



Paul Redden Workforce Rentals Information

We are excited to announce the lottery process for three brand new workforce rental homes in the Town of Crested Butte! Two 3-bed/2 bath and one 2 bed/2 bath single-family manufactured homes are currently under construction and are expected to be ready for move-in on November 15, 2022. The property and homes are owned by the Valley Housing Fund, a Gunnison County-based affordable housing nonprofit. Each rental is a standalone home with 2 off-street parking spots, a private 10'x10' storage shed, and new electric appliances (washer/dryer, dishwasher, refrigerator, and microwave). The application, lottery, and rental process will be conducted by the Gunnison Valley Regional Housing Authority ("GVRHA").

Applications will be accepted by GVRHA through September 27, 2022 for the October 4, 2022 lottery. Applications will be processed within 3 business days of receipt by GVRHA staff. If an application is incomplete, the applicant will be notified and all incomplete or missing information will be due to GVRHA by September 29, 2022. Applications will remain on file with GVRHA for 12 months and can be used for future lotteries also.

Qualifying applicants will receive a Certificate of Eligibility and ticket number by email on September 30, 2022.

The lottery will take place at Crested Butte Town Hall in the Council Chambers on October 4, 2022 at 12:00 p.m. It is preferred that applicants have at least one household member present at the lottery. If applicants are not available to participate in person, they may notify GVRHA of who will attend in their place. Any person standing in for an applicant must know which unit or units an applicant prefers, as GVRHA will not be responsible for making unit choices for any applicant.

When a ticket is chosen, the applicant or stand-in will pick which home they prefer. After the three units have been chosen three alternates.

Within 5 business days of accepting a unit the applicant must provide the non-refundable initial deposit (1/3 of the security deposit + 1/3 of the last month's rent). If payment is not received by GVRHA by the end of the 5th business day, the applicant will forfeit the home and their deposit, and the first alternate will be offered the unit on the following business day.

Please feel free to contact GVRHA with any questions regarding the application or lottery processes.



Paul Redden Workforce Rentals FAQs

Rental Rates

The 2-bedroom unit will rent for One Thousand Nine Hundred dollars (\$1,900.00) per month. The 3-bedroom units will rent for Two Thousand Four Hundred dollars (\$2,400.00) per month.

Qualifications and Restrictions

A minimum of two qualified occupants are required for each home (households can request that exceptions be made for dependents). All adult residents must meet the following requirements:

- 80% of income is made working for an employer whose business address is located within Gunnison County, whose business employs employees within Gunnison County, whose state business license denotes an address in Gunnison County, and/or the business taxes are paid in Gunnison County (if an employer is not physical based in Gunnison County);
- Annual average of 32 hours worked per week for a business (or businesses) meeting the criteria listed above, or a person who is retired or living with a disability and has worked a minimum of four years within Gunnison County immediately prior to their retirement/disability;
- Does not own any portion of any improved residential real estate

Lease Terms

Lease terms are for 12 months. Renewal options are dependent upon the Valley Housing Fund and Gunnison Valley Regional Housing Authority recommendations.

Move-in Date

Anticipated move-in is November 15, 2022.

Deposit and Move-in Costs

The security deposit + last month's rent is to be paid in 1/3 increments with the first payment due within 5 days of accepting the unit after winning the lottery. The second payment is due upon move-in, and the final payment is due the following month. This is in addition to monthly rental payments.

The first month's rent (pro-rated) will be due at lease signing, and all monthly rents are due per the lease agreement.

Resident Responsibilities

Residents are responsible for snow removal on decks, steps, and walkways. Residents are responsible for yard care for their home (minimal) and for cleaning up after pets. Owner will pay for driveway and roof snow removal, as needed.

Utilities

Residents are responsible for all utilities and for setting up utility accounts. This includes electric through Gunnison County Electric Association, trash/water/sewer through the Town of Crested Butte, and internet/cable.

Pets

A maximum of two pets are permitted. Prior to move-in, pets must be registered on PetScreening.com and an additional \$300.00 pet deposit per pet must be paid in full prior to move-in. Please request PetScreening.com registration information from GVRHA.

Parking

Each home has two designated off-street parking spots to be utilized year-round.

