



PHILIP
JEFFREYS

ASPEN  SNOWMASS®

WORKFORCE HOUSING

REGIONAL HOUSING SHORTAGE



SUPPLY

- Decrease in rentals (Airbnb / VRBO)
- Conversion to full-time homes to vacation houses
- Retirement in employee housing units
- Increasing rents



DEMAND

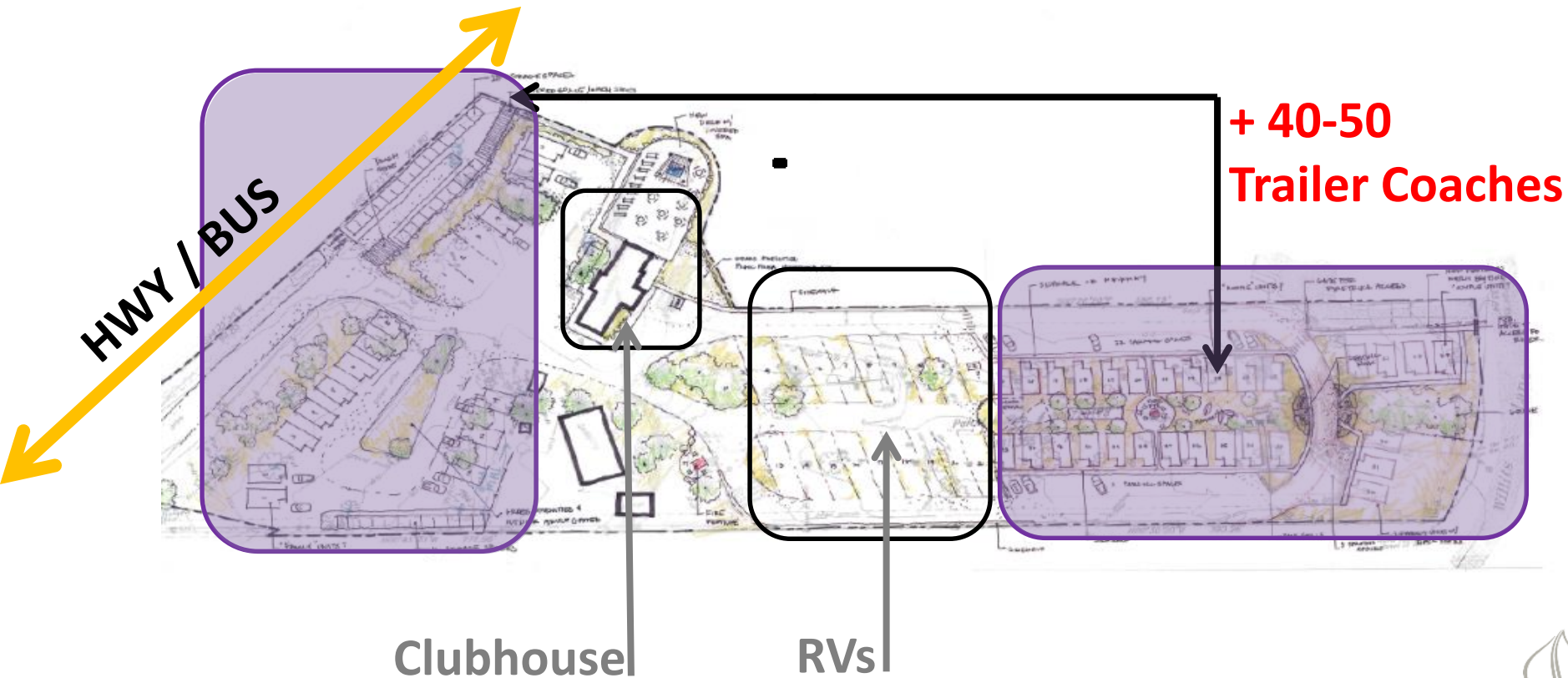
- Population and job growth

INTERNAL DEMAND

