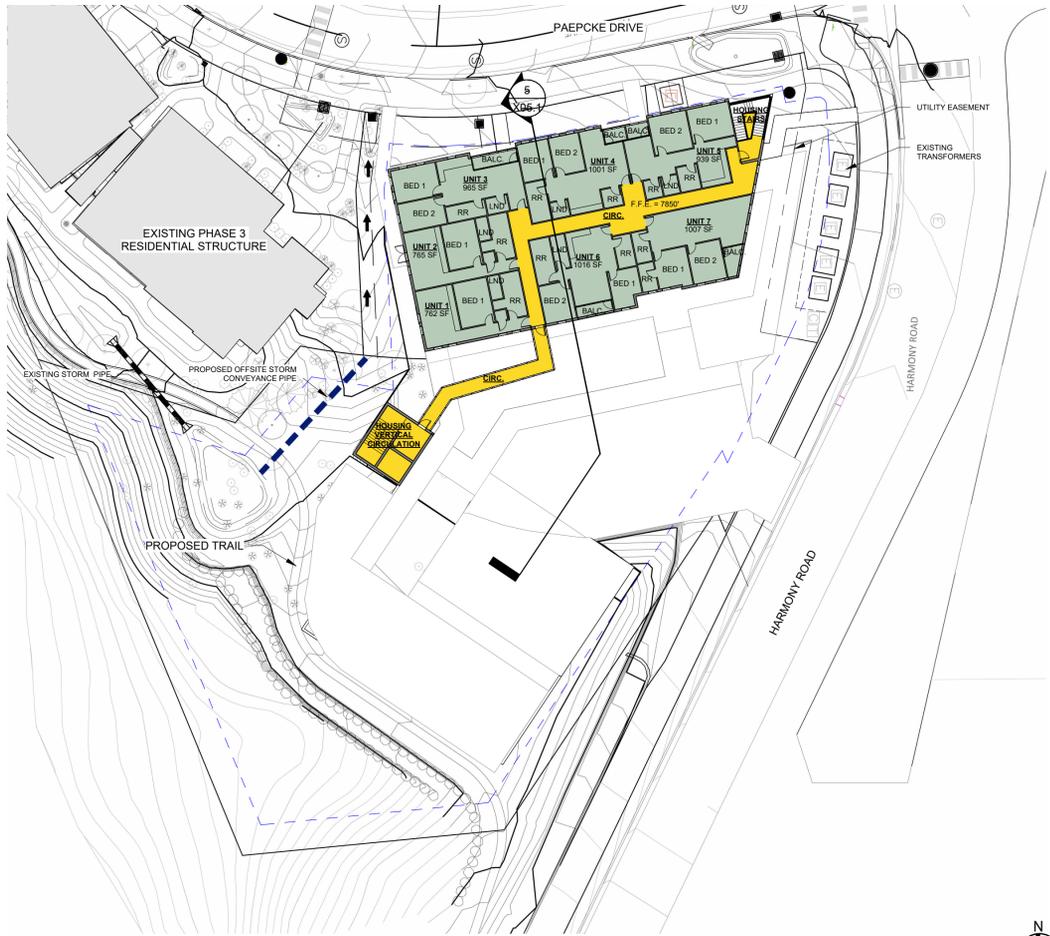
ISSUED FOR:
**ASPEN CITY COUNCIL
REVIEW**

REVISIONS

QA/QC APPROVAL: Approver
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE
**HILLSIDE ECE -
ADDITIONAL 3D
VIEWS**

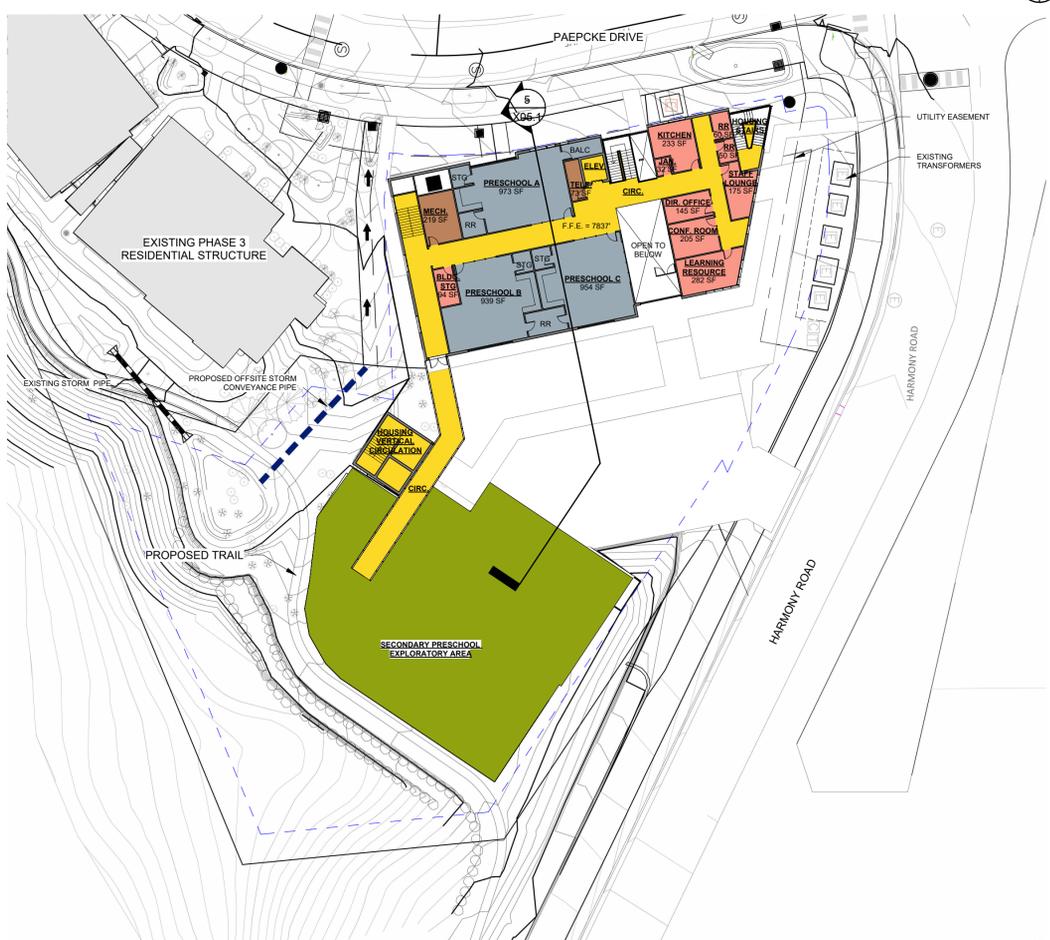
SHEET NO.
X04.3



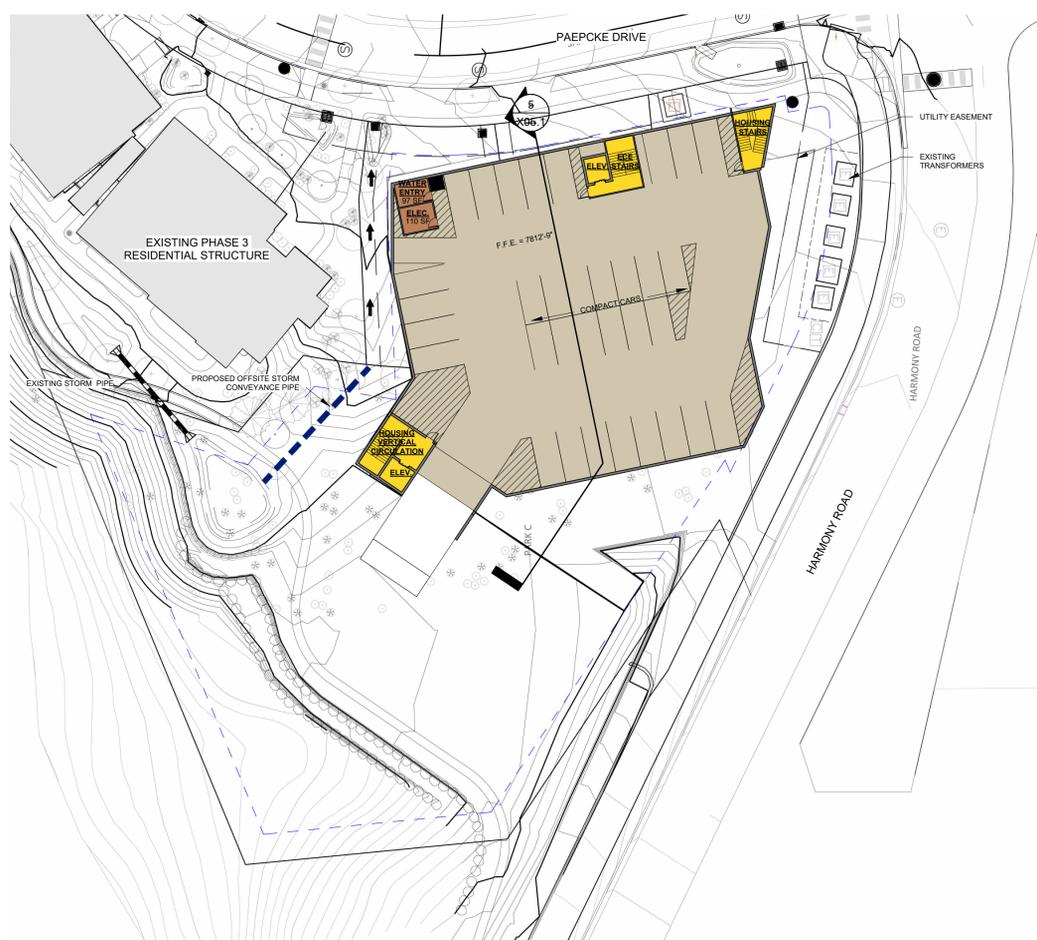
3 STREETSIDE ECE - 3RD FL HOUSING
1" = 30'-0"



1 STREETSIDE ECE - 1ST FLOOR ECE
1" = 30'-0"



2 STREETSIDE ECE - 2ND FLOOR ECE
1" = 30'-0"



0 STREETSIDE ECE - PARKING LEVEL
1" = 30'-0"

- KEY FEATURES:**
1. ALL PLAYGROUNDS HAVE SOUTHERN EXPOSURE
 2. PREFERRED SOLAR ORIENTATION FOR DAYLIGHTING & PV
 3. SOUTH FACING ENTRY
 4. PROVIDES 57 PARKING STALLS, PARTIALLY HIDDEN
 5. ALLOWS FOR SECONDARY NEIGHBORHOOD ENTRY POINT
 6. FRONTS THE STREET
 7. FIRE ACCESS FOR ECE PROGRAM IMPROVED
 8. ON-GRADE ENTRY
 9. SECONDARY PRESCHOOL EXPLORATORY AREA
 10. MEETS FIRE DEPARTMENTS FIRE ACCESS REQUIREMENT
 11. INCORPORATES MORE HOUSING UNITS
 12. MORE ON-SITE AREA FOR PROPOSED TRAIL
 13. LEAVES SOME OF PREVIOUS PHASE IMPROVEMENTS INTACT (EX. WATER DETENTION AREAS AND SOME PORTIONS OF SOUTHERN GRADING)

