



Town of Snowmass Village
Coffey Place Housing for Sale

Application Procedures:

- Application period Wednesday 11/4/2020 through Tuesday 12/8/2020 at 3:00 p.m.
- Applications will be open to all qualified applicants in Snowmass Village and Pitkin County.
- Snowmass Village applicants who meet the criteria for downsizing from one Permanent Moderate Housing Program unit to a smaller unit at Coffey Place must submit their application by no later than Monday, November 23, 2020 at 3:00 p.m. to be considered for this priority. Units awarded to qualified downsizing applicants will not be available for the larger lottery. Downsizing purchasers have specific requirements detailed in the Permanent Moderate Housing regulations.
- Applicants requesting priority for the ADA accessible unit should submit documentation from a qualified professional indicating that someone in the household has a need for mobility features in the home.
- Housing Department staff are available to review their final submission for accuracy and completeness. However, we will not review incomplete applications that are missing the items included in the Application checklist.
- Only **completed applications with selection sheets** submitted by the deadline will be included in the lottery.
- Applicants will be required to submit along with their application the following payments made payable to the Town of Snowmass Village Housing Department:
 - \$20 nonrefundable application fee; and
 - \$1,000 “earnest money” deposit that will either be applied to the purchase (if successful) or refunded (if unsuccessful).
- Applicants will select all home(s) they wish to purchase in order of their priority on the Selection Sheet, subject to their ability to qualify financially and for the unit size. Multiple selections will be permitted.

Lottery Procedures:

- Lottery will be held after the close of the application period at a date and time to be determined and set by the Housing Department
- All 15 homes will be included in the lottery, with the exception of units awarded through downsizing and/or disability “super” priorities.



- All homes will be assigned in strict accordance with the priority process established in the Permanent Moderate Housing Regulations.
- All homes will be awarded according to the lottery priorities and the order in which names are drawn. Each applicant drawn will receive their highest choice, subject to remaining availability and in order in which their name is drawn.
 - Example: an applicant qualifies for a two-bedroom duplex and is interested in all six (6) duplexes. They select all 6, indicating their first, second, etc. choices. When their name is selected, their first and second choice has already been awarded to other applicants drawn previously, so they will receive their third choice.
- All names will be drawn to establish both unit winners and a waiting list.
- If a unit winner later drops out, the home will be awarded to the next qualified applicant on the waiting list. **We will not allow lottery winners to switch units once the unit has been assigned to them.**

Contract Procedures:

- Sales contracts will be prepared and given to successful applicants approximately 60 days before Certificate of Occupancy is anticipated to be issued.

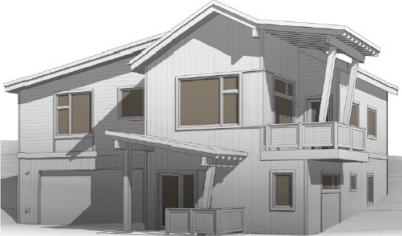
Timing and Miscellaneous:

- All units are anticipated to be available for closing between February and May 2021
- Final availability is subject to change, depending upon weather and construction conditions, public health orders, and other things outside of the control of the Housing Department. Applicants are encouraged to take this into consideration in their planning.
- Some units will be available sooner than others. Please check with the Housing Department at the time of contract signing for a closer estimate of completion.
- Please understand that construction of nearby units may continue for several months after you have closed on and moved into your home. This should be taken into consideration by all potential buyers.
- Due to winter conditions, final paving and landscaping will likely be completed after closing – please plan accordingly.
- **GOOD LUCK TO EVERYONE!**



Town of Snowmass Village Employee Housing for Sale Coffey Place

The Town of Snowmass Village is accepting applications for fifteen (15) employee housing units at Coffey Place, located on and near Stallion Circle. **The application deadline for these homes is 3p.m. on Tuesday, December 8, 2020.** Applications are available on our website at tosv.com or at the Housing Department Office, 555 Deerfield Drive, Snowmass Village.

