

OFFICIAL PUBLICATION OF THE ASPEN BOARD OF REALTORS®

# Aspen REALTOR

APRIL 2022

V8 N04



Photo Credit: Aly Romanus

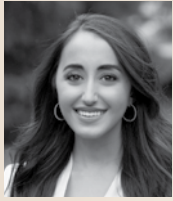




# ASPEN BOARD OF REALTORS®

*The Voice For Real Estate In The Roaring Fork Valley*

## 2022 Board of Directors

**Alexandra George**

Chair of the Board & CAR Director  
Aspen Development Realty, LLC  
970.452.1946

[alex@aspenstarwood.com](mailto:alex@aspenstarwood.com)

**Melissa Temple**

Chair of the Board-Elect  
ENGEL & VÖLKERS  
970.925.8400

[Melissa.temple@evusa.com](mailto:Melissa.temple@evusa.com)

**Colter Smith**

Treasurer  
Christie's International Real Estate Aspen Snowmass  
970.544.5800

[colter@aspenlocal.com](mailto:colter@aspenlocal.com)

**Jackson Horn**

CAR Director & Political Affairs  
Mt. District VP  
Douglas Elliman Real Estate  
970.925.8810

[jackson.horn@elliman.com](mailto:jackson.horn@elliman.com)

**Catie Fleming**

Director  
Slifer Smith & Frampton  
Real Estate  
970.927.8188

[cflaming@sliferrfv.com](mailto:cflaming@sliferrfv.com)

**Steve Harriage**

Director  
Slifer Smith & Frampton  
Real Estate  
970.925.8088

[steve@sliferrfv.com](mailto:steve@sliferrfv.com)

**Kristen Maley**

Director  
Aspen Snowmass Sotheby's  
International Realty  
970.925.6060

[Kristen.Maley@aspensnowmassSIR.com](mailto:Kristen.Maley@aspensnowmassSIR.com)

**Kiki Peisach**

Director  
Aspen Snowmass Sotheby's  
International Realty  
970.925.6060

[Kiki.Peisach@SothebysRealty.com](mailto:Kiki.Peisach@SothebysRealty.com)

**Hudson Smythe**

Director  
Compass  
970.925.6063

[hudson.smythe@compass.com](mailto:hudson.smythe@compass.com)

**Ashley Chod**

CAR Director &  
Immediate Past Chair  
Douglas Elliman Real Estate  
970.925.8810

[Ashley.Chod@elliman.com](mailto:Ashley.Chod@elliman.com)

**Krista Klees**

Appt. Past Chair  
Slifer Smith & Frampton  
Real Estate  
970.925.8088

[krista@aspenrealestate.com](mailto:krista@aspenrealestate.com)

**Jason Hodges**

Appt. MLS Director  
Coldwell Banker Mason Morse  
970.925.7000

[jhodges@masonmorse.com](mailto:jhodges@masonmorse.com)

FOLLOW US ON



<https://www.facebook.com/aspenboardofrealtors/>



<https://www.instagram.com/aspenboardofrealtors>

## STAFF

**Maria Cook**

Chief Executive Officer  
[maria@aspenrealtors.com](mailto:maria@aspenrealtors.com)

**Lacey Snyder**

Member Services  
[lacey@aspenrealtors.com](mailto:lacey@aspenrealtors.com)

**Alesha Sands**

Events & Marketing  
[alesha@aspenrealtors.com](mailto:alesha@aspenrealtors.com)

The Aspen Board of REALTORS® opposes discrimination based on race, color, religion, sex, handicap, familial status, sexual orientation, gender identity, & national origin. The Aspen Board of REALTORS® is committed to the principals of Fair Housing practices and strives to convey respect, ensure fairness, and improve business relationships with all of the many clients it serves from around the globe.

**MISSION:** As the Voice for Real Estate in the Roaring Fork Valley, the Aspen Board of REALTORS® is a trade Association that provides professional support to its members and is collectively committed to advocating for property rights and thriving communities.

[aspenglenwoodmls.com](http://aspenglenwoodmls.com)

23400 Two Rivers Road, Suite 44 • Basalt, CO 81621 • Phone: 970-927-0235 • Fax: 970-927-4783



## CHAIRWOMAN'S MESSAGE



**ASPEN BOARD OF REALTORS®**

*The Voice For Real Estate In The Roaring Fork Valley*

Alexandra  
George  
2022 Chair

# Dear Members,

It's the time of year when resorts on the Western Slope allow us to finally take a breath. My wish for you, is that you will seize the opportunity.

Of the many things I am learning as the 2022 Chair of the Aspen Board of REALTORS®, one stand out is that April is "Fair Housing Month". It is a good time to reflect on ways we can be more proactive leaders in the promotion of Equal Housing Opportunity and Affordability. NAR has made great strides to promote diversity, inclusion, and equality in the housing and lending industries. Please take advantage of the classes that are offered online through NAR & ABOR. You will see a few online courses with registration links being offered on page 5.

As you may know, ABOR won the open meetings violation preliminary injunction suit on March 14th with the City of Aspen. Since winning the suit, we've filed for a sustained injunction and compensation of our legal fees. As you also may be aware, immediately following our victory the city filed a similar objective Ordinance 6, series 2022 that places a moratorium on new residential building development through June 8, 2022, when we can expect new building codes to be put into place by the recommendation of staff.

As for the short-term rentals, the lawsuit victory means that Ordinance 27, series 2021 was overturned and Ordinance 26, series 2021 that was properly noticed means that Short Term Rentals will be under a moratorium until end of September where at that time it is likely new rules will be announced for limiting short term rental permits, days of rental and life safety measure.

Please plan to attend our upcoming Membership Appreciation breakfast benefiting RPAC on June 10th at the St. Regis featuring Eric Thompson. In addition, a B2B went out last week seeking nominations for our 2022 Board of Directors, these nominations are due May 9th. There's always lots going on at your REALTOR® Association and we truly appreciate your involvement.