- SITE CHALLENGES:**
1. PARKING IS STRUCTURED, PARTIALLY BELOW GRADE
 2. COST OF STRUCTURED PARKING
 3. USES HOUSING LOTS 4 & 5
 4. LIMITED AREA FOR SNOW STORAGE
 5. HOUSING AND ECE DO NOT HAVE SEPARATE ARCHITECTURAL IDENTITIES

ECE AREA:
13,905 GSF

HOUSING AREA:
8,198 GSF
2 (1) BEDROOM UNITS
5 (2) BEDROOM UNITS

PARKING AREA:
STRUCTURED 14,315 SF
SURFACE - 10,373 SF

ABBREVIATIONS:

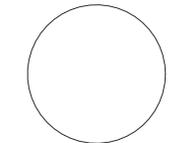
BALC	BALCONY
BLDG	BUILDING
CIRC	CIRCULATION
CONF	CONFERENCE
CUST	CUSTODIAL
DIR	DIRECTOR
DN	DOWN
ELEC	ELECTRICAL
ELEV	ELEVATOR
F.F.E	FINISH FLOOR ELEVATION
JAN	JANITORIAL
LACT	LACTATION
LND	LAUNDRY
MECH	MECHANICAL
OFF	OFFICE
RR	REST ROOM
REC	RECEPTION
PS	PLAY STORAGE
STG	STORAGE
TELE	TELECOM
VEST	VESTIBULE

Exhibit B

Land+Shelter
ARCHITECTURE AND PLANNING
16 NORTH 4TH STREET,
CARBONDALE, CO 81623
TELE. 1-970-963-0201
www.landandshelter.com

alanford
ARCHITECTS
3457 RINGSBY COURT, SUITE 217
DENVER, CO. 80216
TELE. 303-383-1111 FAX: 303-383-2135
www.lordarch.com

RDg
PLANNING & DESIGN
1302 Howard Street
Omaha, NE 68102
TELE. 402-392-0133 FAX: 402-392-0413
www.rdgusa.com



ASPEN BURLINGAME ECE
City of Aspen

NOT FOR CONSTRUCTION

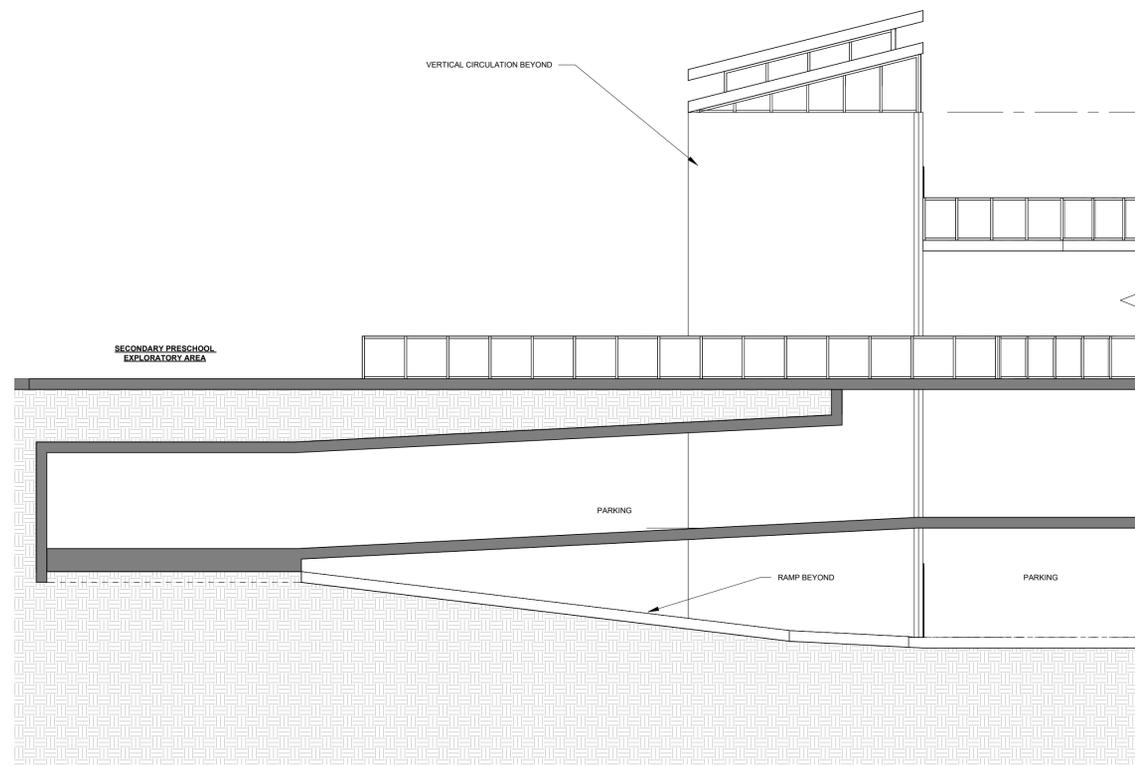
© COPYRIGHT ALAN FORD ARCHITECTS, P.C.

PROJECT NUMBER
2022-3
DATE
8/05/2022
ISSUED FOR
ASPEN CITY COUNCIL REVIEW

GAOIC APPROVAL: Approver
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE
STREETSIDE ECE - PLANS

SHEET NO.
X05.0



5 STREETSIDE ECE - SECTION
1/8" = 1'-0"



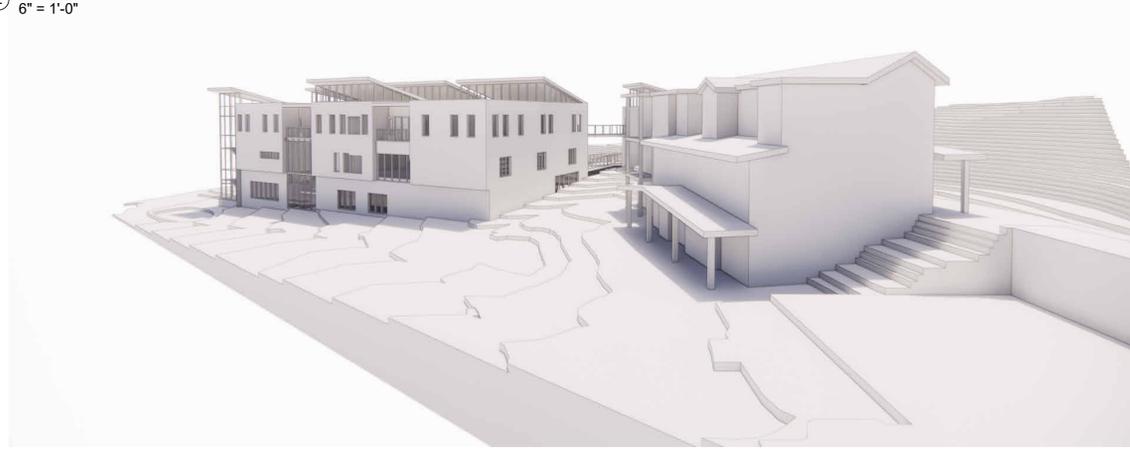
4 VIEW LOOKING NORTH
6" = 1'-0"



2 VIEW LOOKING NORTH AT THE ENTRANCE
6" = 1'-0"



3 VIEW LOOKING SOUTH WEST
6" = 1'-0"



1 VIEW LOOKING SOUTH ON PAEPCKE DRIVE
6" = 1'-0"

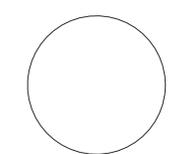
PLEASE NOTE:
FOR REFERENCE - EXISTING PHASE 3 RESIDENTIAL STRUCTURE MASSING SHOWN
WITHOUT WINDOWS

NOT FOR CONSTRUCTION

Land+Shelter
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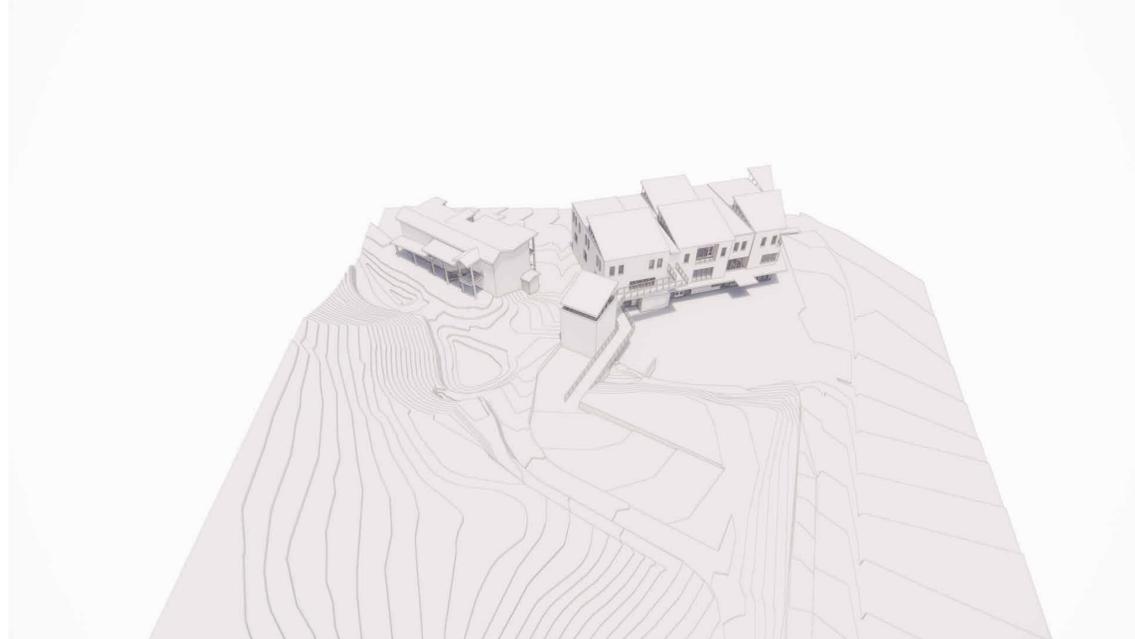
ASPEN BURLINGAME ECE
City of Aspen

