

OFFICIAL PUBLICATION OF THE ASPEN BOARD OF REALTORS®

# Aspen REALTOR®

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V8 N08



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# ASPEN BOARD OF REALTORS®

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

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**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.

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**ASPEN BOARD OF REALTORS®***The Voice For Real Estate In The Roaring Fork Valley*

Alexandra  
George  
2022 Chair

## Dear Members,

Happy Summer. It's a super busy time at Association as we prepare for the upcoming Scholarship fundraising events. I hope to see you at the Pre-Party on Sept 7th at the Inn at Aspen, 5:00 – 8:00pm, and at the Golf Tournament on Sept 8th @ the Snowmass Club. Please [CLICK HERE](#) to register now for the Pre-Party. Come help us to build our scholarship funds and refill the coffers, as we just awarded \$55,000 to 22 local graduating seniors in the roaring fork valley.

Also, I hope that you can plan to take advantage of the upcoming Colorado Association of REALTORS® Fall Conference which is taking place right here in Snowmass @ the Viewline Resort (formally the Westin). There will be REALTORS from all 31 boards of REALTORS across the state making it a great networking opportunity. The event dates are 10/16 – 19. There will be a keynote session, featuring "Brother Jeff" a multimedia journalist, historian and community organizer, a risk management forum, a cyber security CE class, and a strategic think tank, to mention just a few. In addition, ABOR & the Mountain District Boards are hosting and coordinating the Welcome Reception on 10/16 (must be registered) where DJ Trizz will be performing. Please [CLICK HERE](#) for further details and for the registration link.

CAR's governmental affairs division is working on and supporting a measure for the 2022 November ballot "Affordable Colorado Now" as home prices have doubled in the last ten years and 1/3rd of Coloradans worry about losing a home because they can't afford the rent or mortgage. As we know all too well in this valley, supply is very low and 40% fewer units were built from 2010-2020. If rents continue to rise as they have over the last five years, by 2023 a renter would need an annual income of more than \$106,000 to afford median rent in Colorado. (\*Thrive Economics calculations per data from the Census Bureau and CAR)

This proposed measure for the ballot will: Provide \$300 million in existing permanent annual funding for affordable housing, unlock \$6 Billion to build 170,000 new homes and rental units that are permanently affordable, require a 90-day prioritized review process for affordable housing projects and help local governments increase affordable housing by 3% every year. \$135M - \$153MM is proposed to be available for Workforce Housing. To learn more: Contact – Joshua Posner, Outreach Lead, Gary Ventures [jposner@garycommunity.org](mailto:jposner@garycommunity.org)

There is also a task force developing strategies for up-and-coming leadership for the roaring fork valley focusing on priorities of importance to visitors, workers, homeowners, business owners and the residents of our beautiful community.

Enjoy the season!

*Alex*

# CALENDAR OF EVENTS

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## SUPPORT THOSE WHO SUPPORT YOU!

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

1st Bank Roaring Fork Valley

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Academy Mortgage Corporation

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## SEPTEMBER

- 7 Heldman King Pre-Party & Silent Auction at Inn at Aspen, 5PM-8PM, [CLICK HERE](#) to REGISTER
- 8 Heldman King Golf Tournament at Snowmass Club Golf Course
- 14 ABOR Board of Directors Meeting

## OCTOBER

- 14 AGS MLS BOD Meeting
- 16 CAR Mountain District Welcome Reception, Viewline Resort, Snowmass at 4:30PM-6:30PM
- 26 **Save The Date** In Person Mortgage 101 & 102 Class  
Presented by Bay Equity, ABOR Office 9AM-11AM

## YOU ARE MAKING A DIFFERENCE

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



*Congratulations*

**To the Aspen High School Heldman King Scholarship winners for 2022!**

[CLICK HERE](#) for a Cash Donation Form for this year's Fundraising Efforts or

[CLICK HERE](#) for a Silent Auction Donation Form.

**We appreciate your Support!**







# 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

Between two extended table locations, five pantry locations, five mobile food distribution sites, the LIFT-UP warehouse and the LIFT-UP thrift store, the need of LIFT-UP volunteers has substantially grown in the past year, online sign up: [www.liftup.org/volunteer](http://www.liftup.org/volunteer)

## Roaring Fork Outdoor Volunteers (RFOV)

From family friendly workdays to remote backcountry conservation projects, everyone is invited to care for our region's public lands. No experience needed! The RFOV project calendar for 2022 is available at [www.rfov.org/calendar](http://www.rfov.org/calendar) or online sign up options go to: [www.rfov.org/individuals](http://www.rfov.org/individuals)

## Habitat for Humanity

Habitat for Humanity RFV has multiple volunteer opportunities available in the ReStore or on a Build Team, You can go to [www.habitatroaringfork.org/pages/volunteer-opportunities](http://www.habitatroaringfork.org/pages/volunteer-opportunities) to sign up today! Or to visit Habitat for Humanity for the Roaring for Valley: [www.habitatroaringfork.org](http://www.habitatroaringfork.org)

## Heldman King Scholarship

9/7/22

The 38th Annual Heldman King Scholarship Foundation Annual Silent Auction & Pre-Party will be at The Inn at Aspen this year from 5:30PM-8PM.

9/8/22

The 38th Annual Heldman King Scholarship Foundation Golf Tournament will be at Snowmass Club this year. Please plan to sponsor & attend! We appreciate your support!

## November & December

ABOR will be participating in the LIFT-UP REALTOR® Food Drive, Salvation Army Coat Drive & The Aspen Chapel Holiday Basket Program this year for the holiday months. Details to be released.