In conclusion, I wish to sincerely thank all of our members who generously showed up for ABOR's Blood Drive which was a huge success and netted 23 units of blood.

Have a fantastic off season,

Alexandra

# CALENDAR OF EVENTS

## INSIDE THIS ISSUE

- 3** CHAIRWOMAN'S MESSAGE
- 5** MONTHLY EDUCATION UPDATE WITH COX EDUCATION
- 6** COMMUNITY OUTREACH CALENDAR
- 8** REAL ESTATE IN THE NEWS
- 9** CAR FAIR HOUSING MONTH
- 10-11** ABOR SPOTLIGHT PHOTO RECAP
- 12** ABOR PRESENTS 2022 MEMBER APPRECIATION BREAKFAST
- 13** MEMBERSHIP REPORT
- 14-15** GOVERNMENT AFFAIRS
- 16** TECH HELPLINE DEBUTS MOBILE APP
- 17** LIFT UP ONLINE FUNDRAISER & FOOD DRIVE
- 18** ECONOMIC UPDATE
- 19** AFFILIATE PARTNER SPOTLIGHT: LAND TITLE
- 20** ASPENGLWOODMLS.COM: REMINE DOC+ AVAILABLE NOW!
- 21** AGMLS SOLD STATISTICS

## SUPPORT THOSE WHO SUPPORT YOU!

This edition of the Aspen REALTOR® is made possible by the following businesses:

1st Bank Roaring Fork Valley

page 7

Academy Mortgage Corporation

page 13

## APRIL

**19-21** CAR Spring Meetings in Vail

## MAY

**01-06** NAR Meetings in Washington DC

**11** BOD Meeting at 9AM, ABOR Office

## JUNE

**10** Member Appreciation Breakfast, St. Regis-SAVE THE DATE, details to follow

**13** Colorado REALTORS® Ethics Day with Scott Peterson, [CLICK HERE](#) for details or to register

**23** Broker Forum-Inn at Aspen-SAVE THE DATE, details to follow

**23** "10 Things" In Person Education Class taught by Scott Peterson & Damian Cox-Inn at Aspen-SAVE THE DATE, details to follow

## YOU ARE MAKING A DIFFERENCE

AS A MEMBER OF THE ASPEN BOARD OF REALTORS®  
YOU ARE HELPING THE COMMUNITY AND  
SUPPORTING THE FOLLOWING CAUSES.



## Thank You...

to Everyone who participated and donated time, energy or blood to the 2022 ABOR Inaugural Blood Drive, it was a huge success! We donated 23 units of blood to St. Mary's Regional Blood Center and they were extremely pleased. This blood donation **WILL SAVE LIVES!**





# Aspen Board of REALTORS®

## Education Update April 2022

### 2022 Annual Commission Update

4/21/22

9:00 AM - 1:00 PM

4 Credits

\$40

Instructor: Will Story

Zoom Class

### Fair Housing-For Everyone

4/26/22

9:00 AM - 10:15 PM

0 Credits

FREE

Instructor: Orlando Lopez

Zoom Class

### Introduction to Commercial Real Estate

4/27/22

9:00 AM - 12:00 PM

3 Credits

\$30

Instructor: Eric Nesbitt

Zoom Class

### Ethics & Social Media

4/28/22

9:00 AM - 12:00 PM

3 Credits

\$30

Instructor: Brie Aljets

Zoom Class

Register [HERE](#) for the above classes  
In Partnership with



### Life Isn't Fair, But Digital Marketing Must Be | WEBINAR

April 22, 2022 10:00 AM - 11:00 AM (MDT)

#### Description

Trista Curzydlo, JD

Social media websites and digital advertising mediums make target marketing a particular demographic easier than ever before. Find out when target marketing becomes "stating a preference" under the Fair Housing Act and what risk reduction techniques you need to enact.

#### Webinar link:

<https://us02web.zoom.us/j/86496052100>, United States

**BOLO REALTORS®**





## COMMUNITY OUTREACH CALENDAR

Introducing **ABOR'S NEW Community Outreach Calendar**, where you can find Community Outreach updates and opportunities to volunteer and be a steward of the valley's real estate community.



### LIFT-UP

Volunteers are needed on an ongoing basis to assist in the Aspen Pantry with food distribution from 3:30-7:30pm on Tuesday, Wednesday and Thursdays. Volunteers are also needed to help with food distribution from community distribution sites in Carbondale, Glenwood, New Castle, Rifle and Parachute.

To visit easy online sign up: [www.liftup.org/volunteer](http://www.liftup.org/volunteer)

### ROARING FORK OUTDOOR VOLUNTEERS (RFOV)

ABOR is thrilled to announce a new partnership with RFOV. RFOV has released their **Project Calendar** for 2021. These events are open to anyone to sign up.

You can also organize a **Group Work Day Program** for your office and set up a custom event.

### HABITAT FOR HUMANITY

We are currently working on bringing back ABOR REALTOR® "Habitat Build Days"! We are finalizing two dates for this summer and fall. Dates will be released here on our new Community Outreach Calendar, and we will open up volunteer sign up spots.

You can also organize a **Bring Your Team** day for your office.

### SEPTEMBER

**8TH** - Aspen Board of REALTORS® Heldman King Scholarship Foundation Annual Golf Tournament Pre-Party. Details to be released.

**9TH** - Aspen Board of REALTORS® Heldman King Scholarship Foundation Annual Golf Tournament. Details to be released.

### OCTOBER

LIFT-UP REALTOR® Food Drive and the Salvation Army Coat Drive.

### NOVEMBER & DECEMBER

ABOR is also excited to partner with the Aspen Chapel this year. We will be encouraging offices to participate in their Holiday Basket Program, going strong in the valley for the 40 years.

We will also be encouraging participation in their Adopting Angel Program. Details to be released.

For questions or opportunities to join our Community Outreach Committee, please email [maria@aspenrealtors.com](mailto:maria@aspenrealtors.com).