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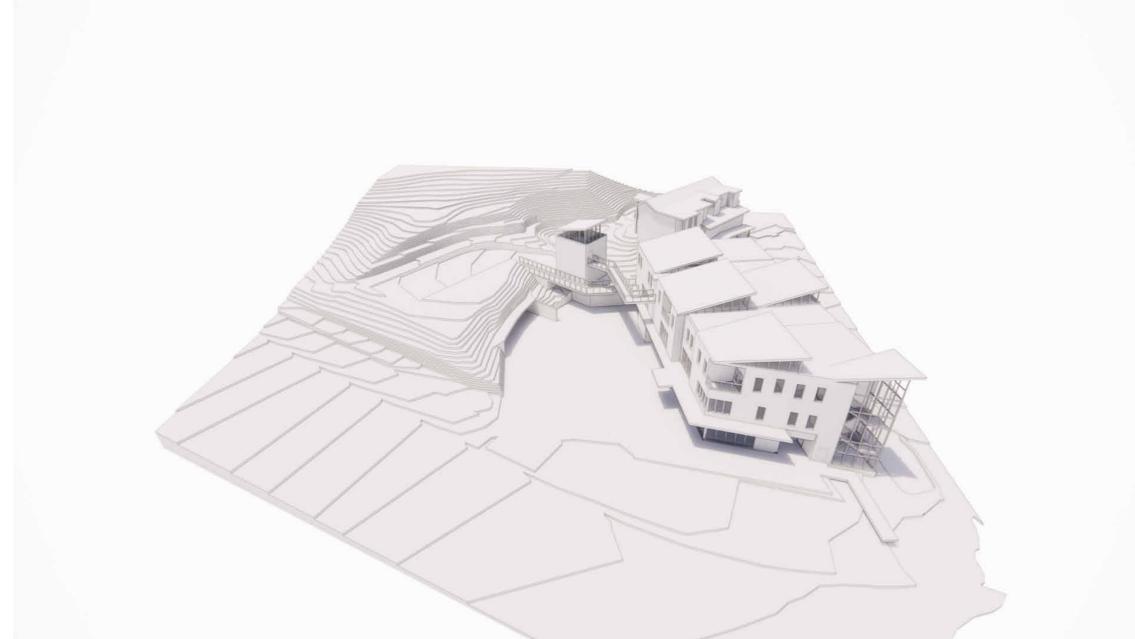
PROJECT NUMBER
2022-3
DATE
8/05/2022
ISSUED FOR:
**ASPEN CITY COUNCIL
REVIEW**
REVISIONS
7/26/2022 - UPDATED TOTAL SF

GAOC APPROVAL: Approver
DRAWN BY: Author
CHECKED BY: Checker

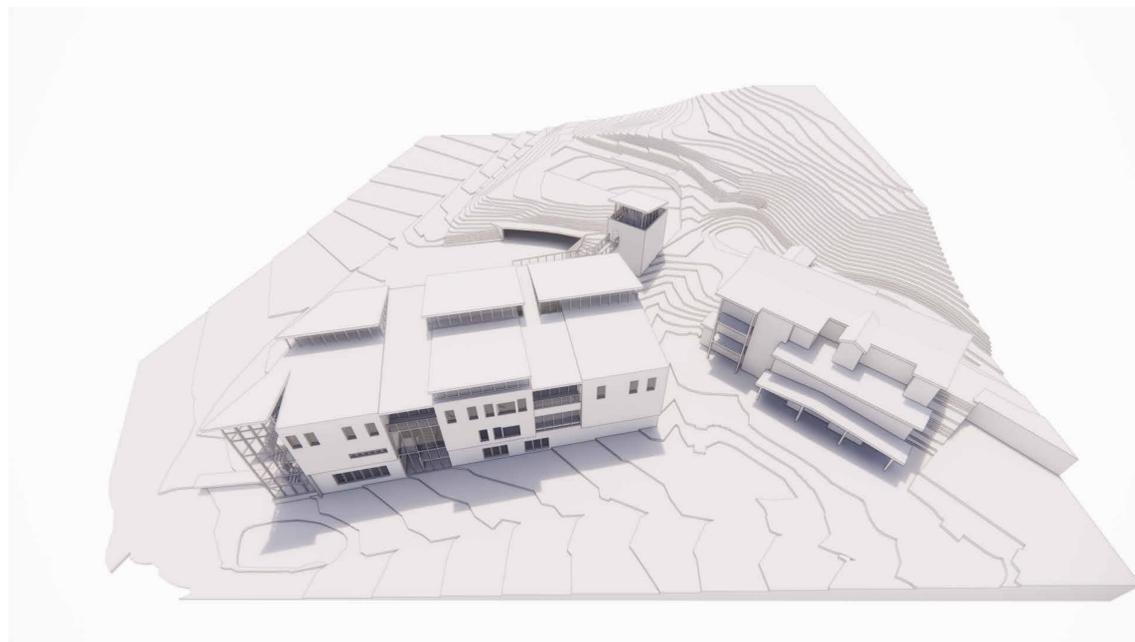
SHEET TITLE
**STREETSIDE ECE -
SECTIONS & 3D
VIEWS**
SHEET NO.
X05.1



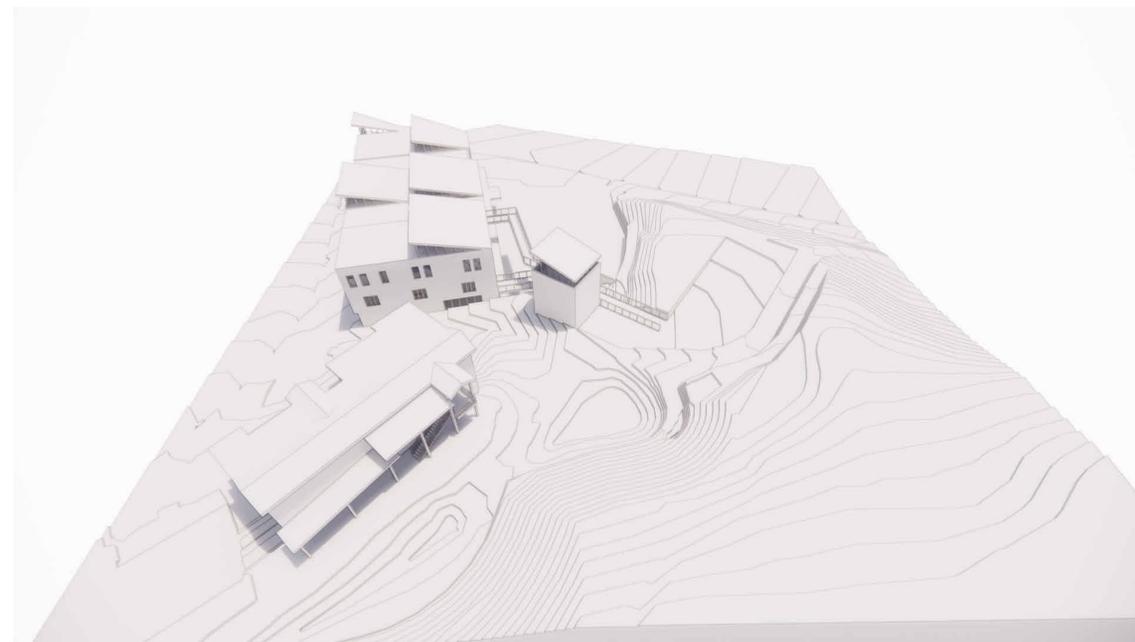
④ AERIAL VIEW - LOOKING NORTH
6" = 1'-0"



② AERIAL VIEW - LOOKING WEST
6" = 1'-0"

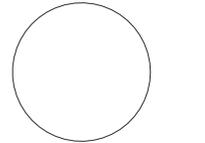


③ AERIAL VIEW - LOOKING SOUTH
6" = 1'-0"



① AERIAL VIEW - LOOKING EAST
6" = 1'-0"

PLEASE NOTE:
FOR REFERENCE - EXISTING PHASE 3 RESIDENTIAL STRUCTURE MASSING SHOWN WITHOUT WINDOWS



ASPEN BURLINGAME ECE
City of Aspen

NOT FOR CONSTRUCTION

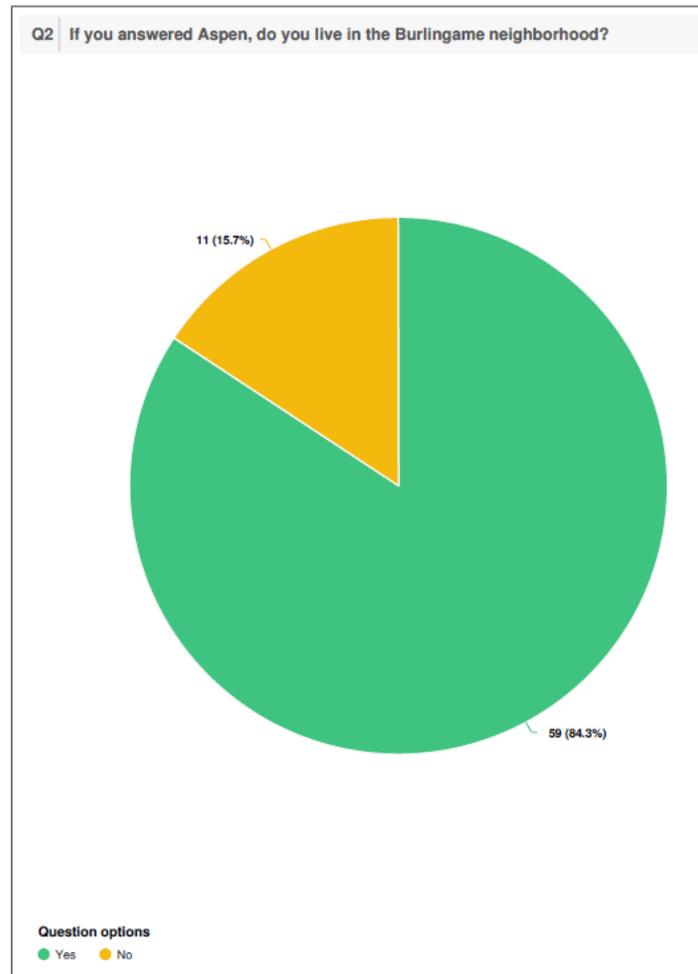


COMMUNITY SURVEY SUMMARY June 2022

Over 70 people took the community survey that was available on aspencommunityvoice.com from May 11 - May 31. The survey results will be used to help inform the direction of design decisions that will affect essential early childcare issues and services in our community.