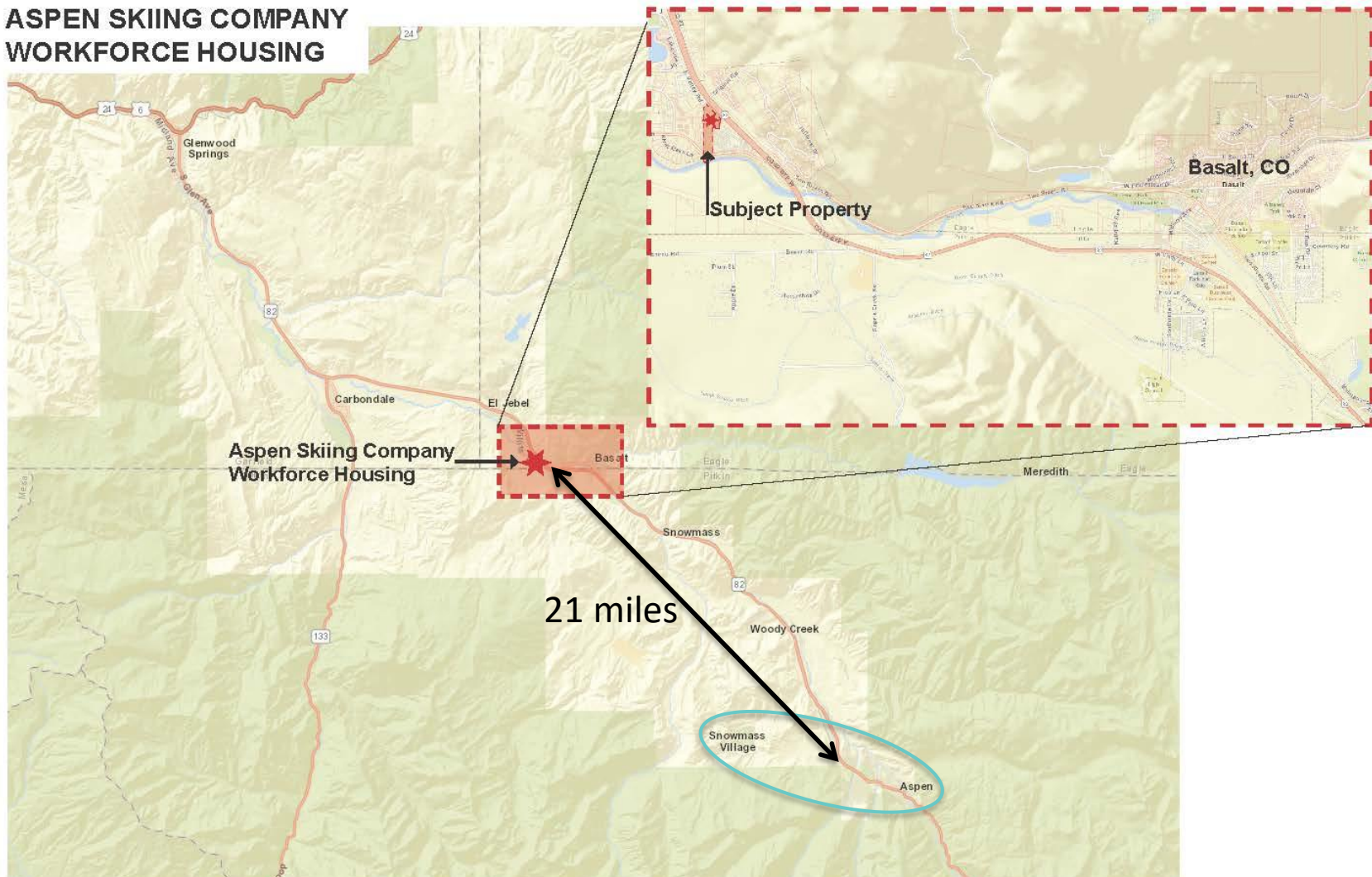
- Demographic shift



ABC WORKFORCE HOUSING PROJECT



ASPEN SKIING COMPANY WORKFORCE HOUSING



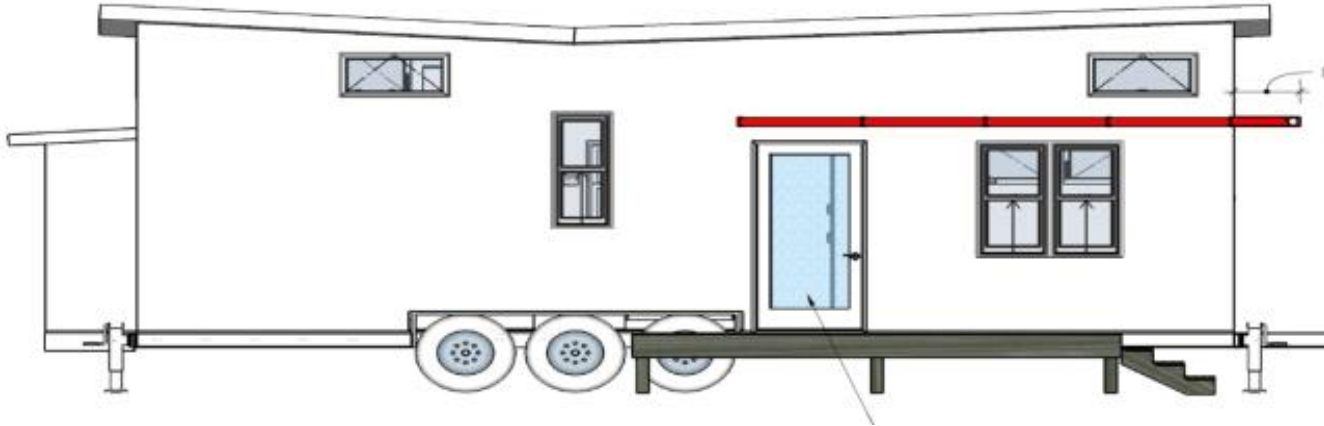
WHY THE CAMPGROUND PROJECT

1. Own the land
2. No entitlements needed
3. Cost effective
4. Does not create demand for additional housing
5. Flexible investment