# Local mortgages. Local loan officers. Local decisions.



**Daniel Dizon**

*Banking Officer*

[Daniel.Dizon@efirstbank.com](mailto:Daniel.Dizon@efirstbank.com)

970.429.6201

NMLS ID# 1889203



**Tyler Barletta**

*Senior Vice President*

[Tyler.Barletta@efirstbank.com](mailto:Tyler.Barletta@efirstbank.com)

970.429.6203

NMLS ID# 1072402



**Apply for a Mortgage**



**[efirstbank.com/mortgage](https://efirstbank.com/mortgage)**  
Member FDIC

banking for good **1STBANK**



FirstBank determines actual loan qualification only after receipt of a complete loan application and analysis of pertinent information, such as (but not limited to) credit history, income documentation, and property valuation. Subject to approval. Fees and restrictions may apply.

# News in the Roaring Fork Valley of Particular Interest to the Real Estate Community

*Compliments of the Aspen Board of REALTORS®*

## Aspen

### Tommy Hilfiger Flips Aspen Home for \$19 Million Profit

Fashion icon Tommy Hilfiger and his wife Dee Ocleppo thought they found their dream home when they purchased it in December 2021, the Aspen Daily News reported...[MORE](#)

### Paepcke Hub Getting Upgrade

Improvements to the second busiest bus stop in Aspen will be made this year, despite that the project has increased from \$1.9 million to \$4.4 million, the Aspen Times reported...[MORE](#)

### Gorsuch Haus Flips for Seven Times Price

A Miami-based development firm founded by a Russian-born billionaire paid \$76.25 million for nearly 1 acre of land at the base of Aspen Mountain where the sellers had planned to build a slope-side hotel called the Gorsuch Haus, the Aspen Times reported...[MORE](#)

### Aspen Gets on CDOT's Radar for Entrance

The city of Aspen last month applied for placement on the Colorado Department of Transportation's regional list of projects and to be considered for \$200 million toward the Entrance to Aspen, the Aspen Times reported...[MORE](#)

## Snowmass

### Forest Service Approves Upgrades to Snowmass Ski Area

The U.S. Forest Service granted Aspen Skiing Co. approval to eventually replace or remodel the wildlife center and ski patrol headquarters at the top of Snowmass Ski Resort's Elk Camp chairlift, the Aspen Times reported...[MORE](#)

## Basalt

### Midland Avenue to Get Biggest Upgrade Ever

Basalt launched an \$11.7 million, three-year initiative that will be one of the biggest projects ever undertaken by the town government, the Aspen Times reported...[MORE](#)

### Forest Service Weighing Midvalley Land Sale

For the second time in less than five years the U.S. Forest Service is taking public comments on a proposal to sell or lease land next to Crown Mountain Park in El Jebel, the Aspen Times reported...[MORE](#)

### Basalt Officials Consider "Buy-Down" Program

Town Council members have hired a consultant to consider a "buy down" program where developers or operators of rental properties would be compensated to reduce the rents by a certain amount over a given period, the Aspen Times reported...[MORE](#)

## Carbondale

### Carbondale Gets First Bookstore in 12 Years

Since 2010, Carbondale has been without a bookstore. That changed on March 3, when White River Books opened its doors on North 2nd Street, the Aspen Daily News reported...[MORE](#)

### Sustainable Settings' Thompson Creek Ranch Hits Market for \$24 Million

Rose and Brook LeVan bought the 244 acres of Thompson Creek Ranch in Carbondale in 2003 to restore the land, the Aspen Times reported...[MORE](#)

## Glenwood Springs

### GOCO Awards Grant to Refurbish Hanging Lake Trail

Great Outdoors Colorado announced it was awarding a \$2.28 million grant to the National Forest Foundation and the city of Glenwood Springs to restore the Hanging Lake Trail, the Aspen Daily News reported...[MORE](#)

## Pitkin County

### Aspen Airport Pares Back Summer Schedule

This summer's commercial flight schedule for the Aspen-Pitkin County Airport isn't shaping up to be the record-breaker that last summer's lineup was, the Aspen Daily News reported...[MORE](#)

### Cindy Houben Retires as CommDev Director After Nearly Four Decades

Cindy Houben, Pitkin County's community development director, announced her retirement last month after holding the position for 27 years, and being in the department for 10 more, the Aspen Daily News reported...[MORE](#)

### Aspen Valley Hospital Acquires Ambulance Barn for Temporary Housing

Aspen Valley Hospital plans to convert a neighboring "ambulance barn" into units where doctors and nurses can rest while on call after purchasing the deteriorating building from Pitkin County for \$528,733, the Aspen Daily News reported...[MORE](#)





# LET'S CELEBRATE **Fair Housing** Month *April*



## April is Fair Housing Month

CAR is hosting a great lineup for Fair Housing month – four weekly events in April! Those who attend all four sessions will get prizes, social media shoutouts, and merchandise with the Fair Housing logo. Plan to sign up and attend yourself or with your local association or committee!

Sign Up Now for CAR's Fair Housing Month:

### **NAR's FairHaven Challenge | By April 22, midnight**

Free, Virtual

Only about 5% of Colorado REALTORS® have taken NAR's Fair Housing Challenge. Complete the challenge between April 1 and April 22 at midnight (it takes about an hour) and compete with local associations or as a committee. Those groups with a 75% participation rate will get a well-deserved social media shoutout and free Fair Housing merchandise to show off.

### **Fair Housing-For Everyone | April 26, 9am-10:15am**

Free, Virtual

Ever wondered what constitutes filing a complaint with HUD? HUD officials Orlando Lopez and Lacey Stange will explain when actual malice exists, listing language, and how to file a complaint. A panel of REALTORS®, loan providers who work with VA loans, and consumers will discuss what Fair Housing means to everyone.