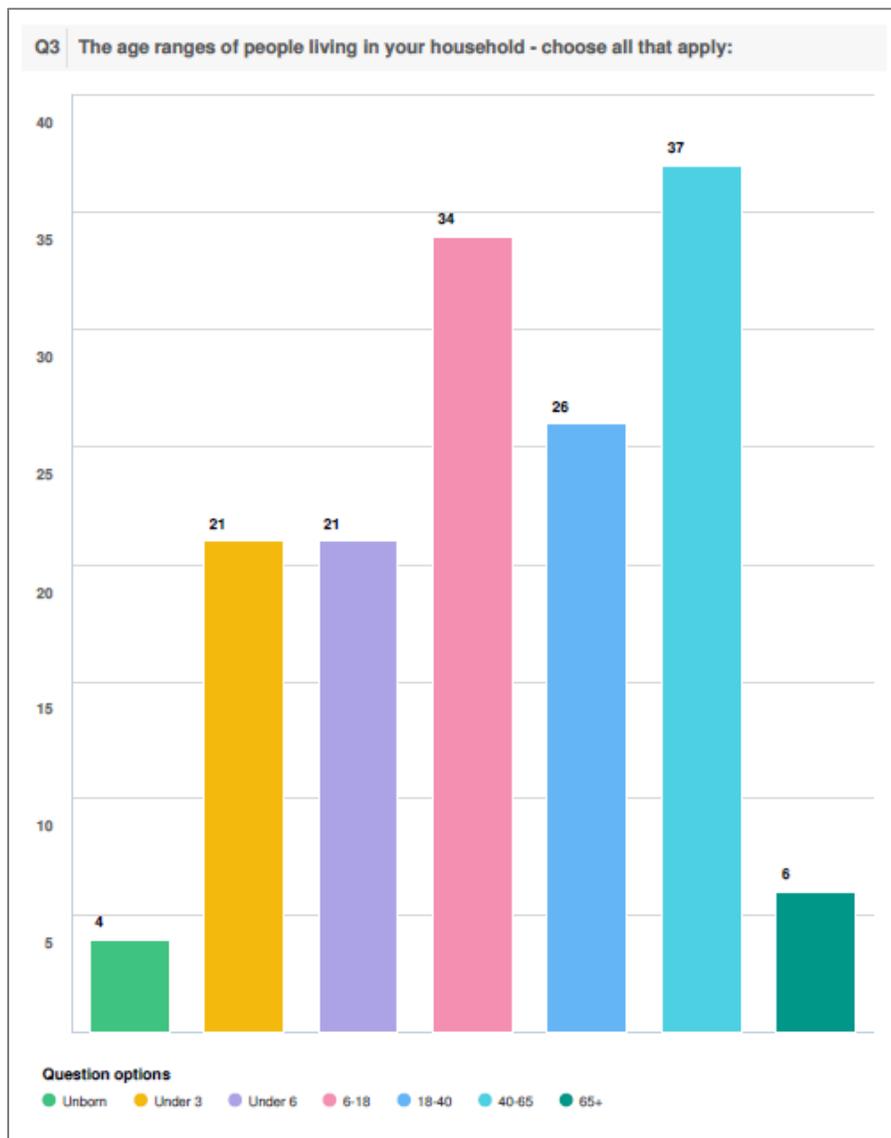
Key takeaways from the survey include:

Who responded. The bulk of the survey respondents came from upvalley: 86.8% live in Aspen. 84.6% of them live in Burlingame.



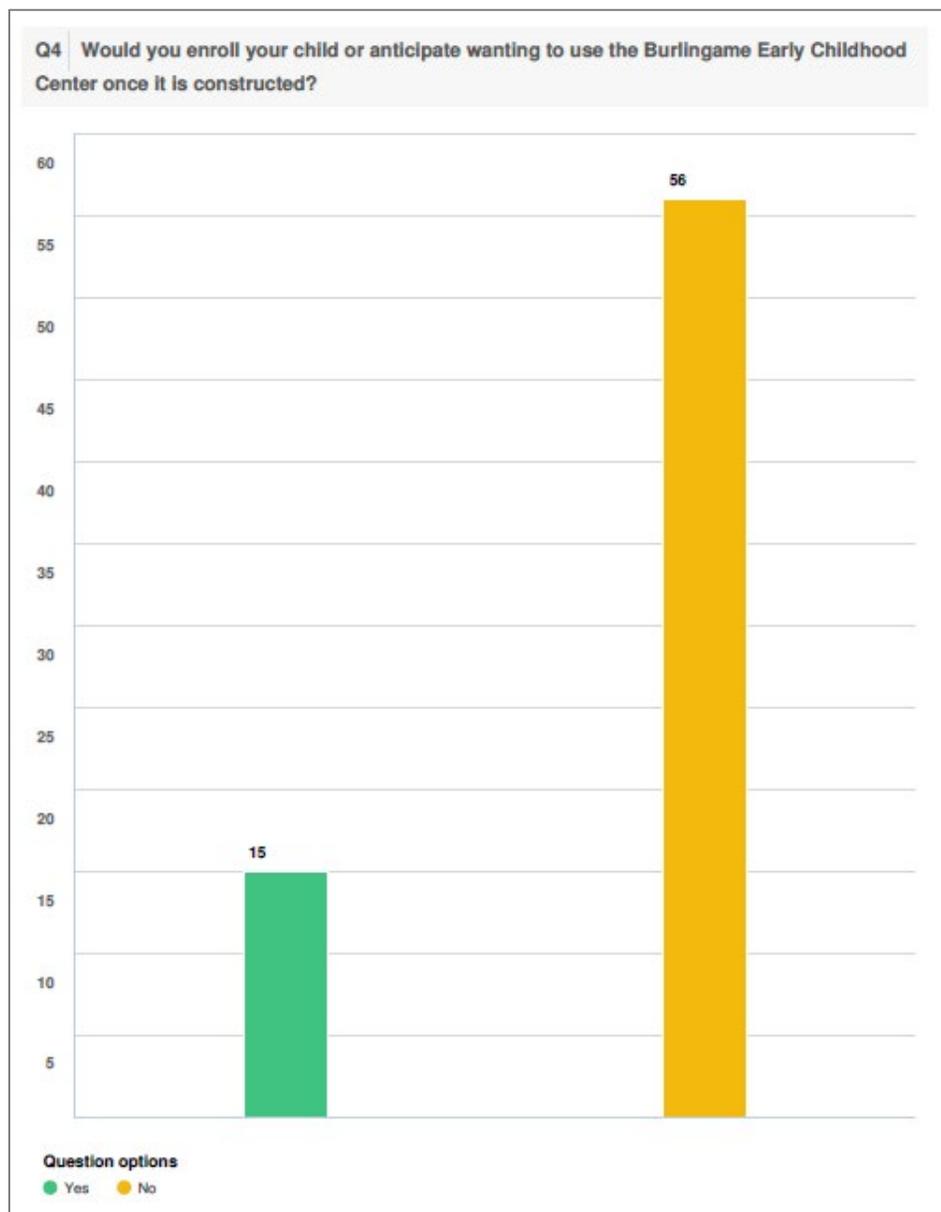
COMMUNITY SURVEY SUMMARY
June 2022

Age range. The household age range represented the most was 40-65 (37), followed closely by 6-18 (34). Under 3, under 6, 18-40 were about the same (25) with unborn and 65+ the minority (10 responses.)



COMMUNITY SURVEY SUMMARY
June 2022

Childcare need. Fifty-six respondents did not anticipate wanting to use the Burlingame Early childhood Center once constructed, while 15 anticipated enrolling their children.



COMMUNITY SURVEY SUMMARY
June 2022

You ranked the following classroom needs for 0-5-year-olds in order of importance. *Integrating fitness into the learning space* had the highest rank, *specialized activity spaces* ranked next, and the remaining three: *health and wellbeing of students, teachers, and parents*, *safety and security*, and *outdoor learning spaces* rank almost equally.

Q5 Rank the following classroom needs for 0-5-year-olds in order of importance (1 being most important):

OPTIONS	AVG. RANK
Health and Wellbeing of Students, Teachers, and Parents	2.22
Safety and Security	2.40
Outdoor learning spaces	3.06
Specialized activity spaces, i.e. story time and art	3.29
Integrating fitness into the learning space	3.98

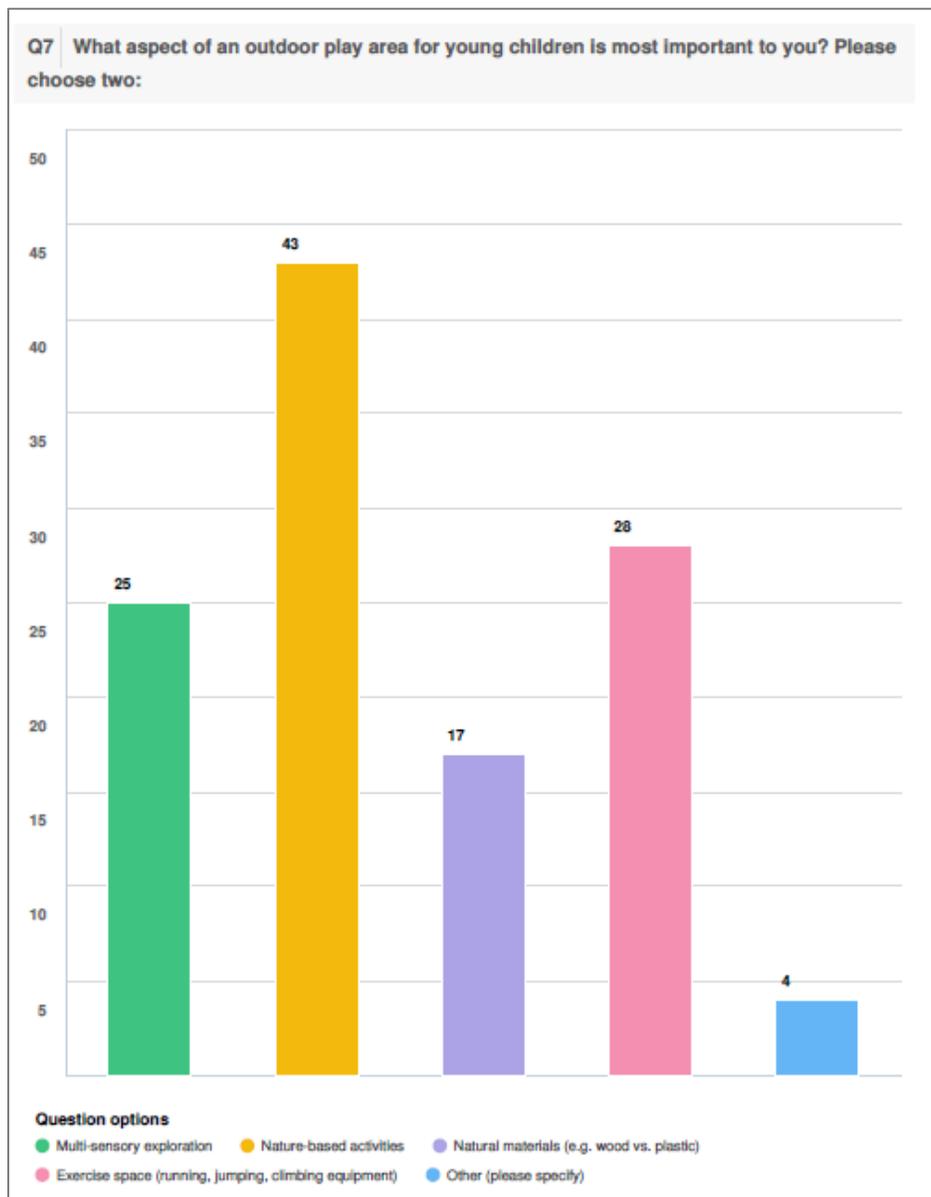
Your rank of the following early childhood education facility features all roughly the same: environmental sustainability 4.20, ease and proximity of parking 4.23, nursing space 4.78, parent resource/hospitality area 5.13, quiet/private teacher workspaces 5.25, activity areas parents can use with their enrolled children 5.37, community gathering spaces 5.47, integrated technology 5.88, with mixing spaces for different classes/age groups to interact ranking the lowest.