Floor Plan: Broadmore 14663B

3 Bedrooms, 2 Bathrooms, 880 Square Feet

Series: Broadmore | Type: Manufactured | Sections: Single-wide



**SCAN FOR
MORE DETAILS**

PHOTOS AND RENDERINGS



Scan QR Code above for more photos and renderings.

Fleetwood Homes

2611 E. Comstock Ave.,
Nampa, ID 83687



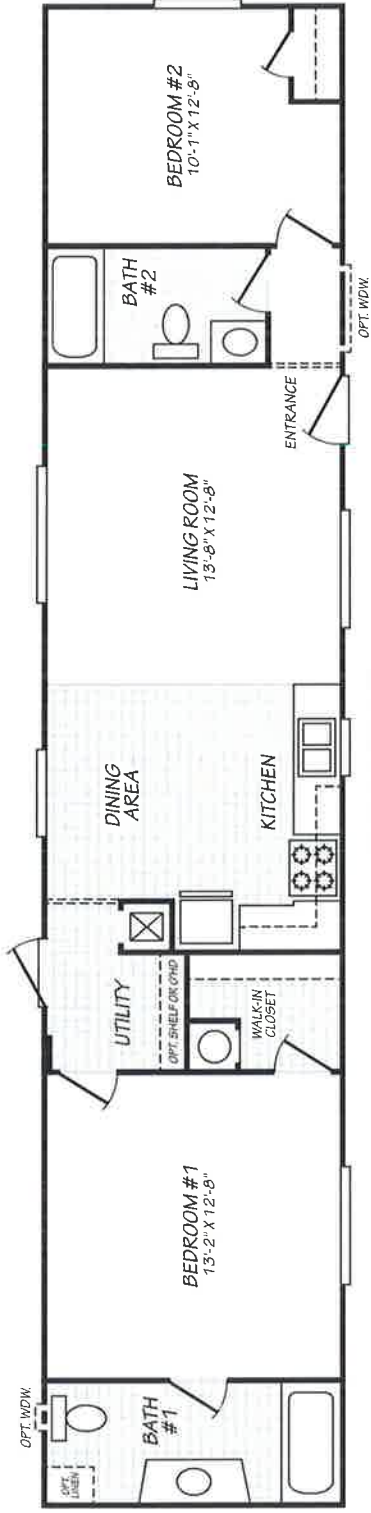
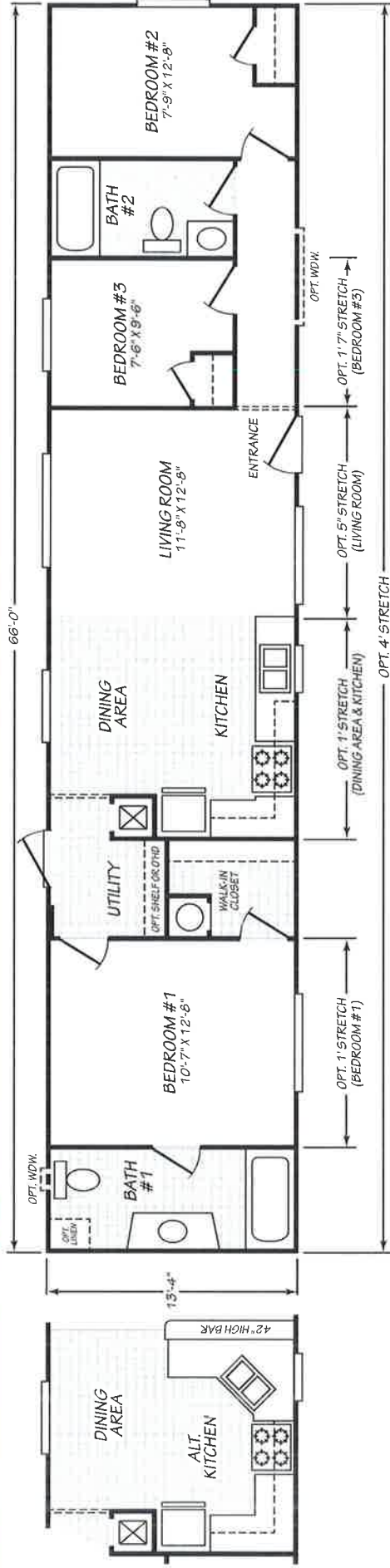
fleetwoodhomes.com

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BROADMORE

www.fleetwoodhomes.com



OPTIONAL TWO BEDROOM

MODEL 14663B

3 Bedroom • 2 Bath • 880 Square Feet

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Important: Because we continually update and modify our products, it is important for you to know that our brochures and literature are for illustrative purposes only. **ILLUSTRATIONS MAY SHOW OPTIONAL FEATURES.** All information contained herein may vary from the actual home we build. Dimensions are nominal length and width measurements are from exterior wall to exterior wall. We reserve the right to make changes at any time, without notice or obligation, in prices, colors, materials, specifications, features and models. Please check with your retailer for specific information about the home you select.