[\*\*CLICK HERE TO REGISTER\*\*](#)

**FAIR**  
**HOUSING FOR ALL**

## **ABOR SPOTLIGHT-YPN ASPEN "TITLE MATTERS" EVENT**



**RALEIGH VOS, ASSIR / YPN ASPEN, INTRODUCING THE "TITLE MATTERS" PANEL AT THE YPN GATHERING, GENEROUSLY SPONSORED BY TITLE COMPANY OF THE ROCKIES & W ASPEN RESORT**



**KIM COATES, DOUGLAS ELLIMAN & MARIA COOK, ABOR CEO, AT YPN'S "TITLE MATTERS" EVENT**



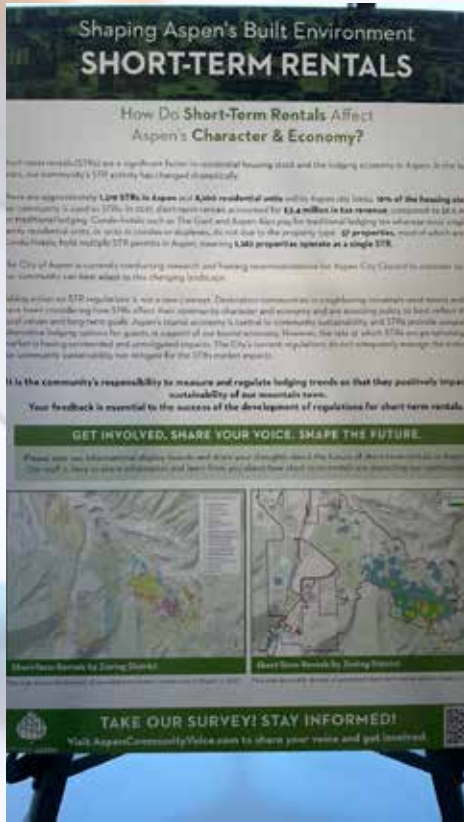
**RALEIGH VOS, ASSIR / YPN ASPEN, AT YPN'S "TITLE MATTERS" EVENT**



**WALKER MORIARTY, ASSIR, & ALEXANDRA GEORGE, ABOR CHAIR, AT YPN'S "TITLE MATTERS" EVENT**



## ABOR SPOTLIGHT-SHORT TERM RENTALS OPEN HOUSE



**THE CITY OF ASPEN HOSTED A SHORT TERM RENTALS OPEN HOUSE, WHICH WAS HEAVILY ATTENDED BY ABOR MEMBERS**



**TRACY SUTTON, BERKSHIRE HATHAWAY SIGNATURE PROPERTIES, BEING INTERVIEWED BY ASPEN PUBLIC RADIO, KADX**



**ALEXANDRA GEORGE, ABOR CHAIR, AT STR OPEN HOUSE RECORDING COMMENTS & PUBLIC INPUT FOR CITY COUNCIL**

**ALEXANDRA GEORGE, ABOR CHAIR, & PHILIP SUPINO AT STR OPEN HOUSE**

**ALEXANDRA GEORGE, ABOR CHAIR, & AMANDA VANDERPOOL FLYNN, COLDWELL BANKER, AT STR OPEN HOUSE**





**ASPEN BOARD OF REALTORS®**

*The Voice For Real Estate In The Roaring Fork Valley*

*Save the Date*

# Aspen Board of REALTORS® presents 2022 Member Appreciation Breakfast

*"How to Rangle the Power of Positivity"*

*Presented by:*

**Eric Thompson**

**Date:** June 10th, 2022

**Time:** 8:30AM

**Location:** St. Regis Ballroom

**Price:** \$30 Contribution to the Realtor Political  
Action Committee (RPAC)

**More Details to Follow**



CHARLES CUNIFFE  
ARCHITECTS





APRIL 2022

### New REALTOR® Members

**Shawna Reddington** – The Agency Aspen  
**Karen Whitney Goluba** – Aspen Snowmass Sotheby's International Realty  
**Harry Graham** – Douglas Elliman Real Estate  
**Bill Doherty** – Slifer Smith & Frampton RFV  
**Susan Renzi** – Pitkin Realty

### New Offices

**H&H Real Estate** (Reinstated)

### New Secondary Members

### Reinstated Member

**Cesar O Ruiz** – H&H Real Estate  
**Laura Pietrzak** – Christie's International Real Estate Aspen Snowmass LLC

### Company Changes

### New Affiliate Members

**Andrea Gurule** – State Farm

## Thank You for Your Membership!

### Members Stats

**REALTOR® Members - 801**  
**Primary - 718**  
**Secondary - 83**  
**Non-Members - 0**  
**Affiliates - 50**

## Compete Against Cash Buyers

Get full underwriting approval  
before you shop for a home  
with our TBD Program!



## CALL US TODAY TO START YOUR HOMEBUYING JOURNEY!

### RYAN BECKMAN

Sales Manager | NMLS #368681

**(970) 319-9163**

[ryan.beckman@academymortgage.com](mailto:ryan.beckman@academymortgage.com)  
[academymortgage.com/ryanbeckman](https://academymortgage.com/ryanbeckman)

### KIRK SCHNEIDER

Senior Loan Officer | NMLS #281552

**(970) 618-8284**

[kirk.schneider@academymortgage.com](mailto:kirk.schneider@academymortgage.com)  
[academymortgage.com/kirkschneider](https://academymortgage.com/kirkschneider)



## Local News - Short Term Rental Regulations Progressing in Snowmass Village

Even as the short-term rental discussion continues in Aspen, other areas of the valley are having similar discussions. In Snowmass Village, officials seem to be focusing on safety requirements and a permit system for short-term rentals.

The idea of limiting the number of days a vacation rental could be used did emerge during ongoing discussions about short-term rental regulations at a March 21 council meeting. Town officials are currently developing a permit system that would help track and possibly regulate local vacation rentals. But many have spoken very strongly against that proposal.