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





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## Pre-Party & Silent Auction

Inn at Aspen,  
Hometeam BBQ  
September 7th, 5PM  
[Click Here](#) to Register



## Golf Tournament

Snowmass Golf Club  
September 8th, 8AM



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

*Compliments of the Aspen Board of REALTORS®*

## Aspen

### New STR Rules in Effect

The city of Aspen's updated short-term rental regulations took effect July 29, the Aspen Daily News reported....[MORE](#)

### Cozy Point Improvements Underway

The city is putting together a multi-year plan for improvements at Cozy Point Ranch across from the Brush Creek Park 'n' Ride on Highway 82, the Aspen Daily News reported....[MORE](#)

### Pickleball Courts Get OK from Council

As Aspen pickleball becomes more popular, the city has given the go-head for a new facility that combines tennis and pickleball courts, the Aspen Daily News reported....[MORE](#)

### Underground Surprise Ups Paepcke Transit Station Construction Costs

When crews this past spring began to dig up the intersection at Garmisch and Main streets to build a new bus shelter and pedestrian crossing, they discovered a displaced section of stormwater pipe, the Aspen Times reported....[MORE](#)

## Snowmass

### Snowmass Inn Renovations Nearly Complete for Affordable Housing

The Town of Snowmass Village acquired 39 studio units at the Snowmass Inn in 2020 to renovate for affordable housing, the Aspen Times reported....[MORE](#)

### Council Starts to Consider Building a Library

Town officials in Snowmass are considering building a library to provide the community with library services and meeting space that is not currently available, the Aspen Times reported....[MORE](#)

## Basalt

### Council Approves Last Willits Development Component

Basalt Town Council gave a green light to a project that will add 109 luxury, free-market condominiums and 46 deed-restricted affordable housing units to the midvalley mix, the Aspen Daily News reported....[MORE](#)

### Grocery Store, Apartments Win Approval from Council

The council voted 6-0 to approve 65 apartments and 9,000 square feet of commercial space at the site where Clark's Market was once located, near the intersection of Midland Avenue and Two Rivers Road, the Aspen Daily News reported....[MORE](#)

## Carbondale

### Short-Term Rental Tax Going to the Voters

Carbondale voters will be asked this November whether to impose a 6% excise tax on private home vacation rentals to help bolster the town's affordable housing fund, the Aspen Times reports....[MORE](#)

### Carbondale Next in Line for WE-Cycle

A free bike-share program supported by the intergovernmental organization that operates the valleywide bus system is on track to expand to Carbondale in 2023, the Glenwood Springs Independent reported....[MORE](#)

## Glenwood Springs

### RFTA Eyes Motel for Affordable Housing

The Roaring Fork Transportation Authority is under contract for an undisclosed Glenwood Springs hotel property to convert to housing for the transit agency's bus drivers and other employees, the Glenwood Springs Post Independent reported....[MORE](#)

## Pitkin County

### County Creates 26-Member Board to Advise on Growth

Twenty-six members were selected for Pitkin County's new Community Growth Advisory Committee, which will begin meeting in August for the next six months to advise county commissioners on growth, the Aspen Daily News reported....[MORE](#)

### Occupancy Down in Aspen, Snowmass

The pandemic surge in visitor numbers for Aspen and Snowmass Village over the last two summers appears to be waning this year, the Aspen Daily News reported ....[MORE](#)

### Several Open Spots Remain for School Coaches

Aspen School District gained seven more teachers than it lost over the summer, a reprieve from the staffing crisis that was brought on by a pandemic and continued environmental factors, but the crisis continues to loom for jobs that aren't year round or full time: school bus drivers, food services and athletics coaches, the Aspen Daily News reported....[MORE](#)



### New REALTOR® Members

**KMac Smith** – Slifer Smith & Frampton Real Estate  
**Randi Beck** – Aspen Snowmass Sotheby's International Realty  
**Michelle Stern** – Aspen Snowmass Sotheby's International Realty  
**Maria Hoffman** – Aspen Snowmass Sotheby's International Realty

### New Offices

**Douglas Elliman Real Estate-Willits**

### Reinstated Member

**Othello Clark** – Lester Properties  
**Angela J Rossi** – Rossi Realty Inc

### Company Changes

**Holly Goldstein** - The Agency Aspen

### New Affiliate Members

**Atlantic Aviation**

## Thank You for Your Membership!

### Members Stats

**REALTOR® Members - 818**

**Primary - 730**

**Secondary - 88**

**Non-Members - 0**

**Affiliates - 54**

## Investor Loan Program: Investor 30 Due in 15 Balloon Loan

Investors, you get the best of both worlds: the lower rates of a 15-year loan AND the lower monthly payments of a 30-year loan *and no mortgage insurance!*\* You pay as little as 10% down for a purchase or rate/term refinance.



### Features

- Cash-out refi options available for up to 85% LTV.
- Eligible properties include 1-4 units, single-family residence, planned unit development (PUD), and condo (must meet eligibility requirements).
- Conforming loan limits for conventional mortgages apply:
  - 1 unit: \$647,200 | 2 units: \$828,700 | 3 units: \$1,001,650
  - 4 units: \$1,244,850
- Higher limits apply in designated high-cost areas; these limits may vary. Check for details.



## CALL US TODAY TO BUY MORE WITH LESS MONEY DOWN!

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Corp NMLS #3113 | Equal Housing Lender | MAC1122-1481436 | \*This loan is a fixed rate based on a 30 year amortization. The full unpaid principal balance is due within 15 years (180 months). Based on a Loan Amount of \$300,000, a 10% down payment, and a fixed rate of 4% (4.186% APR), this transaction would have 180 initial monthly principal and interest payments of \$1432.25. The full remaining balance of \$103,627.42 will be due on the 180th month if no other additional principal payments were made during the preceding 180 months. MACU membership required. Other conditions and requirements apply. Available only for properties in AZ, CO, ID, NV, NM, OR, UT, and WA. For real estate professional use only and should not be considered an advertisement to the general public.