Q6 Rank the following early childhood education facility features in order of importance (1 being most important):

OPTIONS	AVG. RANK
Mixing spaces for different classes/age groups to interact (as allowed by licensing)	3.83
Environmental sustainability	4.20
Ease and proximity of parking	4.23
Nursing Space	4.78
Parent resource/hospitality area	5.13
Quiet/private teacher workspaces	5.25
Activity areas parents can use with their enrolled children	5.37
Community gathering spaces	5.47
Integrated technology	5.88

COMMUNITY SURVEY SUMMARY
June 2022

The aspects of outdoor play areas for young children most important to you are: nature-based activities had the most votes with 43, followed by exercise space with 28, multi-sensory exploration with 25, and natural materials with 17.

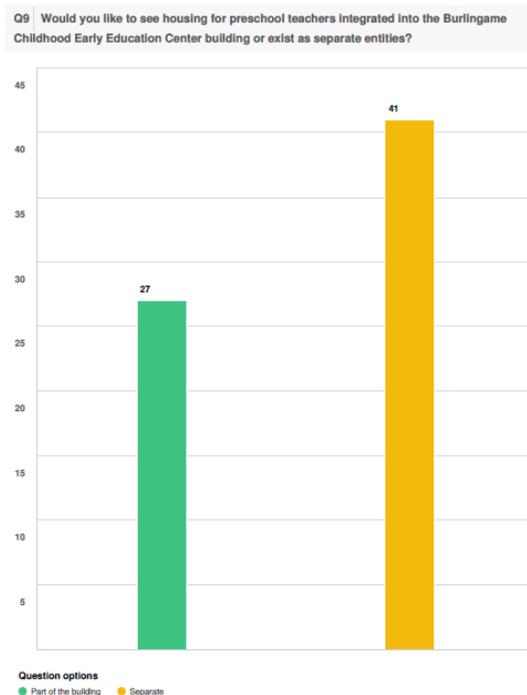


The types of young children's play spaces in order of importance to you were by average rank: dramatic play areas 4.02, STEM or STEAM focused play/learning areas 3.23, indoor gross motor play areas 2.85, indoor fine motor play areas 2.75, and finally Outdoor play areas 2.06

Q8 Rank the following types of young children play spaces in order of importance (1 being most important):

OPTIONS	AVG. RANK
Outdoor play areas	2.06
Indoor fine motor play areas	2.75
Indoor gross motor play areas (for full-body activities)	2.85
STEM or STEAM focused play/learning areas	3.23
Dramatic play areas	4.02

The majority of you think that if there is housing on-site for teachers, it should be separate from the Early Childhood Education Center.





COMMUNITY SURVEY SUMMARY
June 2022

Comments:

- **Themes of concern (over 50% of total comments):** Traffic, parking, noise, overall neighborhood impact
- **Themes of suggestions:** Preference given to Burlingame residences, housing for teachers, appropriate wages for teachers, environmental design



JULY 13, 2022 NEIGHBORHOOD GATHERING &
PROJECT UPDATE | BURLINGAME COMMUNITY
CENTER

Kathleen Wanatowicz
Project Resource Studio



Outreach Summary

Date: Wednesday, July 13

Time: 5:00 pm – 7:00 pm

Location: Burlingame Commons Building

Total Community Attendance: Approximately 20 people from the Burlingame community attended, and the event was widely publicized.

Objectives:

- Present and provide an overview of the two Design Schemes: Hillside & Streetside
- Meet and greet with the project team, introduce the experts
- Provide a review and follow-up on May's Open House questions and community survey.
- Design Characteristics Boards (materials, designs, locations) – dot exercise
- Introduce traffic study goals

Stations:

- Welcome: Public Process and Project Information, May Survey Summary Sheets
- Site Plan Board with Constraints, Project Partners
- Hillside Design Scheme
- Streetside Design Scheme
- Design Characteristics – dot exercise
- Traffic Impacts

Summary:

The neighborhood gathering was a successful child-friendly event to bring attention to the project goals and team. Participants were given feedback sheets per design schemes. The project team was on-site to have discussions, answer questions, and gather design scheme preferences and feedback. The event was low attendance, but the quality of feedback was targeted and valuable for the project team.*



Publicity:

Date	Activity	Reach
7.6.22	Email to Burlingame Community	Burlingame
7.6.2022	Media Relations: Burlingame community meeting	Public
7.6.2022, 7.13.2022	City of Aspen Facebook Post	Public
7.6.2022	Aspen Community Voice Email – Neighborhood Gathering for Burlingame Early Childhood Education Center	Public
7.11.2022	Door Hangers for Burlingame community meeting	Burlingame neighborhood
7.11.2022	Posters at the Bus Stops	Burlingame
7.11.2022	Street Signs lining the entrance to Burlingame	Burlingame
7.8, 11, 12, 13.2022	Display ads for Burlingame community event in Aspen Times and Aspen Daily News	Public

* **Highlighted text indicates the top votes**

HILLSIDE DESIGN | COMMENTS 7.13.22

✓ FEATURES & DESIGN DETAILS YOU LIKE AND ~~CROSS-OUT~~ THOSE YOU DON'T

KEY FEATURES:

- DIRECT ON-GRADE ACCESS X4, 4
- **HOUSING IS DETACHED, PART OF NEIGHBORHOOD** **9**
- ALL SURFACE PARKING X3, 5
- **PRESCHOOL PLAYGROUND IS SOUTH FACING** X1, **8**
- 2 POSSIBLE POINTS OF ACCESS X1, 7
- INFANT & TODDLER PLAYGROUNDS AT GRADE X1, 7
- GROSS MOTOR ROOM ON MAIN FLOOR X1, 6
- **GREATER CONNECTION TO NATURAL LANDSCAPE** **11**, (good)



SITE CHALLENGES:

- INFANT & TODDLER PLAYGROUNDS ARE NORTH FACING X5 (cold & snowy, Not bad for summer)
- SLIGHTLY UNDER PARKED PER PROGRAM X3, (who cares), 2
- ENTRY IS NORTH FACING 3, (that's ok)
- BUILDING FOOTPRINT IS VERY TIGHT TO SITE BOUNDARIES X2 (will be no matter what), 2
- REQUIRES MOVING THE MOST DIRT X2
- GROSS MOTOR ROOM BURIED X3

EARLY CHILDHOOD EDUCATION BUILDING AREA:

- 13,274 GROSS SQUARE FEET (GSF) X1, 2, (higher = better)

HOUSING AREA:

- 5,081 GSF 1
- 4 (2) BEDROOM UNITS 3

COMMENTS:

1. need more
2. not enough
3. not as much housing as street side design

PARKING AREA:

- 13,695 SF 1

COMMENTS OR SUGGESTIONS:

1. Parking always a problem. It seems you always need more than planned I feel this option feels less crowded – but at expense of housing employees
2. Love the access to trail from play areas
3. Detached housing makes me feel more comfortable. Not keen on strangers in the same building while my kid is in day care
4. * this is our preferred design!!!*
5. It would be better to funnel traffic through the neighborhood, instead of the separate pull in/out.
6. I like having the site off the road and in the corner. More outdoor play space.



7. I don't have strong reservations about this version. For the folks that do end up utilizing this housing, they might enjoy that it's not on the same footprint where they work.
8. I prefer vehicle entry on Paepcke Drive in order to eliminate vehicle crossing trail midway down Harmony Drive.
9. I like how the housing and building blend into Burlingame a bit more.

STREET SIDE DESIGN | COMMENTS 7.13.22

✓ FEATURES & DESIGN DETAILS YOU LIKE AND ~~CROSS-OUT~~ THOSE YOU DON'T

KEY FEATURES:

- | | |
|--|--|
| ○ ALL PLAYGROUNDS HAVE SOUTHERN EXPOSURE | X1, 6 |
| ○ PREFERRED SOLAR ORIENTATION FOR DAYLIGHTING & PV | 7 |
| ○ SOUTH FACING ENTRY | 3 |
| ○ FULLY PARKED PER THE PROGRAM | 8 (partially underground) |
| ○ ALLOWS FOR SECONDARY NEIGHBORHOOD ENTRY POINT | X1, 5 |
| ○ FRONTS THE STREET | X1, 1 (kids oriented away from street) |
| ○ FIRE ACCESS FOR ECE PROGRAM IMPROVED | 3 |
| ○ GROSS MOTOR ROOM DAYLIT AND ON MAIN FLOOR | 5 |
| ○ ON-GRADE ENTRY | 6 (without much parking) |
| ○ SECONDARY PRESCHOOL EXPLORATORY AREA | 3 |

COMMENT: not keen on the bridges to access play area.

SITE CHALLENGES:

- | | |
|--|----|
| ○ PARKING IS STRUCTURED, PARTIALLY BELOW GRADE | 2 |
| ○ TAKES OVER HOUSING LOTS 4 & 5 | 3 |
| ○ FIRE ACCESS FOR HOUSING COMPROMISED | X2 |



EARLY CHILDHOOD EDUCATION BUILDING AREA:

- 13,775 GROSS SQUARE FEET (GSF) **1**

HOUSING AREA:

- 8,338 GSF **2**
- 2 (1) BEDROOM UNITS **5**
- 5 (2) BEDROOM UNITS **5, need more**

COMMENTS:

1. Seems like the building will be huge if 7 units are on one floor. Don't like that housing (strangers) are in the same building as my kid.
2. This plan seems to make more efficient use of the space. I like that some of the parking is below grade. Not bothered by the building being street side. I think more housing is better also.
3. I'd like to see entry to the parking lot on Paepche to eliminate the trail crossing, midway down Harmony drive. Ped/bike/car interaction would be unsafe.
4. I like the 1 BD units and access from Harmony.

PARKING AREA:

- STRUCTURED 14,876 SF **1**
- SURFACE - 10,373 SF

COMMENTS OR SUGGESTIONS:

I prefer this concept bc it maximizes housing + parking – two of the larger issues.