Draft regulations in council packet are based on ideas from the March 21 council discussions and are not yet up for adoption. Based on those proposals, single-family homes would be limited to seven bookings per year, with a minimum stay of seven nights

per booking and a maximum of 56 nights of bookings each year. Multifamily units in complexes without a front desk would be limited to one booking per seven-day period with no minimum number of nights, for a maximum of 52 rentals per year.

Homeowners' associations would have an option to exempt their neighborhood from that rule and have more flexibility. Complexes with front desks where the units operate as "hot beds" would not be subject to any restrictions in days or stays.

More than half a dozen public commenters involved in the operation of vacation rental properties in Snowmass Village said that limiting the frequency and duration of short-term bookings would impact their ability to operate those rentals without losing money.

Snowmass Village town officials are still in the development phase and have not adopted or enacted any regulations yet.

## State News - Affordable Housing Bills Advance at the Capitol

It's been a very busy couple of weeks at the Capitol for housing legislation. There are several affordable housing bills at the Capitol, many stemming from the summer's transformative affordable housing taskforce work and some stemming from individual legislators themselves.

**House Bill 1242 - Regulate Tiny Homes Manufacture Sale & Install:** The bill will expand the authority of the State Board of Housing board in the Department of Local Affairs (DOLA) to create rules establishing standards for tiny homes that cover the manufacture, assembly, and installation of tiny homes; and put forward uniform foundation construction standards for factory-built structures or tiny homes in areas of the state where no standards exist. These rules must be issued by July 1, 2023.

With a statewide tiny home legal structure in place, the legislative policy committee (LPC) is happy to see this smaller and innovative housing product have a place in the housing continuum and we hope to see more local governments look to this solution to create gentle density and increase the supply of affordable housing throughout our state.


**House Bill 1287 - Protections for Mobile Home Park Residents:** The bill makes comprehensive changes to the Mobile Home Park Act and dispute resolution program and adds many provisions governing the relationship between the property owner and residents related to opportunities to purchase, the structure around those purchases or land use changes, and notice requirements. Additionally, the bill adds attorney general power to enforce the mobile home park act and the dispute resolution program, as well as private right of action rights for residents.

Although the bulk of this bill does some good work to increase opportunities for residents to have the opportunity to purchase their affordable housing with notice and lengthened timeframes to make decisions, the bill is bad public policy because of one small, but highly problematic section in the bill that establishes a rent control cap of 3%. CAR is strongly opposed to the rent control section of the bill that sets precedent for the state of Colorado to be involved in setting rental rates. Rent control is a completely flawed public policy approach that has only been instituted statewide in 4-6 states out of 50 because these types of policies only benefit a few at the expense of many have-nots.

**House Bill 1282 The Innovative Housing Incentive Program:** This bill creates a \$40 million program in the Office of Economic Development to provide grants or loans to new or existing businesses that expand operations with fewer than 500 employees that develop manufactured homes, which may include prefabricated, panelized construction such as insulated panels or insulating concrete forms, 3D printed housing, kit homes or tiny homes installed on foundations or shipping containers. Funding may be awarded through grants for capital operating expenses and for incentives for units manufactured based on criteria established by the office, such as affordability, location where the unit is installed in the state, or meeting energy efficiency standards.

CAR is happy to support dynamic legislation that, with critical amendments, now includes a focus on geographic areas with lack of housing inventory, especially workforce housing, and includes affordable homeownership options.





### House Bill 1304 State Grants Investments Local Affordable Housing

- This bill creates two dynamic housing grant programs that total to \$150 million dollar investment in affordable housing. The affordable housing grant program administered by the division of housing will provide grants to local governments and nonprofit organizations to enable such entities to make investments in their communities or regions of the state in transformational affordable housing and housing related matters. The strong communities grant program administered by the division of local government provides grants to eligible local governments to enable local governments to invest in infill infrastructure projects that support affordable housing.

CAR is happy to support this strong investment in affordable housing that now, with critical amendments, also includes a focus on increasing new affordable for sale housing stock with funding

that assists with but is not limited to construction costs, land acquisition costs, tap fees, building permits and impact fees. The bill as amended also includes provisions or maintenance of support for land banking and land trusts, infrastructure improvements, states a preference for mixed income projects that meet the income needs of a statewide approach in the urban, rural and rural resort areas with average median income levels from 80% to 170% as applicable to the unique economic and housing cost factors in the county.

And further, the bill prioritizes transit oriented development, leveraging multiple public and private sources of funding, creation of opportunities to build intergenerational wealth for families and enable regional and inter-governmental agreements, accessible dwelling units, sustainable and energy efficient land practices.

## National News - NAR Asks Supreme Court to Protect Consumers from Lawsuits When Making Floor Plans of Their Homes

The National Association of Realtors® recently filed an amicus brief with the U.S. Supreme Court in an effort to protect American consumers from a recent decision of the United States Court of Appeals for the Eighth Circuit. The Court's ruling misrepresents federal law and would invalidate decades of legal precedent by allowing copyright infringement lawsuits to be filed against homeowners who make or display floor plans of their own homes.

The brief was introduced alongside 18 groups representing consumers and professionals throughout the U.S. real estate industry, including the Redfin Corporation®, the Zillow Group, the American Property Owners Alliance and CoreLogic.

"The U.S. housing market accounted for roughly 18% of our country's GDP in 2020," said NAR General Counsel Katie Johnson. "The Eighth Circuit's decision not only puts countless consumers at risk of costly, burdensome litigation for making a floor plan of their own home, but it also strains a key sector of America's economy and threatens a critical tool of transparency for potential home buyers."

Congress specifically allowed for homeowners to create "pictures" or "other pictorial representations" of architectural works without fear of liability when crafting the Copyright Act of 1976.

"Many home buyers rely on floor plans in real estate listings to decide whether to purchase a residence, and their ability to secure financing for that transaction is often contingent on an appraisal that requires the creation of a floor plan," the brief reads. "After acquiring a dwelling, homeowners will often make floor plans to help them tackle installations, arrange furniture and complete do-it-yourself projects... [And] many jurisdictions require homeowners to submit floor plans before they renovate their property."