# CAR Fall Forum

*Snowmass, October 16-19 2022*

The 2022 CAR Fall Forum is geared towards REALTORS® who want to become more involved at CAR or in the REALTOR® association. Don't miss out on new ideas, new products, networking and fun this **October 16-19, 2022**. We hope you can attend **in-person** to engage with other REALTOR® leaders and explore new ideas in beautiful Snowmass, Colorado this fall.

Included with your registration is a networking lunch, opening reception, coffee breaks and sessions like:

- **CAR Strategic Think Tank**
- **Risk Management Forum**
- **MLS Forum**
- **Diversity and Inclusion and more!**

Also make plans to add-on your ticket to the CAR Inaugural Dinner on Tuesday, October 18, to meet the new CAR Leadership Team and celebrate this past year.

## Details

**Where:** Viewline Resort Snowmass. Address: 100 Elbert Ln, Snowmass Village, CO 81615. Phone: (970) 923-8200. The Viewline Hotel is sold out, but upon registration, you'll have access to make reservations at more properties.

**Registration Fee:** \$250 Full Conference

[\*\*Click Here to REGISTER TODAY!\*\*](#)



# Top three B2B E-List FAQs & Tips:

Dear Members,

Below are the top three frequently asked questions about the B2B E-List communication database. And three tips we thought would be very helpful for you to know.

## **FAQs:**

Can B2B messages be cancelled or recalled? No, once a B2B message is sent it is final and can not be cancelled or recalled. It is very important to check the B2B in its entirety before you hit send.

How do members accidentally send private messages to the B2B E-Lists? This happens in one of two ways. First, a member will hit "Reply All" instead of directly replying to the sender of the B2B message. Second, a member will have accidentally added one of the four B2B E-Lists as a personal email address under another member's contact information in their address book. This is more common to happen with Apple devices, because they will give you "recommended" or suggested contact information. (See example image below.) To check to see if this has happened to you, search in your address book for "memberclicks".

My B2B messages keep rejecting, Why? There are three main reasons a B2B message will reject. 1.) The message is too large, all B2B messages must be under 5MB. 2.) You are sending the B2B message without a subject line. 3.) You are trying to send your B2B message from an email address that you do not have registered on your B2B account. For security purposes the B2B message must be sent from the email address that is registered in the B2B database. Each member can only have one email address registered.

## **Tips:**

**General E-List:** The General E-List is used for Affiliate members & announcements of new brokers or staff in a firm, office hours, winners of open house drawings.

Any type of ISO messages should not be sent to this E-List.

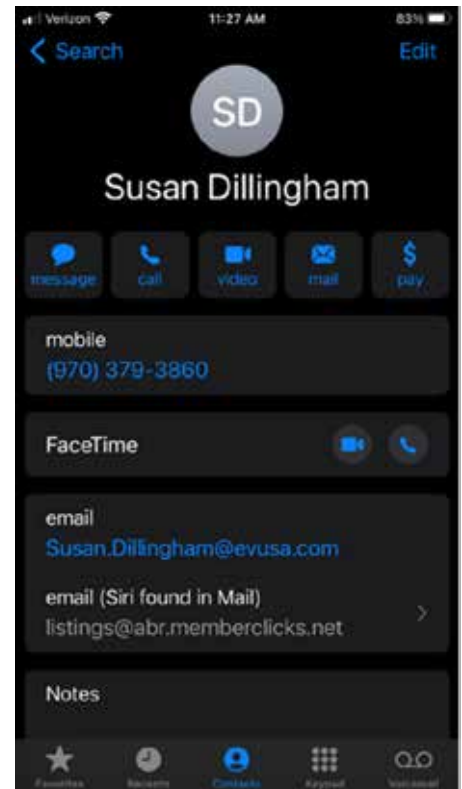
**Before sending a B2B message:** Make sure you have an active MLS# always! The only exception is if you are sending an ISO B2B message to the Listings or Rental E-List.

**The B2B E-List Guidelines are your friend & membership communication benefit:** The ABOR staff & member committees have worked diligently on the B2B guidelines to provide a detailed explanation of each E-List and what each one can be used for. Please take the time to read them.

[Click Here to Read to Current Version of the B2B E-List Guidelines](#)

Was your question not answered here? Reach out to Lacey, she will be able to take your call or reply to your email with the answer.

970-927-0235 or [Lacey@aspentrealtors.com](mailto:Lacey@aspentrealtors.com).





## Local News - City of Aspen Hires Lodging and Commercial Core Program Manager

The City of Aspen is pleased to announce the hire of Emmy Garrigus as the Lodging and Commercial Core Program Manager. In this new position, Garrigus will administer the City of Aspen's new short-term rental program, as well as be a liaison for businesses in the commercial core by supporting policies, procedures, and programs that facilitate Aspen's economic vitality and healthy visitor economy.

"This position was created in response to the feedback we received from our community about short-term rental activity in Aspen, as well as from businesses about navigating commercial policies and regulations," said Sara Ott, Aspen's City Manager. "I'm confident that Emmy's previous experience with the City and the community, alongside her strong work ethic, will support the continued success of Aspen's commercial sectors."

Garrigus is well-versed in community development, as well as public outreach. In the spring of 2020, she was selected as a Consumer and Employee Health Protection Specialist with the City of Aspen to support the Aspen business community facing challenges presented by the

COVID-19 pandemic. During her tenure, Garrigus listened to concerns and provided education around public health order requirements. When the program ended, Garrigus seamlessly transitioned into the building department as a permit coordinator and plans examiner supporting permit intake, review, and response.

