

SAN MIGUEL REGIONAL HOUSING AUTHORITY

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White House Lottery FAQ Sheet

The Town of Telluride is sponsoring a lottery with owners of the White House Condominium project, S & J Land Company, that is open to all qualified Households per the *Telluride Affordable Housing Guidelines* (Guidelines) adopted September 18, 2007. Complete lottery applications will be accepted beginning Monday, September 19, 2011 and no later than 12 pm on Friday, October 14, 2011. A lottery drawing will be held on Tuesday, October 18, 2011, at 12:00 pm in the main meeting room in Rebekah Hall.

The White House lottery is being managed by San Miguel Regional Housing Authority (SMRHA). SMRHA business hours are 8:00 AM to 5:00 PM Monday through Thursday and 12 pm on Fridays. The Lottery Application, the Guidelines, and the FAQ Sheet can be downloaded from www.smrha.org or can be picked up from the SMRHA office in Shandoka, Unit G-17, at 820 Black Bear Road in Telluride. Please do not hesitate to call (970)728-3034 ext. 4 or 5, or stop in the office if you have additional questions.

This FAQ will be updated with any additional information on the website, www.smrha.org.

Please thoroughly read the Guidelines and the Lottery Application

Lottery Fees

One or more fees are required when you submit your Lottery Application. All of the applicable fees are non-refundable. Checks only, written separately please, payable to SMRHA:

- ✓ \$25 as part of your completed and submitted Lottery Application
- ✓ \$25 to submit an Exception Application (if applicable)

The Lottery Drawing

Each complete Lottery Application is identified by the last name of the primary Household member. After the lottery application period closes, each of these names will be written on a piece of paper and posted at SMRHA's office. On Tuesday, October 18, 2011, all households with complete applications will be drawn in the lottery.

After the lottery drawing, Household applications will be reviewed in the order their name was drawn to determine if they qualify. If a Household fails to qualify pursuant to the Guidelines and has submitted an exception application, they will be provided a meeting with the THA subcommittee to determine if they will stay on the list. Qualified Households will then be assigned a unit based on the unit preferences they made. Households will have 24 hours to confirm or decline their unit assignment, after which time the unit may be offered to the next household on the list.

Description of the White House Project

The White House Condominiums are located at 147 S. Tomboy Street. Floor plans and elevations are available at the SMRHA office in Shandoka, Unit G-17, during business hours beginning September 19, 2011. A reduced set of plans can be viewed at the SMRHA website after September 19, 2011.

The units will be sold "as-is" - purchasers will not have options for including or excluding or changing any of these fixtures, coverings, appliances, finishes, etc.

Table 1. San Miguel County Area Median Income (AMI*) Eligibility

Household Size	Tier	1 person	2 person	3 person	4 person
80% AMI		\$48,400	\$51,600	\$58,080	\$64,480
90% AMI		\$50,850	\$58,050	\$65,340	\$72,540
100% AMI		\$56,500	\$64,500	\$72,600	\$80,600
110% AMI		\$62,150	\$70,950	\$79,860	\$88,660
120% AMI Max for Tier 1		\$67,800	\$77,400	\$87,120	\$96,720
150% AMI Max for Tier 2		\$84,750	\$96,750	\$108,900	\$120,900

Please use the AMI and the Tier Chart above to help determine where you qualify

203.3 **Income Tiers:** Each new unit created under this Part 2 is subject to an Income Limit. Housing Units will be designated for occupancy by one of two different income tiers as defined below.