BURLINGAME

EARLY CHILDHOOD
EDUCATION CENTER





May 5, 2022 OPEN HOUSE | BURLINGAME
COMMUNITY CENTER

Kathleen Wanatowicz
Project Resource Studio



Outreach Summary

Date: Thursday, May 5

Time: 5:30 pm – 7:30 pm

Location: Burlingame Commons Building

Total Community Attendance: Approximately 20 people from the Burlingame community attended

Objectives:

- Pre-project launch with the Burlingame residents
- Provide a high-level overview of the process, goal, objectives, and outcomes
- Meet and greet with the project team, introduce the experts
- Affirm and review the feedback, and follow up on questions from September's meeting.
- Evoke project inspiration and dialogue about preferences
- Introduce site limitations

Stations:

- Site Plan Board with Constraints
- Conceptual Design Boards
- Opportunity Board
- Public Process and Project Information

Summary:

The open house was a good event to bring attention to the project goals and team and initiate conversations around preferences. The event was low attendance, but the quality of feedback was excellent.



Publicity:

Date	Activity	Reach
4.29.22	Email to Burlingame Community	Burlingame
5.1.2022	Posters at the Bus Stops	Burlingame
5.2.2022	City of Aspen Facebook Post	Public
5.3.2022	Aspen Community Voice Email – Open House for Burlingame Early Childhood Education Center	Public
5.3.2022	Door Hangers for Burlingame community meeting	Burlingame neighborhood
5.3.2022	PSA re: Burlingame community meeting	Public
5.3.2022	Ads for Burlingame community meeting in Aspen Times and Aspen Daily News	Public

Sign-in sheet:



MEETING: BURLINGAME NEIGHBORHOOD OPEN HOUSE
 DATE: THURSDAY, MAY 5, 2022 5:30 – 7:30 p.m.

NAME	EMAIL
<i>Rebecca</i>	
<i>Diana Ettlinger</i>	<i>dettlinger@sah.com</i>
<i>Adria Peralta</i>	<i>adriass@hotmail.com</i>
<i>Katrina Strecker</i>	<i>streck2@yahoo.com</i>
<i>leslie Bixel</i>	<i>lesliebixel@gmail.com</i>
<i>Annal Pool</i>	<i>abvettowpool@gmail.com</i>
<i>John Knechtel</i>	<i>JKnechtel19@gmail.com</i>
<i>Anna Chayne</i>	<i>aspensperson@hotmail.com</i>
<i>Laura Miller</i>	<i>lauramiller1010@gmail.com</i>
<i>T. Folk</i>	<i>N/A.</i>

BURLINGAME — CHILDCARE CENTER —



Questions and comments recorded with Burlingame neighbors – September 2

- Will the childcare space take away from the community space / parks and shared amenities?
 - Can an incubation space for the business be started NOW to provide care and test the model before we build a building that may or may not have staff? (former offices?)
 - How will the costs of shared roads / community space / sidewalks be shared with the Burlingame boards?
 - Will some units in phase 3 be reserved for the teachers who work at the childcare space?
 - How is this childcare going to be staffed without siphoning teachers from existing programs – Early Learning Center, Aspen Mountain Tots, Cottage?
 - What happens for the parking and drop-off, pick up areas?
 - How will the additional traffic be handled when there are already long traffic light waits before phase 3. (another person added that this was a good question)
 - Where will parking be?
 - How will the staffing issue be solved with this plan?
 - Will Burlingame families have priority to reduce traffic?
 - Will the single family homes still be built?
 - What would hours be? Which school calendar will it follow? Pricing be determined?
 - What is the timeline for approval and building?
 - It would be great for daycare to be developed in a more transit-oriented location so it could be accessed by bus. Nest to staffing difficulties, traffic and parking in Aspen proper for folks that work in town is going to become very limited. Will the daycare building then be planned with it's own parking (separate from Burlingame residential parking)?
 - Please consider repurposing the current underutilized community building in phase 1 @ Burlingame if you do move forward with any construction.
 - If priority can be provided to Burlingame residents to the new childcare center at Burlingame, then that can help reduce any concerns of additional traffic, parking etc.
 - What is Kids First role in this project?
 - What other locations are being considered?
 - If a childcare or any other business come to Burlingame, then how does that work with the HOA structure?
-
- Phone call – Bob Perlmutter wondered about using the commons building, conversation about a larger space took place, he would like to be added to the email list.
 - Neighbor comments/texts reported by Megan M.
 - The stop light at 82 only allows for 3-4 cars at the most, afraid the cars from drop off and pickup would be long.
 - Parking impacts
 - Insurance

- Unsafe parks in the neighborhood
- Traffic impacts
- Personal implications to adults consuming cannabis on own property if it is now near a school
- Will the RO houses be lost for space?
- Can ECE teacher housing be included?
- Is there an emergency plan for evacuation with 1 exit out of the neighborhood? Even if that golf course arm goes up in emergencies, the whole neighborhood funnels out the one road.

Contact list that people signed up to be kept up to date:

Bob Perlmutter	bobperl@hotmail.com
Laura Miller	lauramiller1010@gmail.com
Ben Gottlieb	beyondboundaries@mac.com
Anna Cheyne	aspenspersson@hotmail.com
Maria Johnson	maria80reynolds@yahoo.com
Michael Yang	michaeltedyang@yahoo.com
Kathy Yang	kathyang@yahoo.com
Jessica Chimerakis	Jessica.chimerakis@gmail.com
Nick Chimerakis	nickchimerakis@gmail.com
Kelsey Carder	Kel_clynn@yahoo.com
Rae Lampe	raelampe@gmail.com

RESOLUTION NO. 99
(Series of 2009)

A RESOLUTION OF THE CITY OF ASPEN, COLORADO, ACCEPTING AN AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF BURLINGAME RANCH AFFORDABLE HOUSING SUBDIVISION

WHEREAS, at a duly called meeting of the homeowners' association convened on October 28, 2009, at which a quorum was present, the Board of Directors recommended the adoption of an amendment to the Declaration Of Covenants, Conditions and Restrictions of Burlingame Ranch Affordable Housing Subdivision (hereinafter "Declarations"); and

WHEREAS, the amendment proposed to amend Article I, Section 32 to increase the number of units that may be created from two-hundred thirty-six (236) to two-hundred fifty-eight (258) Units, including within this total thirteen single family homes; and

WHEREAS, the proposed amendment was presented to the Homeowners for vote pursuant to Article XII, Section 6, as amended; and

WHEREAS, the amendment proposed was subject to and conditioned upon certain obligations on the part of the City of Aspen outlined in Exhibit "A", attached hereto; and

WHEREAS, pursuant to such vote, eighty-nine (89) unit owners voted in favor of the amendment, one (1) unit owner opposed the amendment. Consistent with the Colorado Common Interest Ownership Act, the City's cast its votes in favor of the amendment. However, sixty-seven percent of the Unit owners, not including the Units owned by the City, were required to pass the amendment. Thus, pursuant to Article XII, Section 6, of the Declaration, as amended and CCIOA, this amendment passed; and

WHEREAS, pursuant to Article XII, Section 6(a) of the Declarations, such amendment must be approved by the City of Aspen; and

WHEREAS, pursuant to Article XII, Section 6(c) of the Declarations, such amendment must be recorded within the real property records of the County of Pitkin, State of Colorado. A copy of the amendment for recording is attached hereto as Exhibit "B".

NOW, WHEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ASPEN, COLORADO:

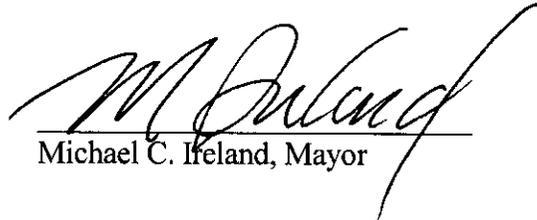
Section One

That the City Council of the City of Aspen hereby accepts and approves the amendment to Article I, Section 32, of the Declaration of Covenants, Conditions and Restrictions of Burlingame Ranch Affordable Housing Subdivision set forth below, as approved by the unit owners of Burlingame Ranch Affordable Housing Subdivision at a duly called meeting of the unit owners held on October 28, 2009:

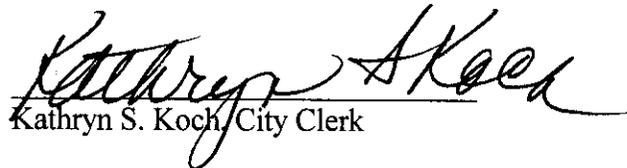
Article I, Section 32, is hereby amended to read as follows:

“Units that May be Created” means two-hundred fifty-eight (258) Units, including within this total thirteen single family homes, which shall be the maximum number of Units that may be subject to this Declaration.

Dated: November 23, 2009.


Michael C. Ireland, Mayor

I, Kathryn S. Koch, duly appointed and acting City Clerk do certify that the foregoing is a true and accurate copy of that resolution adopted by the City Council of the City of Aspen, Colorado, at a meeting held November 23, 2009 2009.


Kathryn S. Koch, City Clerk

Burlingame Ranch Affordable Housing Association, Inc.

Agreement/Understanding with the City of Aspen

Shall Article I, Section 32 of the Burlingame Ranch Affordable Housing Subdivision Declaration be amended to allow for a density increase from 236/13 to 258/13. The vote to increase density is conditioned upon the adoption by Council Resolution within 90 days of the vote on the increase in density of the following terms and conditions, and are part of an agreement to amend this section of the declarations. If such resolution is not adopted by Council as set forth herein this vote shall become null and void. Furthermore if any unit owner successfully challenges the validity of this vote, the validity of the increase in the maximum number of units that may be created or the validity of any expansion resulting from this action, then this agreement shall become null and void and any obligations or commitments on the part of the City shall be terminated *ab initio*.