<p>Address: Coffey Place Lots 4, 5 & 6; addresses: 6, 19 & 7 Stables Grove</p> <p>Information: Living Space: 2,045 s.f.; garage & mechanical: 615 s.f. Bedrooms: 3; bathrooms: 2.5; garage: 2 bay</p> <p>Price: \$650,000</p> <p>HOA Dues: TBD</p> <p>Occupancy: Minimum 3 persons</p> <p>Maximum Income: \$349,974</p> <p>Maximum Net Worth: \$551,838</p>	
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<p>Address: Coffey Place Lot 9; address: 33 Coffey Place Lane</p> <p>Information: Living Space: 1,699 s.f.; garage & mechanical: 567 s.f. Bedrooms: 2 + den; bathrooms: 2; garage: 2 bay</p> <p>Price: \$635,000</p> <p>HOA Dues: TBD</p> <p>Occupancy: Minimum 2 persons</p> <p>Maximum Income: \$344,589</p> <p>Maximum Net Worth: \$543,349</p> <p>NOTE: A priority may be given to a qualified applicant/dependent with a mobility impairment</p>	
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<p>Address: Coffey Place Lots 7 & 8; addresses: 342 & 314 Stallion Circle</p> <p>Information: Living Space: 2,456 s.f.; garage & mechanical: 664 s.f. Bedrooms: 3 + finished basement; bathrooms: 2.5 garage: 2 bay</p> <p>Price: \$835,000</p> <p>HOA Dues: TBD</p> <p>Occupancy: Minimum 3 persons</p> <p>Maximum Income: \$355,358</p> <p>Maximum Net Worth: \$566,594</p>	
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<p>Address: Coffey Place Lots 10, 11 & 12; addresses: 20, 32 & 44 Coffey Place Lane</p> <p>Information: Living Space: 1,832 s.f.; garage & mechanical: 634 s.f. Bedrooms: 3; bathrooms: 2.5; garage: 2 bay</p> <p>Price: \$695,000</p> <p>HOA Dues: TBD</p> <p>Occupancy: Minimum 3 persons</p> <p>Maximum Income: \$355,358</p> <p>Maximum Net Worth: \$566,594</p>	
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<p>Address: Coffey Place Lots 1, 2 & 3 (6 units total) addresses: 62/72, 82/92 & 136/140 Stallion Circle</p> <p>Information: Living Space: 1,622 s.f.; garage & mechanical: 341 s.f. Bedrooms: 2; bathrooms: 2.5; garage: 1 bay</p> <p>Price: \$495,000</p> <p>HOA Dues: TBD</p> <p>Occupancy: Minimum 1 person</p> <p>Maximum Income: \$269,211</p> <p>Maximum Net Worth: \$424,491</p>	
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Site plans, home floor plans, application and selection sheet are available at www.tosv.com/510/Coffey-Place. Site visits are not available at this time due to construction safety concerns.

Only completed applications from qualified applicants will be accepted until: **Tuesday, December 8, 2020 at 3:00 p.m.** At the end of the application period, applicants will be qualified and lottery chances will be assigned. A lottery date and time will be determined following the deadline. Questions about the project, application process, eligibility, and lottery may be directed to Betsy Crum (bcrum@tosv.com) or Terri Everest (teverest@tosv.com) or by phone at 970-923-2360.

All applications are subject to review and compliance with Chapter 17 of the Snowmass Village Municipal Code and the Permanent Moderate Housing Regulations as amended November 2019. Both are available at www.tosv.com.



**Town of Snowmass Village
Coffey Place
Selection Sheet**

Please make a number of selections with Number #1 being your first choice. You may have multiple selections depending on the number of homes you are qualified to purchase. Please only select the size of home you qualify to purchase. You must qualify financially and meet the number of persons per bedroom requirement.

The first person chosen from the lottery will receive their first selection. After the first person picks the next lottery winner will be awarded a home from the choices listed on this sheet. The lottery will continue in this manner until all names have been drawn. Example: If you qualify for a two-bedroom duplex you may select all 6 homes using a 1 to 6 selection scale. Or select all the homes you qualify to purchase in order of preference.

Applicant/s _____ # Adults _____ # Children _____
Contact: _____ Date: _____

Townhome Duplex Units (Type E): Two (2) bedrooms, 2.5 bathrooms; living space:1,622 s.f.; garage & mechanical: 341 s.f.; garage: 1-bay

_____ Lot 1, Unit A	62 Stallion Circle:	\$ 495,000
_____ Lot 1, Unit B	72 Stallion Circle:	\$ 495,000
_____ Lot 2, Unit A	82 Stallion Circle:	\$ 495,000
_____ Lot 2, Unit B	92 Stallion Circle:	\$ 495,000
_____ Lot 3, Unit A	136 Stallion Circle:	\$ 495,000
_____ Lot 3, Unit B	140 Stallion Circle:	\$ 495,000

Three Bedroom – Town Park Homes (Type D): Three (3) bedrooms, 2.5 bathrooms; living space:2,045 s.f.; garage & mechanical: 615 s.f.; garage: 2-bay

_____ Lot 4	6 Stables Grove:	\$ 650,000
_____ Lot 5	19 Stables Grove:	\$ 650,000
_____ Lot 6	7 Stables Grove:	\$ 650,000

Three+ Bedroom – Wetlands View Homes (Type C): Three (3) bedrooms plus finished basement, 2.5 bathrooms; living space: 2,456 s.f.; garage & mechanical: 664 s.f.; garage: 2-bay

_____ Lot 7:	342 Stallion Circle	\$ 835,000
_____ Lot 8:	314 Stallion Circle	\$ 835,000

Two+ Bedroom – One Level Home (Type B): Two (2) bedrooms plus den, 2 bathrooms; living space:1,699 s.f.; garage & mechanical: 567 s.f.; garage: 2-bay; ADA Accessible

_____ Lot 9:	33 Coffey Place Lane	\$ 635,000
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Three Bedroom – Seven Star Homes (Type A): Three (3) bedrooms, 2.5 bathrooms; living space:1,832 s.f.; garage & mechanical: 634 s.f.; garage: 2-bay

_____ Lot 10:	20 Coffey Place Lane	\$ 695,000
_____ Lot 11:	32 Coffey Place Lane	\$ 695,000
_____ Lot 12:	44 Coffey Place Lane	\$ 695,000

Office Use Only: Lottery Date: _____ Lottery Result: _____