A. **Tier 1 Income:** Household income shall not exceed 120 percent of AMI for San Miguel County (see definitions).

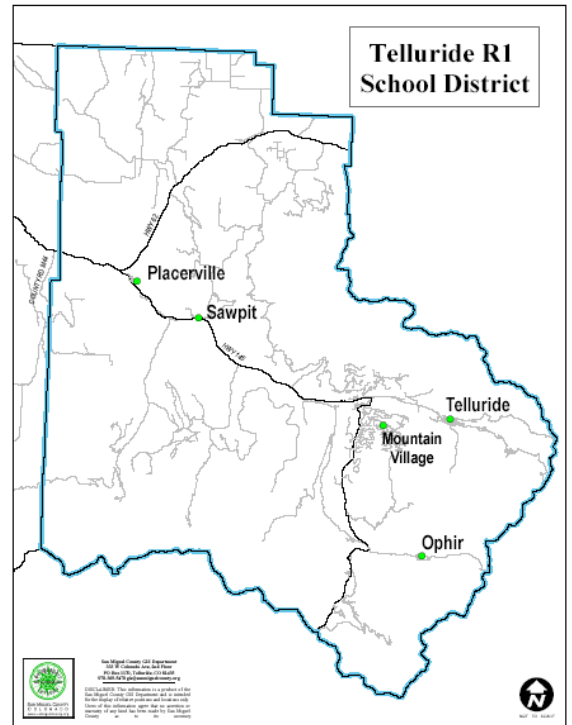
B. **Tier 2 Income:** Household income shall not exceed 150 percent of AMI for San Miguel County (see definitions).

Table 2. White House Unit Sizes and Pricing

Unit	Unit Sq ft	Bedroom Size	Price	Tier
1A	628	1 Bdrm	\$175,000	2
2A	769	2 Bdrm	\$215,000	1
3A	766	2 Bdrm	\$226,000	2
1B	518	1 Bdrm	\$149,000	1
2B	701	2 Bdrm	\$199,000	1
3B	705	2 Bdrm	\$208,000	1
1C	1137	3 Bdrm	\$285,000	2
2C	769	2 Bdrm	\$215,000	2
3C	767	2 Bdrm	\$226,000	2

**** HOA dues will apply, speak with SMRHA to get an idea of the proposed budget****

Figure 1. Telluride R-1 School District



Please note that at least one member of the Household must be employed within the R-1 School District Boundaries.

Table 3. Lottery Process and Important Dates

Watch www.smrha.org for any changes to this information!

What	When	More Information
Q&A session (evening)	Mon. 9/19 & Wed. 9/21 5-6 pm	1 Hour public meetings to answer questions about the guidelines, the lottery, and hand-out info/apps to attendees At the SMRHA Office-820 Black Bear Rd., G-17
Site walks	Tues. 9/20 11:30am-1pm Wed. 9/21 11:30am-1pm Thurs. 9/22 5-6:30pm Mon. 9/26 11:30am-1pm Tues. 9/20 5-6:30pm Wed. 9/21 5-6:30pm	Site walks will start on the first floor and YOU MUST be escorted through the apartments. The site walks are open to the public
White House plans available for review	Sept. 19	At SMRHA office, G-17, Shandoka Apartments, during business hours. Plans will also be available at our website: www.smrha.org
Complete and submit notarized Lottery Application. Be sure to include all applicable fees and the required attachments.	by Friday, Oct. 14, 2011 12 noon	Please submit in person to the SMRHA office during business hours. Make sure that a staff member verifies that it is complete before you leave! Only <u>complete</u> applications will be entered in the lottery!
LOTTERY CLOSSES!!!!	Friday, Oct. 14, 2011 12 noon	Late and/or incomplete Applications will not be accepted or entered into the lottery. If Household Members appear in more than one Lottery Application, each of those Applications are invalid and the Applicants disqualified.
Public Review of posted list of Lottery entries.	Monday, Oct. 17, 2011 After 12 noon	This is so important! These are the Households that have submitted a complete and valid Lottery Application by the closing date. Make sure that your Household name is on this list posted in the window at the SMRHA office, Shandoka G-17 or on our website: www.smrha.org
APPEAL PROCESS	DEADLINE: Monday, Oct. 17, 2011 4pm	If you believe your Household has submitted a complete Application, before the lottery closed, appeal immediately in person AND in writing to the SMRHA staff.
LOTTERY DRAWING!!	Tuesday, Oct. 18, 2011 NOON	12:00 PM in the main meeting room at Rebekah Hall
Additional Site walks	May be arranged Contact SMRHA	Provided on an as needed basis for lottery applicants to enhance the unit assignment process
Unit assignments	After applicants are qualified	Assigned based on unit preferences designated on Unit Preference page from Application
Contracts	Contracts will be available within 48 hours of assignment	The owners prepare all contracts and buyers will be directed to contact the owner or owner rep. to initiate the contract

Miscellaneous Questions

Is this a weighted lottery?