"During the height of the pandemic, the businesses, in particular, were lacking a human connection with the City," said Garrigus. "It's important in a community like ours to maintain personal relationships, especially when so much now is based on digital interactions. I'm looking forward to getting back out into the community, engaging with people in person, and being helpful. I want to be 'go-to-person' for businesses – to connect them with City services, listen, and be a partner in finding solutions to current and future issues."

In her new role, Garrigus will continue to be part of the Community Development Department and report directly to the Community Development Director. A key component of her work is to partner with other City departments to find ways to best address area business needs.

## State News - Colorado Chamber Sales & Use Tax Simplification Task Force Proposes Potential Bills for 2023 Session

In early August, the Colorado Chamber of Commerce's legislative Sales and Use Tax Simplification Task Force met and heard updates from the Colorado Department of Revenue on the current Sales & Use Tax System (SUTS); the implementation of House Bill 22-1039 (Simplification of the Sales & Use Tax Exemption Form); and an update on the current Building Permit and Construction Materials Use Tax. Most notably, the Task Force discussed potential bills to be drafted by the legislative Office of Legal Services to be considered for the 2023 Legislative Session. The proposed bills include:

Clean-up of Retail Delivery Fee ("RDF") – Sponsor: Senator Van Winkle

- Language in the bill may include: Guidance about retailers being able to absorb the RDF instead of passing it on to consumers;
- Clarification of treatment with respect to Direct Pay holders

Resolution on Construction Permitting Process – Sponsor: Senator Van Winkle

- Will require CO Municipal League to work with cities to streamline the construction permitting process

2 bills addressing Functionality & Enhancements to the SUTS system – Sponsor: Rep. Kipp

Language may include:

- Dedicating funding to DOR to simplify the tax return;
- Allowing for additional development sprints for the SUTS system;
- Dedicating funding to add lodging taxes to the SUTS system;
- Improving the functionality of the addressing tool;
- Allowing a bulk upload/download of answers in the system;
- Ensuring the data is publicly available.





## Federal News - Treasury Adds some Flexibility for Housing Programs

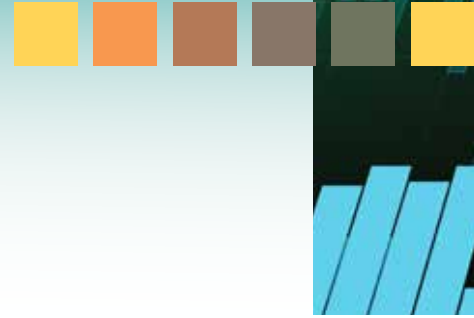
On Wednesday, July 27, the Treasury Department announced updates to its guidelines for using the State and Local Fiscal Recovery Funds (SLFRF) to augment the Administration's "Housing Supply Action Plan" by adding flexibility within the program for uses aimed at increasing the affordable housing supply in the country. The SLFRF comes from the American Rescue Plan, which allocated \$350 billion for state, local, and tribal governments to support COVID-19 response and recovery actions. The Treasury Department previously released an outline of approved uses for the funds, determining that programs targeted toward increasing the supply of affordable housing are responsive to the COVID-19 pandemic and thus may be an eligible use. Those regulations stipulated that the funds may be used to provide housing services, including the development of affordable housing to increase supply to communities that were disproportionately impacted by the pandemic; addressing housing insecurity; lack of affordable housing; and homeownership. These services include production, rehabilitation, and preservation of affordable rental housing and in some cases affordable homeownership units, as well as down-payment assistance and homeownership assistance that would be eligible under the Community Development Block Grant (CDBG) program. In addition, affordable housing and development projects that increase the supply of long-term affordable housing for low-income residents can qualify for SLFRF funds, if they are eligible under either the National Housing Trust Fund or the HOME Investment Partnership Program (HOME). The National Housing Trust Fund and the HOME Investment Partnership Program are under the Department of Housing and Urban Development (HUD).

The Treasury's update gives states, localities, and tribal governments increased flexibility to use the SLFRF to fund long-term affordable housing loans, including those that would be eligible for additional assistance under the Low Income Housing Tax Credit (LIHTC). It also expands the list of eligible uses beyond the CDBG, HOME, and National Housing Trust Fund programs, to include many more programs from multiple federal agencies – including the Public Housing Capital Fund, Multifamily Preservation & Revitalization Program, and affordable housing projects that would be eligible under the Indian Housing Block Grant. The updates also clarify that SLFRF funds may be used to finance the development, repair, or operation of any affordable rental housing unit that provides long-term affordability of 20 years or more to households at or below 65% of the local area median income.

The Treasury Department and HUD have jointly published a "How-To" Guide(link is external) for governments to assist them in combining the SLFRF funds with other sources of federal funding, which includes examples of ways to combine multiple sources of federal funding, including SLFRF, to facilitate affordable housing deals. As of March 2022, \$12.9 billion in SLFRF funds have already been budgeted to meet housing needs and lower housing-related costs, including \$4.2 billion for affordable housing development and preservation. NAR CEO Bob Goldberg will meet with Administration officials in August to talk more about this update and the White House's "Housing Supply Action Plan", and to work together toward a solution to the nation's housing supply and affordability challenges.

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





### Labor Loss

Since Covid-19, the demographic group with the largest percentage point decline in their labor force participation rate is workers with less than a high-school degree with an eight-percentage point fall. Next, with a decline of slightly more than four percentage points are those with some college or an associate degree. Those earning less than \$20/hour follow with a four-point decline. Post-Covid employment is clearly getting harder for the least skilled.

### Container Costs

Before Covid-19, the cost to ship a 40ft container from Shanghai to the Port of LA had generally been slightly below \$2,000. Soon after Covid-19 appeared, shipping costs doubled to \$4,000, where they stayed through the first four months of 2021. They then increased explosively and by late 2021 the price peaked at slightly above \$12,000. Since then, the price has steadily fallen and is now just below \$7,000.

