



LOTTERY PROCESS – LAZY K NEIGHBORHOOD PHASE 1

Application packages for persons wanting to be in the lottery for Phase 1 of Lazy K (4 homes) is available on the GVRHA website at www.gvrha.org/homeownershipland-opportunities/.

TIMELINE OF EVENTS

November 15, 2021	Application packages available on GVRHA website
December 9, 2021	Fully completed application packages must be submitted IN HARD COPY ONLY to GVRHA at 202 E. Georgia Avenue in Gunnison. WE CANNOT ACCEPT SCANNED/EMAILED APPLICATION PACKAGES.
December 11, 2021	An Open House for the available homes will be held from 2:00 pm to 4:00 pm. Anyone interested in the homes or the neighborhood in general is invited to attend! The homes will not yet be completed but will be finished enough to give ideas on size and layout.
December 17, 2021	LOTTERY! The lottery will be held at NOON at City Hall, 200 W. Virginia upstairs in the Council chambers. It is recommended that you attend in person. <i>If you cannot attend in person, contact Jennifer at the GVRHA immediately (jkermode@gvrha.org).</i>

UNIT INFORMATION

- ✓ Floor Plans – included in this packet
- ✓ Each home has a covered carport
- ✓ Home amenities include range, microwave, refrigerator, dishwasher, hook ups for washer/dryer
- ✓ Natural landscaping provided
- ✓ Elevations and finishes – to be posted on our website as soon as they are available. *Stay connected to GVRHA.org to see them when they are posted!*

PRICING

✓ 1313 W. Tomichi Avenue Cabin B	\$232,758	750 sf
✓ 1313 W. Tomichi Avenue Cabin C	\$232,758	750 sf
✓ 1313 W. Tomichi Avenue Cabin D	\$232,758	750 sf
✓ 1313 W. Tomichi Avenue Cabin E	\$232,758	650 sf (washer/dryer included)

(Exact addresses to be confirmed prior to closing)

ELIGIBLE BUYER INFORMATION

- ✓ Ownership – natural persons only (you cannot buy in Phase 1 as a business)
- ✓ Occupancy – must be your primary residence at all times during your ownership

- ✓ Assets – you cannot own any other improved residential real estate *at the time of closing*; liquid assets cannot exceed three (3) times your household-size AMI after closing on your new home.
- ✓ Employment – must be employed at minimum 30 hours/week on an annual basis for a business located in and serving Gunnison County, or, have a bona fide employment contract to begin such work prior to taking ownership. Eighty percent (80%) of the qualifying owner’s income must come from this source and seventy-five (75%) of the total household income used to qualify must be earned within the county
- ✓ Income - for this Phase I, households must be at or below 80% of Gunnison County’s 2021 Area Median Income (AMI) as published by HUD and provided to the GVRHA to be eligible to purchase a home
 - 1 person household 80% AMI \$44,350 max gross income
 - 2 person household 80% AMI \$50,650 max gross income
 - 3 person household 80% AMI \$57,000 max gross income
- ✓ Lottery Entries – Households that can provide satisfactory evidence of immediate and continuous in-County residency *and* employment from the age of 18 shall receive lottery entries as outlined here:

Working and residing in Gunnison County ≤ 1 year	1 chance
Working and residing in Gunnison County > 1 year but ≤ 3 years	2 chances
Working and residing in Gunnison County > 3 year but ≤ 5 years	5 chances
Working and residing in Gunnison County > 5 year but ≤ 10 years	6 chances
Working and residing in Gunnison County > 10 years but ≤ 20 years	7 chances
Working and residing in Gunnison County > 20 years	8 chances

 - ✓ If there is a difference between the number of years of residency and number of years of employment, the criteria with the least amount of years shall determine the number of lottery entries.

OTHER RESTRICTIONS

- ✓ Resale – each home will be subject to an appreciation cap upon resale that is the sum of:
 - 2% of the initial purchase price, plus
 - The value of any special improvement district assessments levied upon the property and paid, plus
 - The value of any capital improvements permitted to be made
- ✓ Rentals – owners of these homes may have roommates as long as at least one owner still meets the terms of an eligible owner at all times
- ✓ Short-term rentals – are not allowed at any time for any reason or for any portion of a home
- ✓ Financing – homes may not be purchased with financing that is for more than 100% of the purchase price
- ✓ Refinancing – homes may not be refinanced with financing that exceeds 97% of the then-current maximum resale price as permitted by the deed restriction

LOTTERY PROCESS

The selection process will be as follows:

- ✓ At the time of the Lottery, all entries awarded to each applicant household will be placed in one bin. An independent third-party individual will draw tickets from the bin one at a time.

- First qualified applicant name is drawn from the lottery bin – this applicant will then select which specific home they want to put under contract
- Second qualified applicant name is drawn from the lottery bin – this applicant will then select which specific home they want to put under contract
- This process will continue until all available homes are selected
- ✓ Tickets for eligible applicants who are not drawn to select a home will be pulled and names added to a back-up list to be used if a selected buyer terminates their contract with the developer.

The process for securing a home and executing a contract is as follows:

- ✓ Selected applicants will have 3 business days to execute a real estate purchase contract with the developer for the home they have selected. If they do not do so, the first back-up applicant will be given a 3-business day opportunity to execute a contract with the developer to purchase the home. If they fail to do so, the next back-up applicant will be notified.
- ✓ Lottery winners must provide a \$1000 earnest money deposit to the title company at the time of executing the purchase contract which will be credited towards their purchase price at the time of closing.

The process for closing on your home and obtaining title will occur once the Town has received a (Temporary) Certification of Occupancy; you will be notified as soon as possible in advance of that anticipated date.

If you have any questions about these procedures, please contact Jennifer at the GVRHA immediately (jkermode@gvrha.org).