BM/230/AUG22
PFS APPROVAL_8/1/22



PAUL REDDEN WORKFORCE RENTALS APPLICATION

Applicant Information

Name: _____ **Email:** _____
Mailing Address: _____ **Telephone:** _____
_____ **Social Security #:** _____
Date of Birth: _____ **# of Dependent(s):** _____

Co-Applicant Information (if applicable)

Name: _____ **Email:** _____
Mailing Address: _____ **Telephone:** _____
_____ **Social Security #:** _____
Date of Birth: _____ **# of Dependent(s):** _____

Co-Applicant Information (if applicable)

Name: _____ **Email:** _____
Mailing Address: _____ **Telephone:** _____
_____ **Social Security #:** _____
Date of Birth: _____ **# of Dependent(s):** _____

Does any applicant listed above own any improved residential real estate? Y N

If so, please list applicant name and address of the real estate owned:

Please list all current and future/seasonal jobs of all applicants below or if necessary on the back of this page.

Applicant Name: _____

Please Circle One: **Current Employer** or **Future Employer**

Business Name: _____

Owner or Manager Name: _____

Email Address: _____ **Business Telephone #:** _____

Hrs Worked Per Week: _____ **Weeks Worked Per Year:** _____

Employment Information

Applicant Name: _____

Please Circle One: **Current Employer** or **Future Employer**

Business Name: _____

Owner or Manager Name: _____

Email Address: _____ **Business Telephone #:** _____

Hrs Worked Per Week: _____ **Weeks Worked Per Year:** _____

Applicant Name: _____

Please Circle One: **Current Employer** or **Future Employer**

Business Name: _____

Owner or Manager Name: _____

Email Address: _____ **Business Telephone #:** _____

Hrs Worked Per Week: _____ **Weeks Worked Per Year:** _____

Applicant Name: _____

Please Circle One: **Current Employer** or **Future Employer**

Business Name: _____

Owner or Manager Name: _____

Email Address: _____ **Business Telephone #:** _____

Hrs Worked Per Week: _____ **Weeks Worked Per Year:** _____

Please give rental history information for all applicants:

Applicant Name: _____

Property Address: _____ **Unit #:** _____

City: _____ **State:** _____

Move-In Date: _____ **Move-Out Date:** _____

Landlord/Property Management Co. Name: _____

Landlord Email: _____

Applicant Name: _____

Property Address: _____ **Unit #:** _____

City: _____ **State:** _____

Move-In Date: _____ **Move-Out Date:** _____

Landlord/Property Management Co. Name: _____

Landlord Email: _____

Landlord Telephone Number: _____

Applicant Name: _____

Property Address: _____ **Unit #:** _____

City: _____ **State:** _____

Move-In Date: _____ **Move-Out Date:** _____

Landlord/Property Management Co. Name: _____

Landlord Email: _____

By signing below, we certify that:

- All of the information contained in this Application is true, correct, and complete.
- I am aware that any misrepresentation may result in me being ineligible to rent any property managed or owned by Gunnison Valley Regional Housing Authority (“GVRHA”).

I authorize a representative of the Gunnison Valley Regional Housing Authority to run background screenings regarding my rental history, credit history and criminal history.

I understand that if my credit/rental/criminal history does not meet GVRHA standards they have the right to deny my rental application.

Applicant Printed Name

Last 4 of SSN

Applicant Signature

Date

Co-Applicant Printed Name

Last 4 of SSN

Co-Applicant Signature

Date

Co-Applicant Printed Name

Last 4 of SSN

Co-Applicant Signature

Date

SUPPLEMENTAL DOCUMENTS REQUIRED WITH APPLICATION

- State issued photo ID
- Social Security Card
- Most recent 2 paystubs and/or letter from future employer(s)

Submit completed application to lwoodyard@gvrha.org.