SOME NUMBERS

TOTAL UNITS: 40
NUMBER OF BEDS: 120
TOTAL INVESTMENT: \$4.5MM



Target rent:
\$450/ bed/ month
\$1,350/ unit / month*

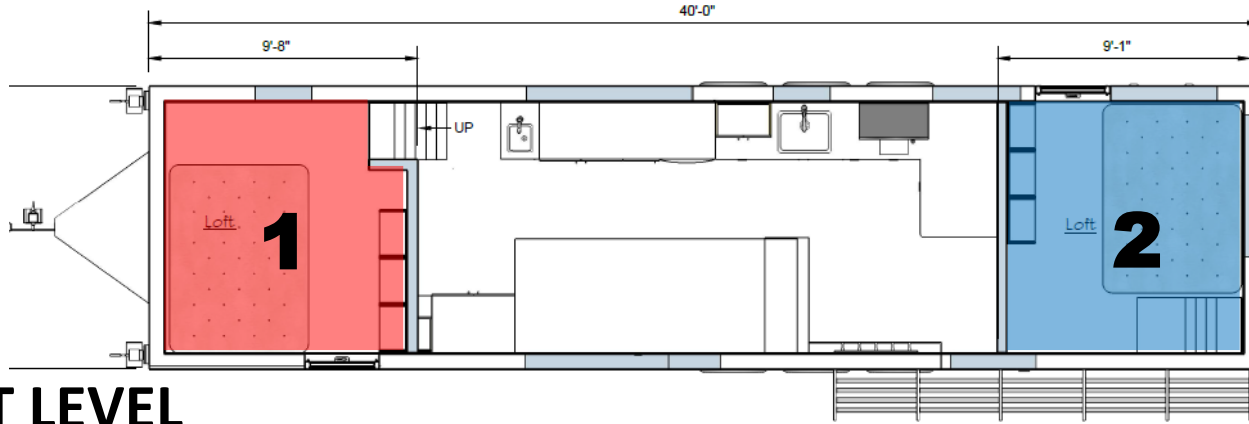
*** Seasonal Occupancy**

3 bed unit
\$110,000 / unit
\$37,000 / bed*