### Inflation Impulse

While headline CPI inflation fell from 9.1% Y-o-Y to 8.7% and monthly headline inflation fell from a shockingly high 1.3% in June to 0% in July, contain your enthusiasm. This only suggests inflation has peaked. Y-o-Y core inflation remains at 5.9% and Y-o-Y services inflation, which includes rents, rose from 6.2% to 6.3%. This is good, but we need several months of declines before the Fed starts changing its tune.

### Dollar Devaluation

The softer than expected July inflation reading resulted in markets now expecting fewer Fed rate hikes than earlier predictions. As a result, the US dollar had a dreadful week, falling 1% against a trade-weighted index of developed country currencies. At the other end, the New Zealand and Australian dollars were both up over 2%. The Canadian dollar was up 1%, and the euro was up just slightly.

### Bifurcated Business

At LVMH, the world's largest luxury group whose brands include Christian Dior, Louis Vuitton, Tiffany, and others, reported a 28% Y-o-Y sales increase, and at Hermes, home of the \$20,000 Birkin bag, sales are up 23% Y-o-Y. Conversely, McDonald's is seeing lower-income customers buy more value offerings and fewer combo meals and is also gaining consumers who are shifting away from sit-down fast-food restaurants to save money on meals out.

### Equity Examination

Among firms in the S&P 500, information technology had a great run last week and led all sectors, rising 2%. Consumer discretionary and communication services followed, each with a gain of slightly more than 1%. Industrials and utilities were also up but just barely. Energy was the big loser, down almost 7%, with real estate and materials next but down just slightly more than 1%. Healthcare declined less than 1%.

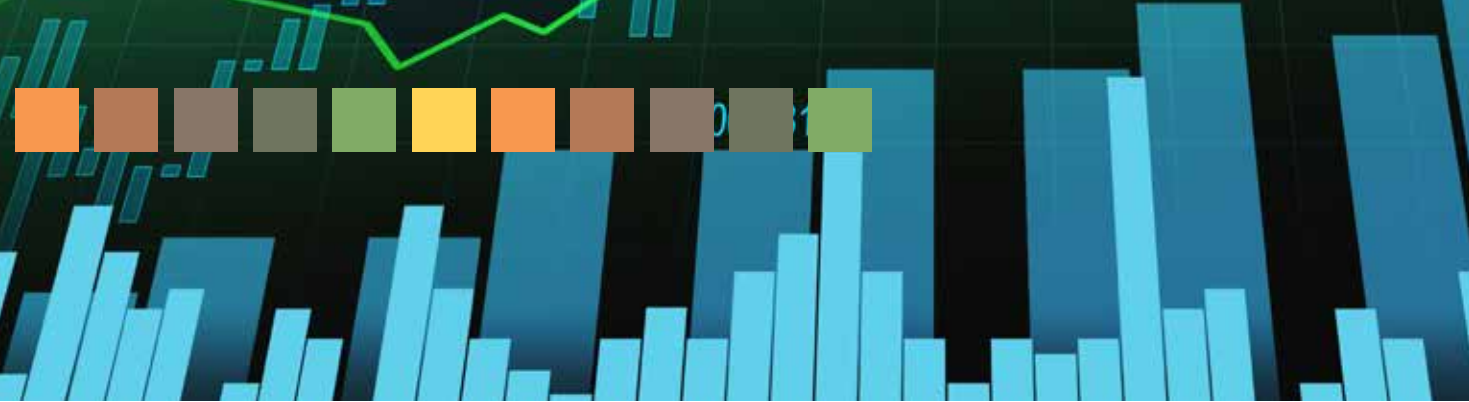
### Recession Rumblings

After contracting at an annualized rate of 1.6% in 22Q1, GDP again shrank in 22Q2 by 0.9%. The reason; inventories reduced 22Q2 GDP by 2.01 points. Similarly, net exports boosted GDP by 1.43 points after reducing it by 3.23 points in 22Q1. These extraordinarily large swings are due to covid-induced temporary changes in consumer spending patterns that have reversed. This is a weakening economy that's not in recession, yet.

### Investor Increment

Investor home purchases peaked at 27.6% of sales in 22Q1, up from 24.8% in 21Q4 and 19.2% in 21Q1, the first quarter of elevated investor purchases. In 2019, investor purchases averaged 16%/quarter. Numerically, investor purchases rose from 200,000/quarter in 2019, peaked at 416,000 in 21Q3, then eased to 321,000 in 22Q1, as overall sales declined. Startlingly, non-investor purchases declined 33% between 21Q2 and 22Q1, all sales fell 29%. Watch investors.





### **Congressional Control**

While the Inflation Reduction Act of 2022 might do great things for the environment, healthcare, and the deficit, it's unlikely to much help inflation, and any benefit is likely to be years out. It's because the overall spending and revenue effects are very modest, equaling, at most, 0.2% of GDP by 2029. This bill might eventually lower inflation from a theoretical 2.0% to 1.85% in 2029.

### **Psychedelic Percentages**

The Friday File: When asked about legalizing psychedelics including psilocybin (mushrooms), LSD (acid), and MDMA (ecstasy), westerners, who are most accustomed to legal recreational marijuana, are most likely to be in favor with 34%, 25%, and 24% respectively responding affirmatively. Northeasterners generally follow at 24%, 23%, and 20%. Southerners are next at 27%, 17%, and 18%. Midwesterners are least likely to favor legalization with percentages of 21%, 16% and 16%.

### **Excellent Employment**

With 528,000 net new jobs, upward revisions to prior months, and employment now slightly above its pre-Covid level, the July jobs report was absolutely gobsmacking. However, the unemployment rate fell from 3.6% to 3.5%, tying a 52-year low, the labor force shrank, and wage growth accelerated. These numbers put paid to the idea we are in a recession and gives the Fed the green light to keep rapidly hiking rates.