- 1. 258 total units (245 multi-family units and 13 single-family lots). The location of the 6 additional SF home sites shall be agreed upon by city and owner representatives.**
- 2. Eliminate the \$60 per month per unit mobility fee and amend the PUD accordingly.**
(The Burlingame home owners realize that bus service may increase or decrease according to transportation budgets and demand.)
- 3. Retroactively forgive the Burlingame Ranch I Condominium Association, Inc. and the Burlingame Ranch Affordable Housing Association, Inc. all unpaid mobility fees.**
- 4. Amend the PUD to add additional parking to the development that would increase the parking ratio from 1.67 to 2.0 (excluding the 26 "bandit" parking spaces behind current tuck-in parking spaces from the calculation) and include visitor, loading zones and handicapped spaces (as required by code). The City would retain the right to add as many as 3 additional parking spots to the project total, dedicated to the CarShare program – and not count those spots towards the new 2.0 ratio.** *(The funding for additional parking is contingent on voter approval for phase II/III. The additional parking would be one of the 1st projects sought in phase II/III. The siting and design of the additional parking will be developed in conjunction with homeowner representatives. The COA will commit to spending up to \$10K on temporary parking solutions on Mining Stock Pkwy Rd. to be completed by the end of June 2010. This includes moving sprinkler heads and boulders, grading the shoulder, pack the dirt and spread gravel on the area.)*
- 5. The COA will contribute \$25,000.00 toward the completion of the commons bldg.**
(This money is not associated with the bond vote and so the city can contribute the funds whenever needed for completion of finish work to commons building.)
- 6. Construct a staircase/sidewalk from Mining Stock Pkwy. to Callahan Court Parking lot.** *(The funding for this project is contingent on voter approval for phase II/III and will be done in conjunction with the additional parking to be provided in Phase I – as one of the 1st projects undertaken in Phase 2/3.)*
- 7. Emphasize open space in Phase II /III, in particular buildings clustered around courtyards with "usable open space" and sidewalks similar to the courtyard located on Molly and Lindvig Courts, and create a minimum of 100 square feet of Usable Open Space for every 1000 square feet of living space that is created in the design of phase II/III. "Usable Open Space" refers to areas that are sodded with grass, not native seeded areas and not all drainage basins, which are frequently inundated with**

water and are unusable. (The City noted that after meeting with the O'Callaghans and reviewing our budget for landscape maintenance that we likely do not have enough to cover our expenses currently. If we would be willing to allow two of the SF homesites to stay in phase I then they could build another city park at the NW corner of the phase II. This would be in addition to the 100 square ft of usable open space per 1000 square ft of livable space built in phase II. The city asks us to consider this carefully because our budget will also go up. We should keep in mind that the city will maintain the 2nd city park at their expense.)

- 8. Allow Owner Representatives or such other committee established by the Owner Representatives to have input in all phases of design review.**
- 9. Follow all design review guidelines and green building standards as required in Phase I.**
- 10. Eliminate the requirement for the Master or Condominium Association to pay the \$75 per space rental income to the City and will amend the Mobility Plan and PUD to reflect this. If any spaces continue to be available for rental, the funds for such spaces shall remain the property of the Master or Condominium Association, as applicable.**
- 11. Complete its (COA) planned connector trail improvements from Burlingame Ranch to the Airport Business Center and shall pursue its plans to provide a direct route to the Roaring Fork River and the Rio Grande Trail and Bridge off the Airport Business Center connector trail. (THE DESIGN OF A NARROW DIRT TRAIL IS CONTINUING WHICH WILL CONNECT THE NORTH END OF BURLINGAME RANCH TO THE BUSINESS CENTER. THE CITY HAS CONTACTED PARKS DEPT. AND CONSTRUCTION MAY BEGIN AS EARLY AS THIS FALL.)**
- 12. No additional units will be built in Burlingame Ranch Phase I or Phase II/III in the future, other than the number the owners approve in this vote or agree to under the applicable standards of approval at whatever point in the future such changes will be proposed.**
- 13. Sign at entrance posting "No Dogs, Fines Imposed". (Will be part of a series of "insubstantial amendments" to the PUD.)**
- 14. Speed limit reduction to 15 mph. (traffic study is complete and signs have ordered)**
- 15. Audit of Association books prior to transfer of control to owner Board not completed. (The COA has authorized the contract)**
- 16. Provide Legal Corrections to Association governing documents (both Condominium and Master Association) mandated by SB 89 and SB 100 and recommendations or supporting language for policies that need to be adopted. (The COA is working with the law firm, Ballard, Sparhr, Andrews and Ingersoll, LLP in Denver to complete all revisions.)**
- 17. Confirm all common areas have been properly conveyed to each association or follow through and convey them.**
- 18. Drainage: including safety grates on drainage culverts and correction of improperly draining drainage detention areas. (DRAINAGE OF THE DETENTION AREAS HAVE BEEN CORRECTED, POND 2 BEHIND 19 LINDVIG COURT HAS CONCRETE FLOW CHANNELS AND ENGINEERING DEPARTMENT IS WORKING WITH STREETS DEPARTMENT TO OBTAIN OR FABRICATE GRATING FOR CULVERTS. COA is not satisfied with the drainage of Pond 2 across from Transit 1. They have brought this to Shaw's attention numerous times. If the city takes over this repair then it will have to go through a public bid process. The COA is committed to resolving this problem.)**

- 19. Erosion on path connecting Transit I to Roch Place.** *(The COA is planning to rebuild most of this portion of the trail/walking path.)*
- 20. Address water rights - provision of ditch water and lease from City for provision of water for irrigation from City's ditch rights (at no cost to HOA).** *(The COA is working with Ballard, Sparhr, Andrews and Ingersoll, LLP in Denver to complete a lease agreement.)*
- 21. Address landscaping: weeds issues, and properly complete seeded areas and planting beds.** *(The COA has completed all reseeding; we will have to wait for next summer to observe the successful germination and growth or lack thereof.)*
- 22. The Condo I Board is requesting the installation of boulders to help prevent the irrigation from being damaged by cars.** *(The city is willing to help with this. The city also notes that the sprinkler heads that are being damaged are at 18 from the side of the road and therefore can only be damaged by individuals deliberately driving off the road.)*
- 23. Address and repair all issues raised by third party roof commissioner and address hazardous areas identified by O'Callaghan. (ROOF WORK HAS BEEN COMPLETED TO THE SATISFACTION OF THE ROOF COMMISSIONING AGENT AND THE SNOW DROP AREAS IDENTIFIED WILL RECEIVE SNOW FENCING.)**
- 24. Address all Phase I punch list and warranty issues presented by Board and O'Callaghan Prop Mgt. Phase I punchlist and warranty issues include:**
- a) The fire system has more than the average trouble codes, error codes, dact, and communication errors. Proguard is aware of the buildings that have chronic problems and have been meeting with Seimens to find a solution. The system is going to require alot of Technical work to get the problems fixed. The buildings involved include, but are not limited to: 42 Mining Stock Place ("MSP"), 99 MSP, 129 MSP, 44 Callahan Court ("CC"), 45 CC, 185 Forge Road ("FR"), 19 Lindvig Court ("LC"). (PROGUARD IS WORKING TO RESOLVE ALL ISSUES AND THE CITY IS WAITING ON THEIR REPORT OF CONDITIONS. SEIMENS IS SENDING A NEW PANEL FOR INSTALLATION AND TESTING. IF THIS PANEL SOLVES THE ISSUES THEN THEY WILL REPLACE TROUBLESOME. IF THIS PANEL DOES NOT RESOLVE THE ISSUES THEN MORE TROUBLESHOOTING MUST BE DONE. THIS IS NOT A FIRE REPORTING DEFECT THAT WOULD JEPORDIZE THE REPORTING OF A FIRE.)**
 - b) Fire Sprinkler system commissioning completion. Pro Guard did not complete a review of storage areas, which are causing system malfunctions. (PROGUARD IS WORKING TO RESOLVE ALL ISSUES AND THE CITY IS WAITING ON THEIR REPORT OF CONDITIONS.)**
 - c) There are several areas in which the siding is popping out, or cracked, and the paint is either peeling or the wrong color. Shaw has fixed some of the areas that were popped out and are in the process of getting the rest replaced. They are in contact with the manufacturer to find a solution for the peeling and discolored paint. (SHAW IS ADDRESSING THIS AS A WARRANTY ISSUE AND IS SCHEDULE FOR CORRECTIVE ACTION IN AUGUST.)**
 - d) 163 FR has a small gas leak in the mechanical room. Source Gas confirmed that the meter was not installed by them and did not belong to them. (THE METER WAS PART OF THE TESTING PROGRAM BY THE NATIONAL RENEWABLE ENERGY LABORTORY IN BOULDER. THE METER HAS BEEN REMOVED.)**
 - e) 124 FR, 170 FR, 99 MSP have had blowers replaced due to a leak or gush of water coming down from the ceiling onto the boiler. 170 FR was checked in the**

- mechanical room by John Y (who?). and he said he didn't see any water at the time however he did not go into the units above to investigate the bath / shower to see if this was the source of the water. *(SHAW IS ADDRESSING THIS AS A WARRANTY ISSUE.)*
- f)** The staircase lighting at 34 Molly Court ("MC") has not worked for more than 2 years. The City's Property Manager Terri Kappelli was aware of this issue due to constantly burning out light fixtures. The electrician came out to look at it but didn't have time to fix it. His suspicion was that the wiring inside the storage unit next to the stairs had been damaged. *(SHAW HAS ADDRESSED THIS AS A WARRANTY ISSUE. COMPLETE.)*
- g)** The common building 2nd bathroom area has tile installed but there is no grout. *(THIS BATHROOM WAS NOT TO BE FINISHED AND WAS NOT TO EVEN BE TILED THEREFORE THE TILE THAT WAS INSTALL WAS NOT GROUTED.)*
- h)** There are some circulating pumps that are not wired, including but not limited to 42 MSP. *(SHAW IS ADDRESSING THIS AS A WARRANTY ISSUE.)*
- i)** 124 FR common entrance door to the storage units is missing the lock. *(SHAW IS ADDRESSING THIS AS A WARRANTY ISSUE; MATERIALS HAVE BEEN ORDERED.)*
- j)** 170 FR is missing the common entrance storage door, the entire door! *(SHAW IS ADDRESSING THIS AS A WARRANTY ISSUE; MATERIALS HAVE BEEN ORDERED.)*
- k)** 55 MSP unit 102 and 129 MSP unit 102 have uncompleted landscaping dirt areas underneath the bedroom windows. The neighborhood cats have made these areas into litter boxes. *(SHAW HAS ADDRESSED THIS AS A WARRANTY ISSUE AND IT IS COMPLETE.)*
- l)** 67 MC dirt area between the parking lot and sidewalk is not landscaped per the City's plans and specifications. *(COA DESIGNING PLAN. NO SHRUBS WILL BE PLANTED BECAUSE THEY WOULD BE DESTROYED BY SNOW REMOVAL.)*
- m)** 170 FR, 129 MSP, and 44 CC - snow slides either from upper roof or solar panels onto the stairs or the side walk. Steve Bossart is aware of the issues and will be contacting Roof Tech. *(SHAW IS ADDRESSING THIS AS A WARRANTY ISSUE; MATERIALS HAVE BEEN ORDERED.)*
- n)** The entrance doors to the trash / recycling areas at transit 2 & 3 do not close properly. Rick Wilson had worked on them but as soon as they were unhooked for the trash removal they wouldn't close again. The City shall oversee and pursue this issue unto completion and to the satisfaction of O'Callaghan and the Owner Representatives. *(SHAW IS ADDRESSING THIS AS A WARRANTY ISSUE.)*
- o)** There are dead trees that require replacement at the following locations:
Retention Pond behind the single family houses/lots, 123 FR unit 201 parking lot side, 123 FR unit 206 parking lot side, 185 FR parking lot side between units 102 & 103, 185 FR at the end of the parking lot next to the side street, in between 185 FR & 163 FR street side, 123 FR between units 202 & 203 street side, MSP big sod area 1st tree closest to the common building, 55 MSP next to unit 201, 161 MSP in front of unit 204 half dead. *(THIS WAS A WARRANTY ITEM AND WORK OF REPLACEMENT IS COMPLETE.)*
- p)** Native grass at 185 FR parking lot side is very sparse and unsatisfactory. *(SHAW AND THE CITY HAVE RESEEDED THESE AREAS SEVERAL TIMES.)*