*** No land / No improvements**

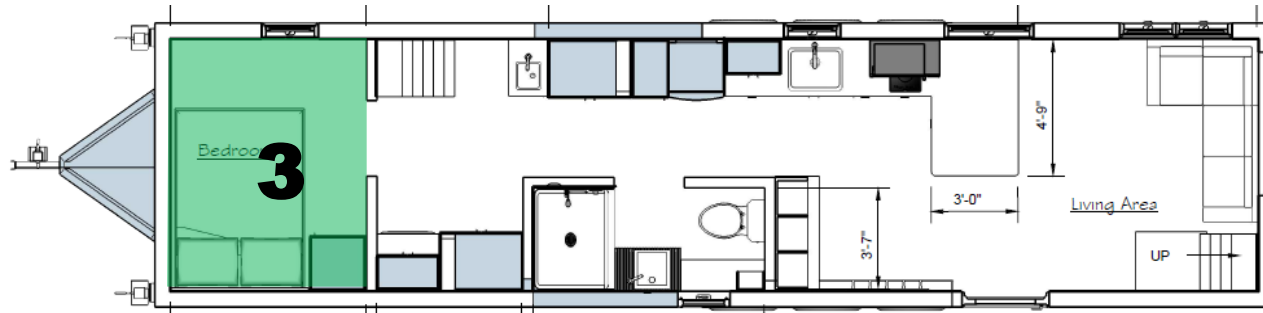


UNIT LAYOUT



**TWO
LOFTS**

LOFT LEVEL

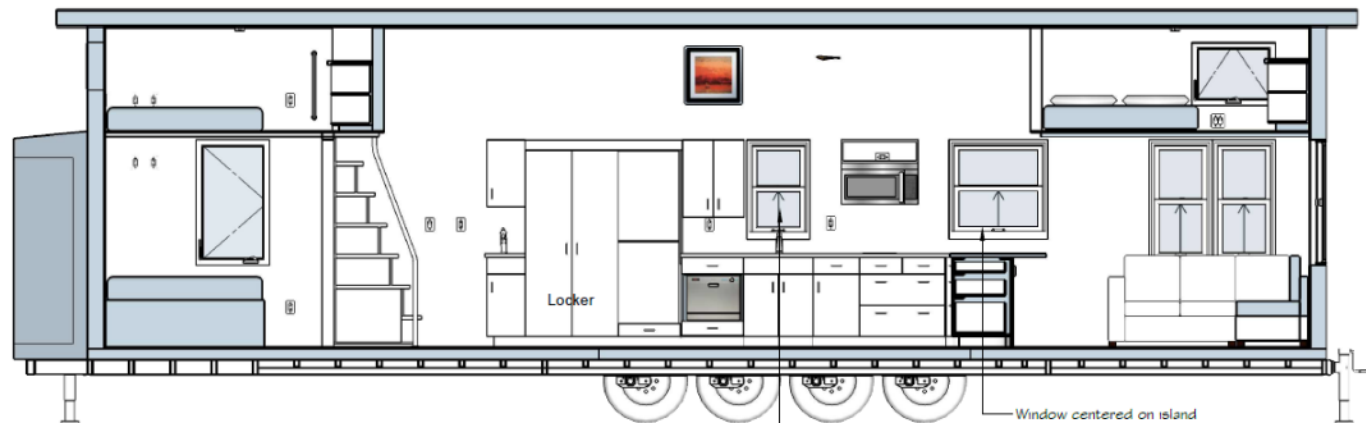


**ONE
BEDROOM**

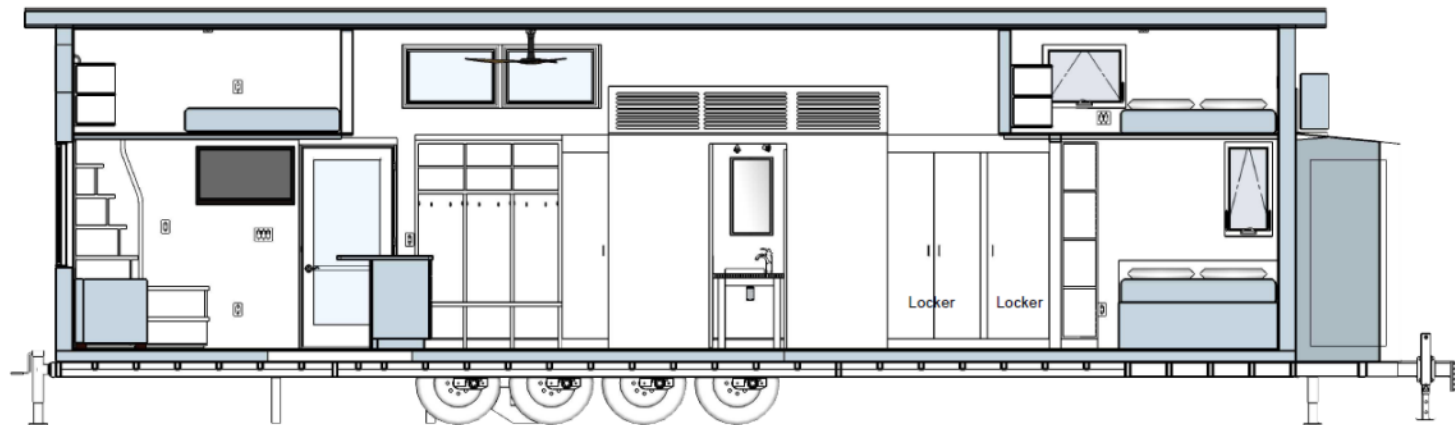
MAIN LEVEL



UNIT SECTION



Kitchen Section
Scale: 1/4" = 1'-0"