### **Petroleum Powerhouses**

The big supermajor oil companies collectively produce about 15% of the world's oil, with Exxon the biggest and producing almost four million bbl/day. Conversely, national oil companies produce almost 60% of the world's crude, with Saudi Aramco at 12 million bbl/day and Gazprom at 10 million bbl/day being the biggest and together producing way more than all the supermajors combined. The remaining 26% is pumped by smaller independent companies.

### **Costly Cru**

The Friday File: Very recently, a bottle of champagne sold for \$2.5 million, probably obliterating the record for the costliest bottle containing alcohol ever sold. Why so much? It has five NFTs of cartoon characters on the bottle. Apparently, the combo of Premier Cru grapes (not the best) and the NFTs (which collectively cost \$28,000) is a winner. The record for a unNFT encrusted bottle of bubbly is about \$51,000.

### **Baseball Bazaar**

Reliever Jesse Chavez was traded, making it the 10th time he has changed uniforms in the major leagues, thus making him the most traded player in baseball history. Former pitcher Dick Littlefield is next at eight. It would have been nine, but his 1956 trade by the Giants to the Dodgers was voided when Jackie Robinson retired rather than play for the Giants.

Econ70 - Home of GraphsandLaughs [www.econ70.com](http://www.econ70.com)

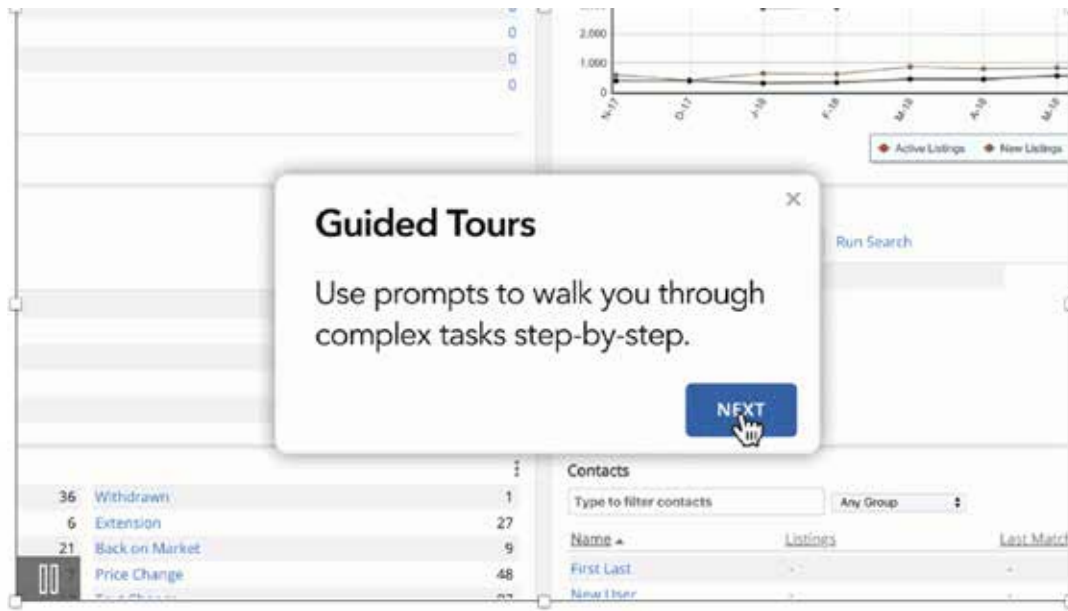
Elliot F. Eisenberg, Ph.D. [elliott@graphsandlaughs.net](mailto:elliott@graphsandlaughs.net)

# Introducing FlexMLS Guided Help Resource Center

Designed with you in mind. Whether you are completely new or Flexmls veterans, our new Guided Help Resource Center has something for everyone to increase your knowledge, at your own pace, and on your own schedule.

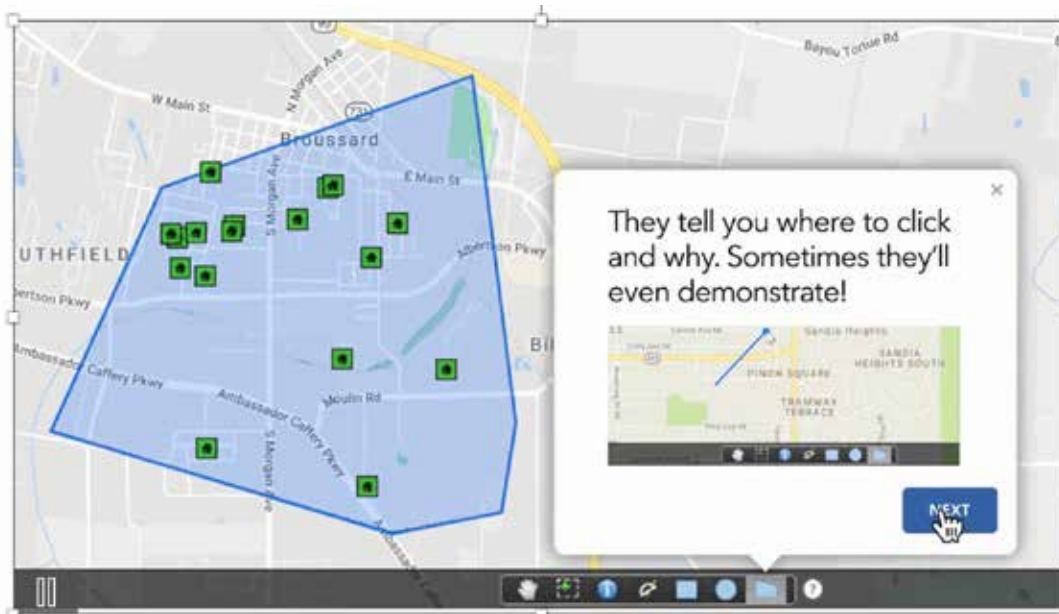
Find it in Flexmls under Guided Help right next to the Quick Launch bar.