- q) 42 MSP all the bushes on the courtyard side at unit 105 died, were removed by O'Callaghan and require replacement. (SHAW IS ADDRESSING THIS AS A WARRANTY ISSUE; WORK IS COMPLETE.)**
- r) 42 MSP courtyard side in front of unit 106 is not landscaped per the City's plans and specifications. (SHAW IS ADDRESSIGN THIS AS A WARRANTY ISSUE; WORK IS COMPLETE.)**
- s) Parking signage needs to be installed and re-stripping requires completion. (We are aware that City staff is waiting for input for Burlingame Condo I Board members. CITY HAS DEVELOPED A PLAN FOR THE ROAD RIGHT-OF-WAYS AND THE HOA PARKING AREAS. THE CITY IS WORKING WITH THE STREETS DEPARTMENT TO ORDER AND INSTALL SIGNS ALONG THE STREETS AND WILL WORK WITH THE HOA WHEN SO DIRECTED WITHIN THE PARKING LOTS.)**
- t) Weed Removal (The type of weeds, the location of those weeds, and the method of removal will be decided at a meeting on site; at least one board member from the Condo Board and one member of the Master Association board – must be a homeowner, not city staff – will be present to approve the conditions of removal. The conditions of removal will be approved in writing; a representative from the COA Parks department and Asset department must also be present; the weeds will then be removed by pulling, cutting or spraying, one time only, within two weeks; after this one-time event the City of Aspen will be relieved of any and all responsibility for removal of weeds.)**

B

RECEPTION#: 564794, 11/25/2009 at
11:02:05 AM,
1 OF 3, R \$16.00 Doc Code AMEND DEC
Janice K. Vos Caudill, Pitkin County, CO

**AMENDMENT
TO THE
DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS OF BURLINGAME RANCH AFFORDABLE
HOUSING SUBDIVISION**

WHEREAS, Declaration of Covenants, Conditions and Restrictions of Burlingame Ranch Affordable Housing Subdivision was recorded October 10, 2005 at Reception Number 516002, in the real property records of the County of Pitkin, State of Colorado; and

WHEREAS, Recordation of Signature Page for Declaration of Covenants, Conditions and Restrictions of Burlingame Ranch Affordable Housing Subdivision was recorded April 17, 2006 at Reception Number 523046, in the real property records of the County of Pitkin, State of Colorado; and

WHEREAS, an Amendment to the Declaration of Covenants, Conditions and Restrictions of Burlingame Ranch Affordable Housing Subdivision was recorded October 21, 2009 at Reception Number 563774, in the real property records of the County of Pitkin, State of Colorado, which amended the requirements for an amendment to the Declarations regarding the increase in Units that may be created as set forth in Article I, Section 32; and

WHEREAS, at a duly called meeting of the homeowners' association convened on October 28, 2009, at which a quorum was present, a motion was presented to adopt an amendment to the Declaration of Covenants, Conditions and Restrictions of Burlingame Ranch Affordable Housing Subdivision; and

WHEREAS, the amendment proposed was submitted to a vote of the Association as follows:

Shall Article I, Section 32, be amended as follows, **with text being removed is delineated with strikethrough, Text being removed looks like this, and** Text being added is bold and underline. Text being added looks like this:

“Units that May be Created” means ~~two hundred thirty six (236)~~ **two hundred fifty-eight (258)** Units, **including within this total thirteen single family homes**, which shall be the maximum number of Units that may be subject to this Declaration.”

and

WHEREAS, the proposed amendment was presented to the Homeowners for vote pursuant to Article XII, Section 6(a) and 6(d), as amended; and

WHEREAS, pursuant to such vote, eighty-nine (86) unit owners voted in favor of the amendment, one (1) unit owner opposed the amendment. Pursuant to Article XII, Section 6(d) of the Declarations and state statute, this amendment passed; and

WHEREAS, the City of Aspen by Resolution No. 99, Series of 2009, approved and consented to this amendment as required by Article XII, Section 6(c) of the Declaration.

NOW, THEREFORE, the following amendment shall be incorporated into and become part of the Declaration of Covenants, Conditions and Restrictions of Burlingame Ranch Affordable Housing Subdivision:

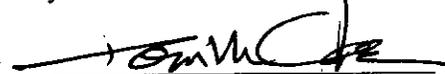
Article I, Section 32, is hereby amended as follows, **with text being removed is delineated with strikethrough, Text being removed looks like this, and** Text being added is bold and underline. Text being added looks like this:

“Units that May be Created” means ~~two hundred thirty six (236)~~ **two hundred fifty-eight (258)** Units, **including within this total thirteen single family homes**, which shall be the maximum number of Units that may be subject to this Declaration.”

Henceforth, Article I, Section 32 of the Declaration of Covenants, Conditions and Restrictions of Burlingame Ranch Affordable Housing Subdivision shall read as follows:

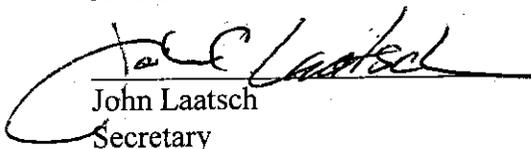
“Units that May be Created” means two-hundred fifty-eight (258) Units, including within this total thirteen single family homes, which shall be the maximum number of Units that may be subject to this Declaration.”

IN WITNESS WEREOF, this Amendment to the Declaration of Covenants, Conditions and Restrictions of Burlingame Ranch Affordable Housing Subdivision, is hereby executed by the President of the Subdivision Association on this 24th day of Nov., 2009, pursuant to a duly conducted vote of the Unit Owners.



Tom McCabe
President of Burlingame
Ranch Affordable Housing
Association, Inc.

Attest:



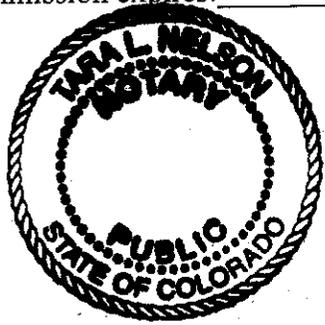
John Laatsch
Secretary

{Notarization of following page.}

STATE OF COLORADO)
) ss.
COUNTY OF PITKIN)

Subscribed and sworn to before me this 24th day of November 2009, by Tom McCabe, President of Burlingame Ranch Affordable Housing Association, Inc.

WITNESS my hand and official seal.
My commission expires: _____



Tara L. Nelson
Notary Public

My Commission Expires 09/25/2013

RESOLUTION NO. 82
(Series of 2009)

A RESOLUTION OF THE CITY OF ASPEN, COLORADO, ACCEPTING AN AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF BURLINGAME RANCH AFFORDABLE HOUSING SUBDIVISION

WHEREAS, at a duly called meeting of the homeowners' association convened on September 30, 2009, at which a quorum was present, the Board of Directors recommended the adoption of an amendment to the Declaration Of Covenants, Conditions and Restrictions of Burlingame Ranch Affordable Housing Subdivision (hereinafter "Declarations"); and

WHEREAS, the amendment proposed to amend Article XII, Section 6(d) for a specific limited time with regard to the vote required to increase units and with regard to the voting limitations set forth within Article II, Section 2, of the Declarations; and

WHEREAS, the proposed amendment was presented to the Homeowners for vote pursuant to Article XII, Section 6(a); and

WHEREAS, pursuant to such vote, ninety-two (92) unit owners voted in favor of the amendment, one (1) unit owner opposed the amendment. Of those votes, eighty (80) of the multi-family units casts votes in favor of the amendment with none (0) opposed and twelve (12) of the single family units casts votes in favor of the amendment, with one (1) opposed. Pursuant to Article XII, Section 6(a) and Article II, Section 2, of the Declarations and state statute, this amendment passed; and

WHEREAS, pursuant to Article XII, Section 6(a) of the Declarations, such amendment must be approved by the City of Aspen; and

WHEREAS, pursuant to Article XII, Section 6(c) of the Declarations, such amendment must be recorded within the real property records of the County of Pitkin, State of Colorado. A copy of the amendment for recording is attached hereto as Exhibit "A".

NOW, WHEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ASPEN, COLORADO:

Section One

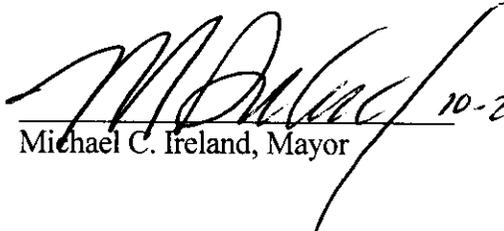
That the City Council of the City of Aspen hereby accepts and approves the amendment to Article XII, Section 6(d), of the Declaration of Covenants, Conditions and Restrictions of Burlingame Ranch Affordable Housing

Subdivision set forth below, as approved by the unit owners of Burlingame Ranch Affordable Housing Subdivision at a duly called meeting of the unit owners held on September 30, 2009:

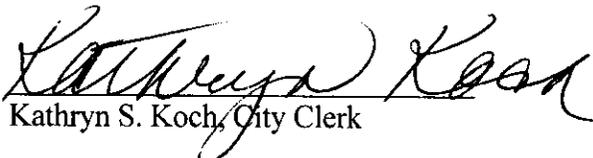
Article XII, Section 6(d), is hereby amended by adding the following sentence at the end of the section:

Notwithstanding the limitations set forth herein, on or before November 30, 2009, the provision of the Declaration that defines the number of Units that may be created, Article I, Section 32, may be amended to increase the number of units that may be created by a vote or consent of sixty-seven percent (67%) of the Owners, not including the Declarant. Thereafter, the consent required for such amendment shall be unanimous. In addition, any vote on the increase in the number of units prior to November 30, 2009, shall not be subject to the limitation of Article II, Section 2, which restricts the multi-family units to forty-nine percent (49%) of any vote of the association.

Dated: October 13, 2009.


10-20-09
Michael C. Ireland, Mayor

I, Kathryn S. Koch, duly appointed and acting City Clerk do certify that the foregoing is a true and accurate copy of that resolution adopted by the City Council of the City of Aspen, Colorado, at a meeting held October 14, 2009 2009.


Kathryn S. Koch, City Clerk