BATH



BEDROOM



LOFT



CONTEXT













LAUNDRY



LEASONS

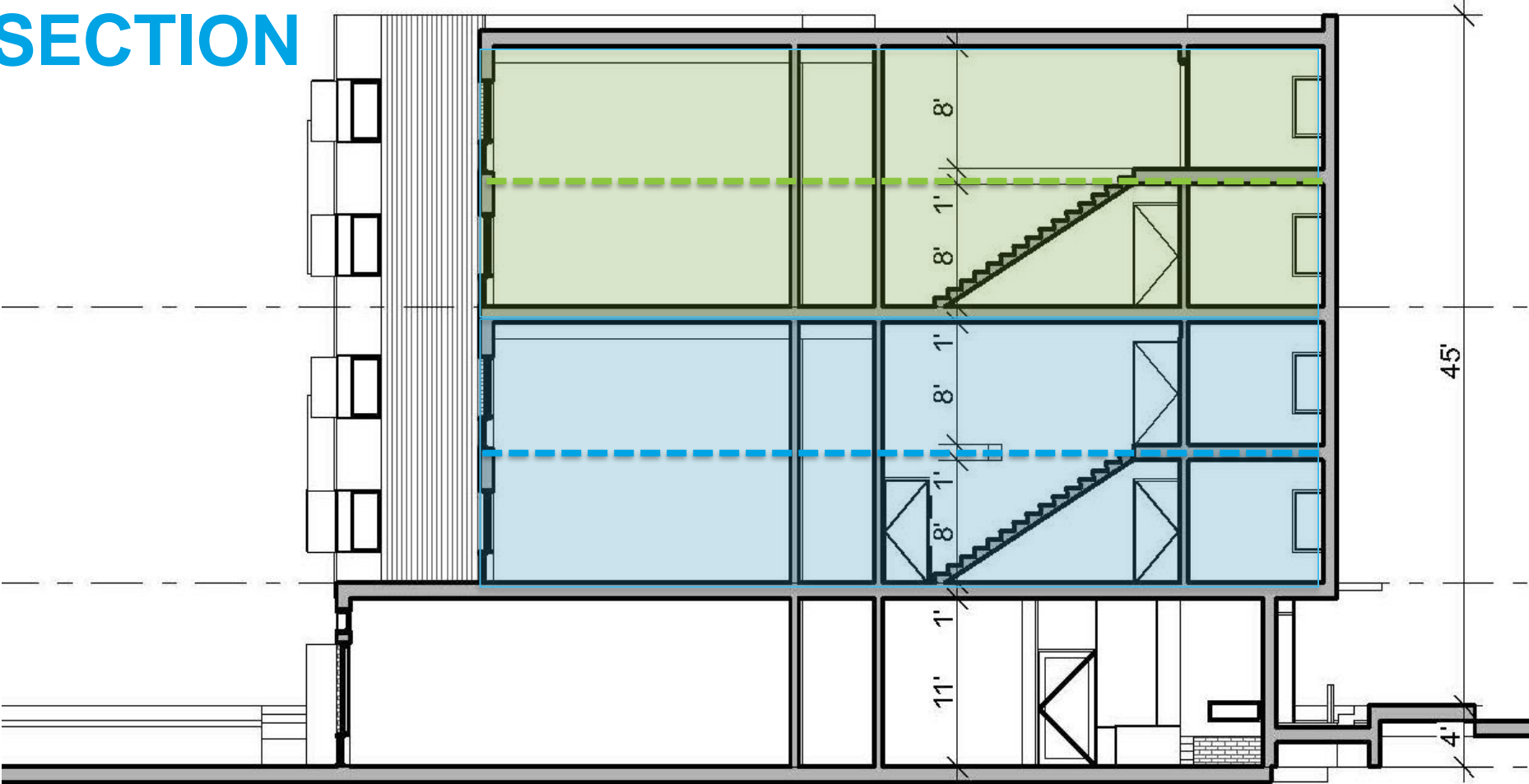
1. Know your end-user
2. Know your zoning + code
3. Adapt the project to site attributes
4. Seek partnerships
5. Know your community context
6. Pick your battles