Features You'll Love



## Guided Help Tours

You can say goodbye to waiting around for answers, or having to ask others what they want to know. Our guided help tours puts you in control! Now you can select a topic you'd like to learn more about and the Flexmls System will instantly start guiding you through the process, step-by-step.



## Guided Help Search Bar

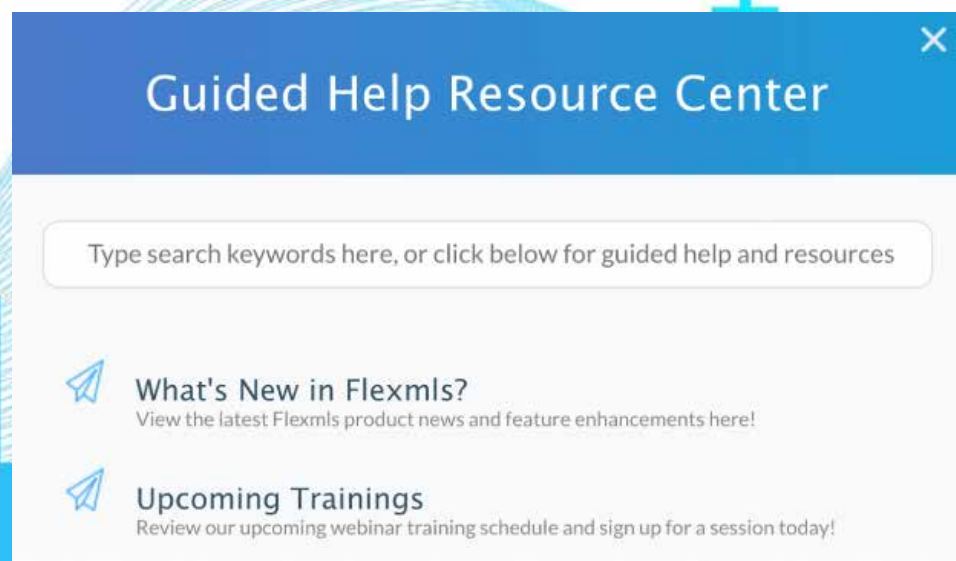
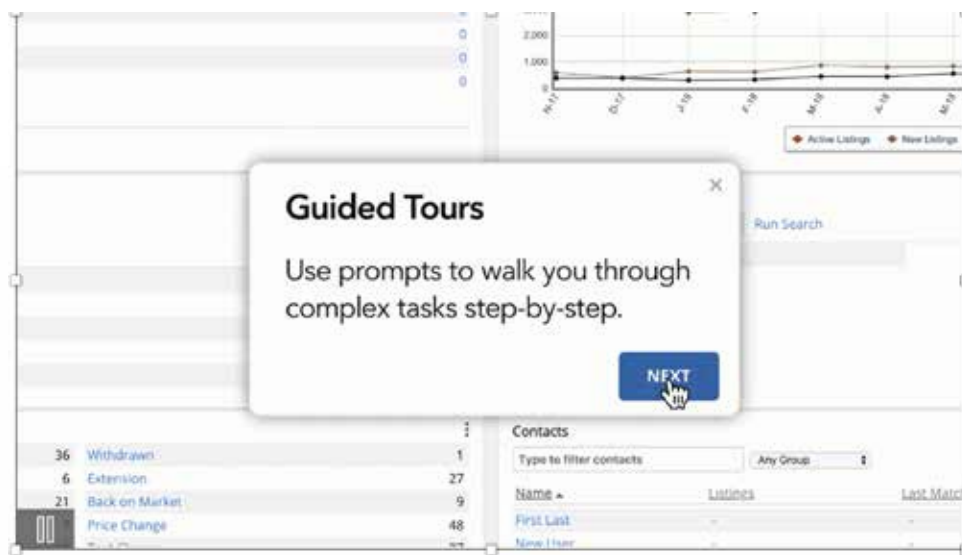
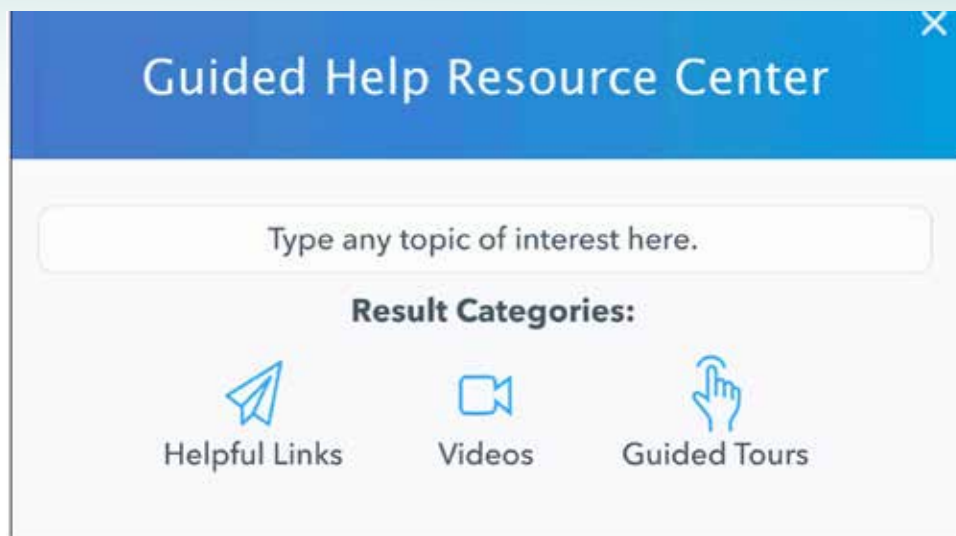
This powerful searching tool allows you to free-word search for topics you want to find: specific Flexmls system features, upcoming trainings, video tutorials, and more. Simply start typing and you will have multiple resources appear at your fingertips.