NAR's 2021 Home Buyers and Sellers Generational Trends report found that roughly two-thirds of home buyers listed floor plans as "very useful" in the online homebuying process, ranking behind only "photos" and "detailed property information" as their most valuable resources. So important are floor plans, in fact, to the average U.S. consumer as they make one of the most consequential decisions of a lifetime, that this category ranked ahead of other key educational resources and disclosures like "neighborhood information," "virtual open houses" and price data on recently sold local homes.

PLEASE [CLICK HERE](#) TO CONTRIBUTE TO RPAC.  
WE NEED YOUR SUPPORT!





## Florida REALTORS® Tech Helpline Debuts Mobile App

By Kerry Smith

Tech frustration? Help is a finger-tap away. Florida REALTORS® Tech Helpline's new app works on all mobile devices. Find it in Google Play or Apple's App Store.

ORLANDO, Fla. – Florida REALTORS® Tech Helpline offers free and easy service to members who need help with their technology projects – but the “easy” part just became easier thanks to a new app that allows members to connect with an advisor while on the road.

The app works only on mobile devices. iPhone and iPad users can find it in the App Store by searching for “Tech Helpline.” It's also offered on Google Play.

The app gives users three options: They can directly call a Tech Helpline analyst or chat via the app. They also can choose to “open a case.” The analyst who works on the case will then email them a response.

The menu bar provides more information about the Tech Helpline and the services offered, including:

- About Tech Helpline
- What we support
- How can this be free?
- How we help you
- Account settings
- Share this app
- Sign out

“We’re here when you need us,” says Florida Realtors Vice President of Technology Services Eric Forsman. “And now, thanks to the new Tech Helpline app, it’s faster and easier to reach us no matter where you are when a technology issue arises.”

Learn More <https://www.floridarealtors.org/tools-research/tech-helpline>







## LIFT-UP ONLINE FUNDRAISER & LIMITED COOKING FACILITY MONETARY DRIVE

---

**LIFT-UP** is expanding our food distributions in partnering with the Aspen Homeless Shelter and local hospitals and clinics. In this endeavor, we have found those with limited or non-cooking facilities have a challenge with the typical foods LIFT-UP has provided. The need for **ready to eat items** should be easy open cans, cups or pouches and do not require any other food items to serve. These are hearty, ready to eat soups, chili, fruit, Jell-O cups, peanut butter crackers, tuna pouches and more. We then make up **72-hour emergency bags** with these items and distribute them to our partners who can provide them to their clients in need.



SCAN QR CODE  
TO DONATE

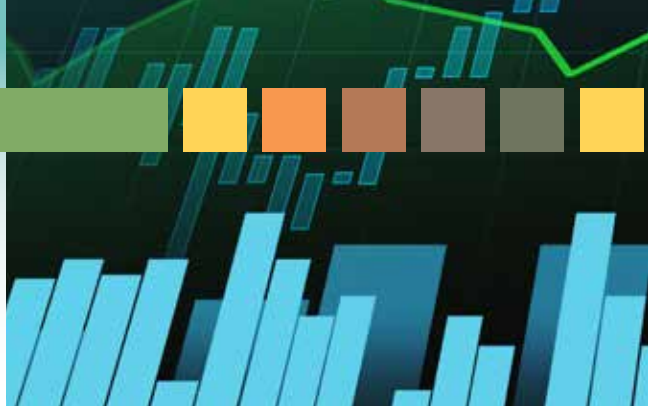


---

For More Information: [www.LIFTUP.org](http://www.LIFTUP.org)



## ECONOMIC UPDATE



### Treasury Trends

Since 1983, there have only been six quarters in which the yield on the 2-year Treasury has risen by more than one percent including the current quarter! In four of the six cases, the rise barely exceeded one point. Only in the current quarter and during one quarter back in mid-1980s did the rise meaningfully exceed one percentage point. The rapid rise we are currently seeing is virtually unprecedented.

### Energy Excise

While there's talk of temporarily eliminating the national gasoline tax, which has been 18.4 cents since 1993, don't do it. With the average price of gas now \$4.25/gallon, the savings would only reduce gasoline prices to a still hefty \$4.066/gallon. Worse, it encourages consumption, drains the Highway Trust Fund, and reimposing the tax will be difficult if gas remains expensive. Lastly, will consumers really see all the savings?

### Interest Inversion

Recently, the yield on the two-year Treasury rose slightly above the 10-year Treasury rate, a phenomenon known as an inverted yield curve, often a harbinger of recession or at least a slump and bad times. That said, which pairs of Treasuries should be compared is hotly debated, and when the recession arrives after the inversion ranges from seven months to 33 months. Be concerned, but no more at this juncture.

### Moscow Money

With the Russian invasion of Ukraine now entering its second month and the attendant devastation and reconstruction costs growing hourly, the west must hold Russia responsible for humanitarian assistance, reparations, and eventually the rebuilding of Ukraine. The easiest way, tap into the \$350 billion in available (but inaccessible by Russia) foreign reserves held by the Russian central bank in the west. Some funds could be returned if sovereignty is restored.

### Oily Opportunities

Prior to Russia's Ukraine invasion, Russia exported 5 million bbl/day of oil, 5% of world consumption. The Saudis could boost production by 2 million bbl/day and the UAE by 1 million. However, neither shows any inclination of doing so. US frackers could boost production, but they are moving deliberately slowly. The last major oil player, China. Their current Shanghai lockdown and expected future ones are meaningfully reducing anticipated Chinese demand.

### Marital Movement

At the peak in 1949, 78.8% of households contained married couples. By 2021, that percentage had declined to 47.3%. Simultaneously, single-person households rose from 3.8% in 1960 to 11.1% in 2021. Relatedly, age at first marriage bottomed in 1956 at 22 for men and 20 for women. Today, its 30 and 28. In 1990, 9.4% of women and 6.8% of men were divorced. Those rates are now 11% and 8.4%.