Yes, but only for employment. You may receive **one extra** entry if any member of your household can provide verification for 3 years of full-time employment within the past 5 years for at least 1400 hrs. per year.

Must I be a U.S. Citizen to be eligible to own and occupy a unit?

All applicants over 18 years of age must be able to provide a notarized Lawful Presence Affidavit with their completed application.

If I have not filed my taxes, may I submit a tax extension?

No. SMRHA needs 2009 and 2010 complete tax returns including any and all schedules, worksheets, W2s, 1099s, etc. If you are self-employed or have any ownership interest in a partnership or LLC, business returns are also needed.

Can I use a monetary gift towards my down payment?

This gift would be included as part of your Total Household Net Assets. You will need to determine with your lender whether a gift is allowed as part of the down payment.

What if I own other property?

Other property ownership is allowed under the guidelines, however if the other property ownership will prevent you from closing on the unit, then the unit will be assigned to another qualified household once the contract with the owner is void.

If the other property is Deed Restricted:

If the other property is deed restricted the household will have to be able to close on the White House unit they have been assigned and may have up to 1 year to sell their other deed restricted property. If they cannot close, then the above explanation applies.

If the other property is a Free market unit within the Telluride R-1 School District region:

Owners of free market property who do not need to sell the unit in order to purchase a White House unit may request to keep their unit and agree to rent it to local employees following the rental guidelines in the Telluride Affordable Housing Guidelines Sept., 18, 2007. If they must sell the unit, then the above explanation and terms will apply.

If the other property is a County Deed Restricted property:

In order to purchase another home or residential lot under the County R-1 deed restriction the household must request and receive an exception from the San Miguel County Housing Authority. Any household that is assigned a unit from the lottery and owns a unit under the County R-1 DR, will need to contact SMRHA immediately to initiate the exception process.

What if I am a Lottery Winner but I decide not to purchase a unit?

The winning Households can walk away from this opportunity at anytime without penalty.

Can I sell my unit at a later date?

Yes. The purchasing Household would have to qualify to own and occupy under the same Guidelines used for the lottery. The terms and conditions of a future sale, including the restriction for the allowed Maximum Sale Price, are described in the Guidelines and will be defined in your unit's Deed Restriction. Refer to the Guidelines and to the Deed Restriction for specific information or contact SMRHA with your questions.

If our Household income increases during the time we own our home, could we be asked to sell?

Household income is considered an "Eligibility Criteria", and this only applies at the time of initial sale of the Housing Unit (Guidelines: section 103).

If our Household net assets increase during the time we own our home, could we be asked to sell?

Household Net Assets is considered a "Qualification Criteria". A Household must maintain its Qualification continuously as long as it occupies the Housing Unit (Guidelines: section 103).

Can I rent out my unit?

No. White House units must be owner-occupied. Should you leave the R-1 School District boundaries, even temporarily, conditions apply as described in the Guidelines (i.e. section 103.2.F). You may have a qualified roommate.

Does my roommate need to be eligible under the Guidelines?

Yes. A roommate must apply with SMRHA and meet the minimum employment requirement in the Guidelines, prior to occupying the unit.

Will the utilities be subsidized?

No. You will be responsible for the full price of the utilities for the unit you own.

Can I rent my current primary residence -a deed restricted property - while I am selling it per the terms of the contractual agreement with the Town?

Refer to your current Deed Restriction. If it allows renting then you may be able to rent that property while you list and sell the property. If you win the lottery, you must occupy the unit that you purchase. The Household will need to be prepared to maintain multiple mortgages for the duration of the listing and sale period of the other properties, including the current primary residence.

Can I rent out my unit while I sell my current primary residence?

No. White House units must be occupied by the qualifying Household. A current local primary residence must either be sold or rented per the Telluride Affordable Housing Guidelines or as described above under "What if I own other property".

What are some expenses I should consider as part of homeownership?

Estimates for property taxes, monthly utilities expenses, etc. are not available at this time. A visit to the County Assessors office may help you estimate your property tax.