## Guided Help Search Bar

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# THE MLSs IN ACTION

Local broker marketplaces known as Multiple Listing Services (MLSs) connect buyers and sellers of real estate in the U.S. through their respective agents. MLSs gives first-time, low-income and other buyers better access to the American dream of homeownership while also exposing a seller's property to the greatest number of potential buyers.

## WHAT THE MLS DOES FOR YOU:

Largest database of  
available homes



Most up-to-date home  
status information



Maximized visibility  
of homes for sale



Verified, trusted,  
detailed and accurate  
property information



Facilitates cooperation  
between buyer and  
seller brokers



Equal opportunity for all  
home buyers and sellers



Easy to find the agent  
selling the home



Level playing field  
between large and  
small brokerages



## A WORLD WITHOUT THE MLS:

No centralized source  
of available homes



Outdated home  
status information



Fewer homes for  
buyers to choose from  
on real estate websites



Unverified, inaccurate  
and unreliable  
property information



Buyers/sellers would  
likely have to pay to list  
on websites



Residents without access to  
brokerages would have  
fewer options



Inconsistent broker  
information in listings  
across marketplace



Markets become  
broker-controlled



## JULY 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 July 2022 >>>](#)

[Basalt Report July 2022 >>>](#)

[Carbondale Report July 2022 >>>](#)

[Glenwood Springs Report July 2022 >>>](#)

[Marble Report July 2022 >>>](#)

[Missouri Heights Report July 2022 >>>](#)

[New Castle Report July 2022 >>>](#)

[Old Snowmass Report July 2022>>>](#)

[Redstone Report July 2022 >>>](#)

[Rifle Report July 2022 >>>](#)

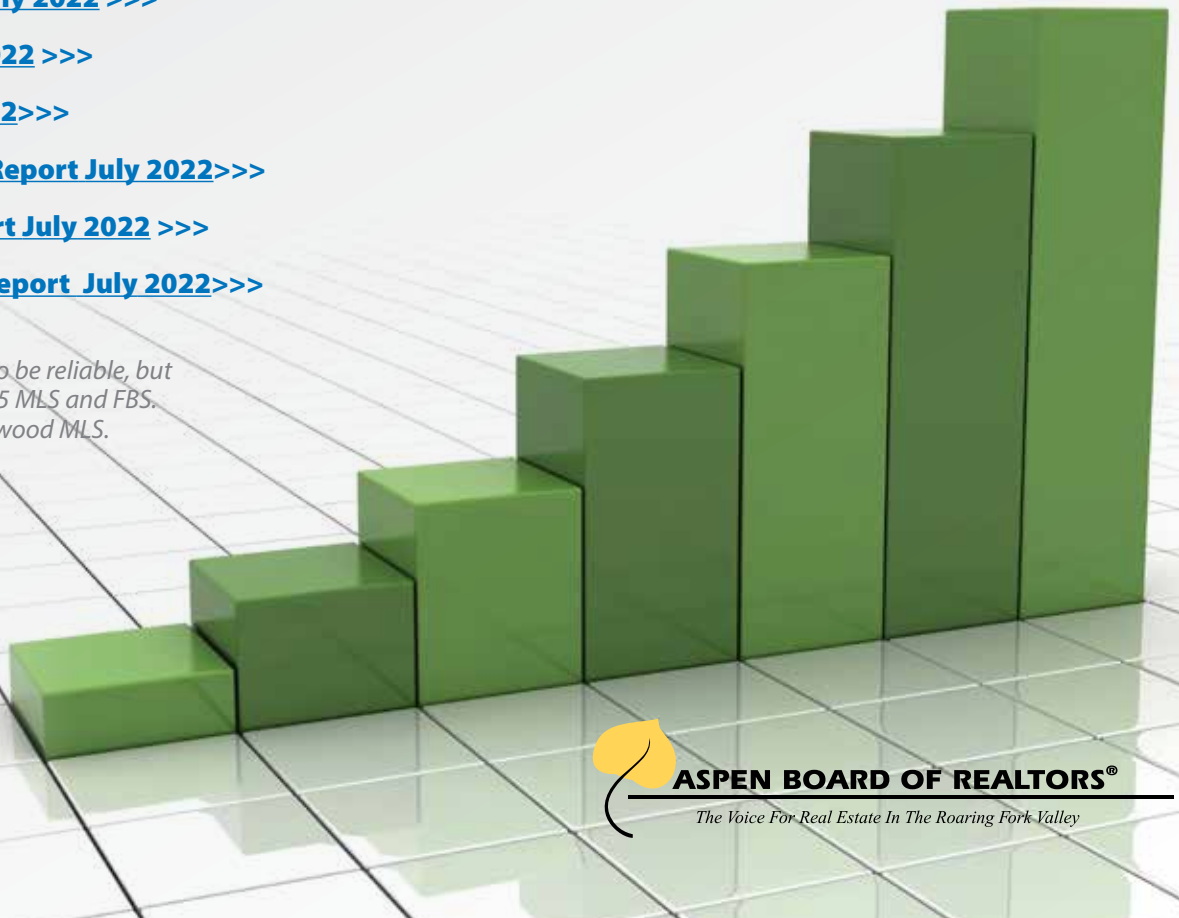
[Silt Report July 2022>>>](#)

[Snowmass Village Report July 2022>>>](#)

[Woody Creek Report July 2022 >>>](#)

[Mountain Region Report July 2022>>>](#)

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**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!



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# 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.

