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## SILVER JACK 202, SILVER JACK 205, AND ELEMENT 52 SW-102 LOTTERY TIMELINE

(Rev. 3/2026)

What	When	Details
<b>Lottery Notice</b>	Thursday March 12, 2026	Lottery Notice published in Telluride Times.
<b>Applications Available</b>	Thursday March 12, 2026	<p>The Lottery checklist, application, and other materials are available online at <a href="http://smrha.org/lottery">smrha.org/lottery</a> and may be picked up at the SMRHA Office front door, Shandoka Unit G-17, Telluride.</p> <p>Office hours from 9AM – 3PM starting 3/12 through 3/19 to answer questions about qualifications and the lottery process by appointment only. Schedule your informational appointment by contacting SMRHA or online <a href="#">HERE</a>.</p>
<b>Informational Session</b>	Wednesday March 18, 2026 9 AM	Ah Haa School For the Arts and <a href="#">Zoom</a>
<b>Open House</b>	Thursday March 19, 2026 12 – 1 PM 5 – 6 PM	Open Houses to view the units at Silver Jack 205, Silver Jack 202 and Element 52 SW-102
<b>LOTTERY OPENS</b>	<b>Friday</b> <b>March 20, 2026</b> <b>9 AM</b>	SMRHA will begin accepting applications <u>by appointment only</u> from 3/20 through 4/10. Schedule your application submission appointment by contacting SMRHA or online <a href="#">HERE</a> .
<b>Exception Application Deadline</b>	Friday April 3, 2026 12 PM	Exception applications will only be accepted for Applicant Households seeking 1) unconventional loans pursuant to Guidelines Section 110.2; or 2) Applicants pursuing an Exception for Household size pursuant to Guidelines Section 103.3B. THA shall only hear Exceptions for items not listed here after an initial lottery has been held and the Housing Unit(s) remain unsold due to lack of Qualified Household Applicants.
<b>Exception Hearing</b>	Thursday April 9, 2026 9 AM	For Households that have submitted a complete and valid Exception Application by the deadline. Exceptions will be heard at Rebekah Hall.

<b>LOTTERY CLOSSES</b>	<b>Friday April 10, 2026 12 PM</b>	Only <b>complete</b> Applications will be entered into the qualified lottery pool. No late and/or incomplete Applications will be accepted. <b>If Household members appear in more than one Lottery Application, each of those Applications are invalid and the Applicants will be disqualified.</b>
<b>Qualified List Posted</b>	Wednesday April 15, 2026 By 5 PM	All Qualified Households that have submitted a <b>complete</b> and valid lottery application by the closing deadline. The list is posted in the window at the SMRHA office, Shandoka Unit G-17 and online at <a href="http://smrha.org/lottery">smrha.org/lottery</a>
<b>Appeal Form Posted</b>	Wednesday April 15, 2026 By 5 PM	If you believe your Household has submitted a complete Application before the lottery closed or staff made a mistake processing your application, appeal immediately in writing to the SMRHA staff. Appeal form available at <a href="http://smrha.org/lottery">smrha.org/lottery</a>
<b>Appeal Deadline</b>	Friday April 17, 2026 By 5 PM	Deadline to submit a <b>completed</b> appeal form.
<b>Appeal Hearing (if needed)</b>	Thursday April 23, 2026 9 AM	ONLY for Households that have submitted a complete and valid Appeal Application by the Appeal deadline.
<b>LOTTERY DRAWING</b>	Friday April 24, 2026 10 AM	Rebekah Hall
<b>Lottery Results Posted</b>	Friday April 24, 2026 By 5 PM	Check the results of the Lottery in the window at the SMRHA office, Shandoka, Unit G-17 or on our website at: <a href="http://smrha.org/lottery">smrha.org/lottery</a>
<b>Lottery Winner Contacted</b>	Monday April 27, 2026	Households will be contacted in the order in which the names were drawn in the lottery. Households shall have three (3) days from the date contacted to determine if they will purchase the Housing Unit and to sign a purchase agreement and must close on the sale within thirty (30) days of the execution of the purchase agreement unless otherwise agreed to by the seller.
<b>Anticipated Purchase Date</b>	May 27, 2026	