### Office Occupancy

Among the ten US cities with the highest current office occupancy rates, the average rate through mid-March is 39.50%, equal to what it was before Omicron pushed it down to slightly below 20%. Returning to 100%, where it was pre-Covid-19 seems most unlikely. According to a Pew study, 17% of office workers have physically moved, and according to HR consultancy Robert Half, 50% would rather quit than return full-time.

### Pickleball Popularity

The Friday File: In 2019, 3.46 million persons in the US played pickleball. In 2020, that number increased to 4.2 million and in 2021, 4.8 million, a staggering average annual growth rate of 17.8%, or 38.7% over two years, making it the fastest growing American sport. Moreover, it's growth is accelerating. Between 2015 and 2018, pickleball grew 29.1%, for an average annual growth rate of 9.7%. 18 million play tennis.

### Fed Footwork

In 1965, 1984, and 1994, the Fed raised rates to cool an overheating economy and a recession didn't ensue. Unfortunately, now consumer confidence is crumbling but more importantly, the yield curve is almost flat, inflation is high and rising, unemployment is microscopic, and real interest rates are deeply negative. Rates will have to rise substantially, and the more rates must rise to cool the economy, the greater the recession likelihood.

### Portfolio Performance

For the 14 years ending 2021, only once did a majority of large-cap stock-picking (LCSP) mutual funds outperform the S&P 500, and that was in 2009, and only 53% outperformed the S&P 500. Last year was a particularly bad year, just 15% of LCSP mutual funds outperformed. Last year the average return of all the LCSPs was 23.3%, not even close to the 28.7% posted by the S&P 500.

### Nanjing Nuptials

At its peak in 2013, 13.5 million marriages occurred in China. The number has since steadily fallen and in 2021 7.6 million weddings occurred. Since 2002 the number of persons 22-31 has fallen from 223 million to 163 million. Moreover, within that cohort the number of men exceeds the number of women by 17.5 million. Lastly, fierce job competition, largely due to astronomical housing costs is delaying nuptials.



# Affiliate Partner *Spotlight*



**Thank you Roaring Fork Valley for your continued loyalty  
to Land Title for more than 55 years!**

## Your Land Title Roaring Fork Valley Closing Team



**Kimberly Szczensy**

Aspen

10 years at Land Title with 23  
years of industry experience



**Melissa Jones**

Aspen

10 years at Land Title with 10  
years of industry experience



**Tanya Germany**

Basalt

6.5 years at Land Title with 6.5  
years of industry experience



**Becky Blanchard**

Glenwood Springs

9 years at Land Title with 33  
years of industry experience



**Jessica Reed**

Glenwood Springs

13.5 years at Land Title with 15  
years of industry experience



## Remine Docs+: Available Now!

As a AGSMLS member, you currently have access to Remine Pro — an alternative MLS front-end solution with tax, search and client collaboration. We are excited to announce that, we are also adding Remine Docs+ as an MLS member benefit!

Remine Docs+ is a streamlined solution for collaborative, end-to-end document creation, e-signature, and transaction management. This innovative solution enables you to manage all transactional paperwork within a single cloud-based document, seamlessly. Docs+ makes it easy to stay compliant with a fully downloadable audit report and detailed version history.

This new member benefit is available to all AGSMLS members at no additional cost!



## REMINE DOCS+ WEBINARS

Below are the registration links to the Docs+ webinars:

Please register for Remine Docs+/Aspen Glenwood MLS on **May 10, 2022 12:00 PM MDT** at:

<https://attendee.gotowebinar.com/rt/8350826419678804238>

After registering, you will receive a confirmation email containing information about joining the webinar.

Please register for Remine Docs+/Aspen Glenwood MLS on **May 11, 2022 12:00 PM MDT** at:

<https://attendee.gotowebinar.com/rt/2185970275855065612>

After registering, you will receive a confirmation email containing information about joining the webinar.

Please register for Remine Docs+/Aspen Glenwood MLS on **May 13, 2022 10:00 AM MDT** at:

<https://attendee.gotowebinar.com/rt/5064157465837808911>

After registering, you will receive a confirmation email containing information about joining the webinar.

Please register for Remine Docs+/Aspen Glenwood MLS on **May 17, 2022 12:00 PM MDT** at:

<https://attendee.gotowebinar.com/rt/8804393657834140172>

After registering, you will receive a confirmation email containing information about joining the webinar.

Please register for Remine Docs+/Aspen Glenwood MLS on **May 18, 2022 12:00 PM MDT** at:

<https://attendee.gotowebinar.com/rt/4272803762955359756>

After registering, you will receive a confirmation email containing information about joining the webinar.

Please register for Remine Docs+/Aspen Glenwood MLS on **May 20, 2022 10:00 AM MDT** at:

<https://attendee.gotowebinar.com/rt/8323667382961193483>

After registering, you will receive a confirmation email containing information about joining the webinar.



# MARCH 2022



Dear Member,

As a benefit of membership, the Aspen Board of REALTORS® is proud to present CAR's latest local monthly housing statistics based off of sales in our FlexMLS program. As a reminder, ABOR has partnered with CAR and ShowingTime (formerly 10K, a real estate research and marketing firm) to provide these monthly real estate reports at the State, Regional and Local levels. These reports are released to the media and published for the public to view on the CAR website. The Local reports are shared by each area board.

The reports are broken down by major area for the Aspen/Glenwood MLS listings. The links are provided here for your convenience.