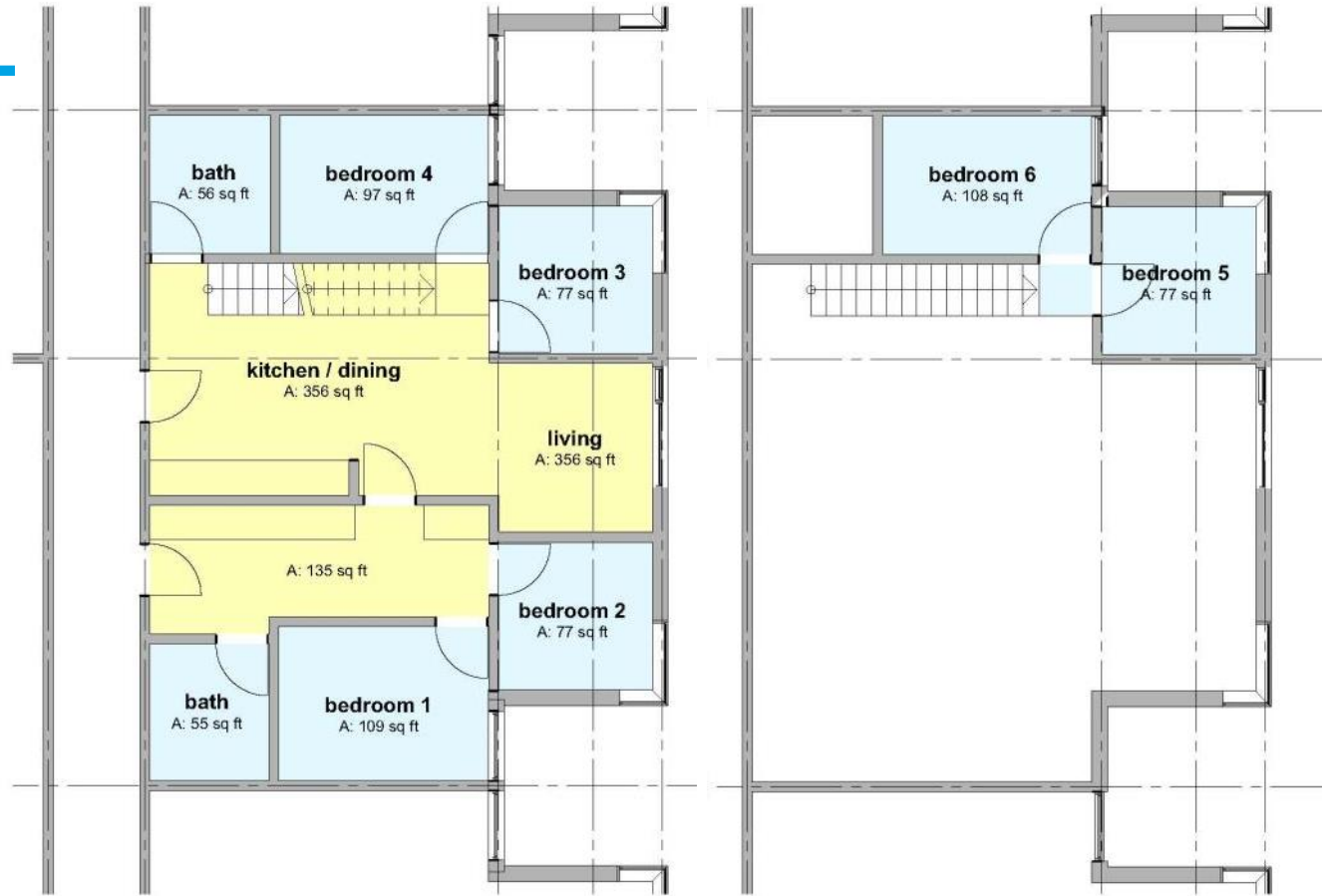
BROADER APPLICABILITY



SECTION



6 BED UNIT



1

typical 6 bedroom unit plan

SCALE: 1/8" = 1'-0"

2

upstairs bedroom plan

SCALE: 1/8" = 1'-0"



PHILIP JEFFREYS

PROJECT MANAGER | PLANNING & DEVELOPMENT

ASPEN SKIING COMPANY

PJEFFREYS@ASPENSNOWMASS.COM