[\*\*Aspen Report March 2022 >>>\*\*](#)

[\*\*Basalt Report March 2022 >>>\*\*](#)

[\*\*Carbondale Report March 2022 >>>\*\*](#)

[\*\*Glenwood Springs Report March 2022 >>>\*\*](#)

[\*\*Marble Report March 2022 >>>\*\*](#)

[\*\*Missouri Heights Report March 2022 >>>\*\*](#)

[\*\*New Castle Report March 2022 >>>\*\*](#)

[\*\*Old Snowmass Report March 2022>>>\*\*](#)

[\*\*Redstone Report March 2022 >>>\*\*](#)

[\*\*Rifle Report March 2022 >>>\*\*](#)

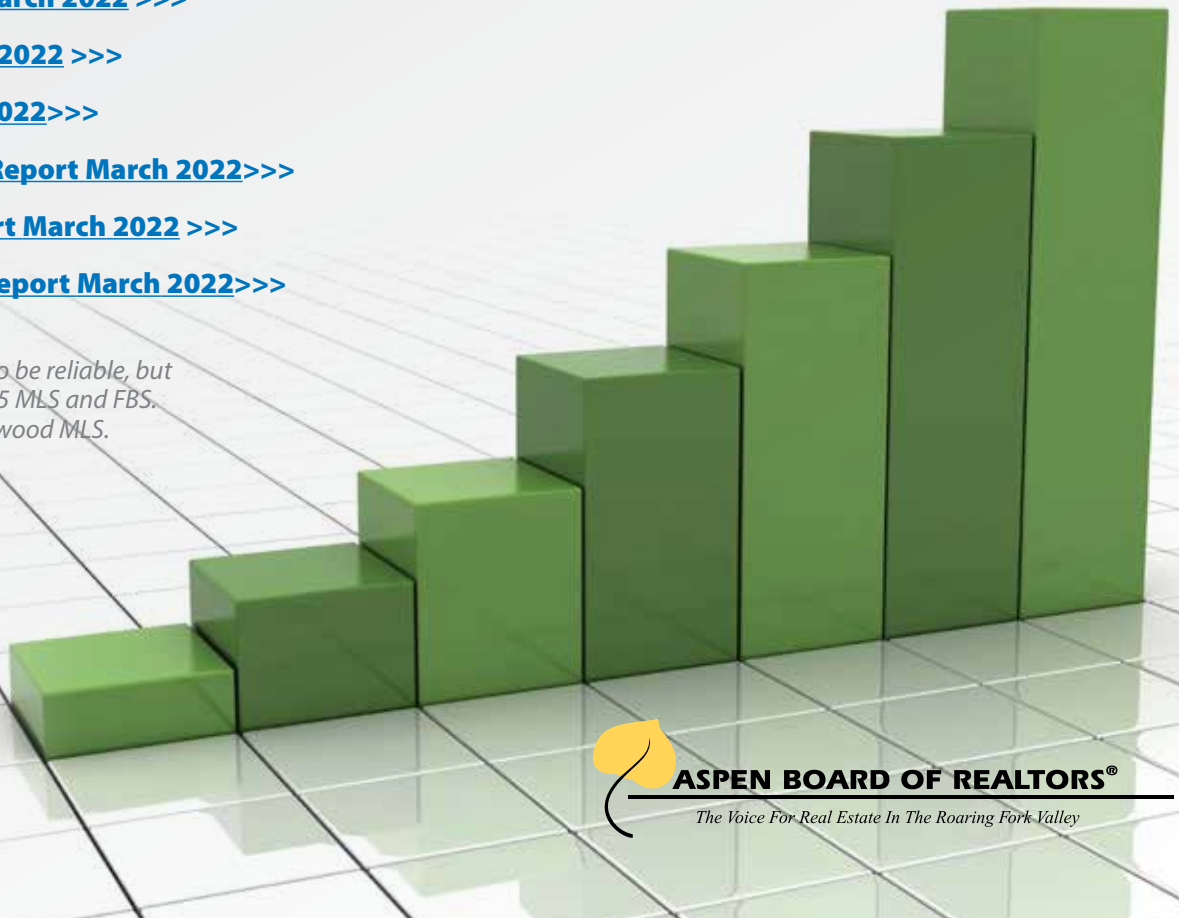
[\*\*Silt Report March 2022>>>\*\*](#)

[\*\*Snowmass Village Report March 2022>>>\*\*](#)

[\*\*Woody Creek Report March 2022 >>>\*\*](#)

[\*\*Mountain Region Report March 2022>>>\*\*](#)

*Information is deemed to be reliable, but  
is not guaranteed.© 2015 MLS and FBS.  
Prepared by Aspen Glenwood MLS.*



**ASPEN BOARD OF REALTORS®**

*The Voice For Real Estate In The Roaring Fork Valley*

Lowering the cost of healthcare consistently ranks as one of the top issues for REALTORS®. For this reason, the Colorado Association of REALTORS® has worked to provide REALTORS® and affiliate members in Colorado access to an incredible healthcare solution with exceptional features for a cost significantly lower than purchasing traditional health insurance! There is a brand new 3-minute explainer video about it at [www.AlpineAssociationBenefits.com/video](http://www.AlpineAssociationBenefits.com/video) which provides high level details about the program. The features include:

Monthly Cost 30-60% lower than traditional health insurance

- Free unlimited 24/7/365 access to doctors via phone or video conferencing
- No network restrictions
- All members who enroll are accepted
- Monthly Enrollment (you do not have to wait until the end of the year to start saving money)
- Prescription, dental, and vision discount plans included

Please take the time to watch the video to see how you may benefit!



FREE Member Benefit Brought To You By:



## FREE Technology Helpline

[Click here](#) for Four Simple Steps You Can Take to Optimize Windows 10 Performance

Email: [Support@TechHelpline.com](mailto:Support@TechHelpline.com)

Chat: <http://chat.TechHelpline.com>

Based in the U.S.

877-573-8102

M-F 7am -6pm MT

Sat. 7 am - 3 pm MT

[www.techhelpline.com](http://www.techhelpline.com)



Assistance in English or Español.

# CAR LEGAL HOTLINE

For More Information Visit:

<http://www.coloradorealtors.com/legal-hotline/>

The Legal Hotline number **303-785-7171**, is available between 9am-12pm and 1pm-4pm, Monday-Friday. This FREE benefit is available for designated REALTORS® and one office designee.

