



820 Black Bear Road, Unit G-17
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Telluride Affordable Housing Guidelines Exception Application

Section 109 Instructions from Guidelines: EXCEPTIONS, APPEALS AND GRIEVANCES

109.1 Definitions

A. Exceptions – Except as otherwise prohibited herein, a request for an Exception to provisions of these Guidelines may be appropriate when an Applicant understands and acknowledges the requirements of the Guidelines and believes that there exists a legitimate and compelling reason why they should be exempt from or allowed a modification to the requirements. Exceptions to the Guidelines may be granted on a case-by-case basis, provided the reviewing body finds that granting such Exception promotes the provision of Affordable Housing and supports the Section 102 General Affordable Housing Program Goals.

109.2 Exception Procedure

A. Exception requests must be submitted in writing to THA on forms available from THA. Complete Exception applications include:

1. The name, mailing and email addresses, and telephone number of the Applicant(s) and of Applicant's representative, if applicable;
2. A narrative:
 - i. identifying the specific provision(s) or requirement(s) for which the Exception is being requested;
 - ii. detailing the particular ground(s) upon which the Exception is based;
 - iii. describing the action or remedy requested; and
 - iv. addressing the Standards for Review of Exception Applications as set forth in Section 109.2C applicable to the requested action or remedy.
3. Proof of notification of the Exception request to the Housing Unit's homeowners' association, if applicable; and
4. The Exception fee (see Appendix E).

B. Process – All requests for Exceptions will be reviewed by THA Staff for completeness and addressed administratively (see Section 903.4) or forwarded to the THA Subcommittee, as appropriate, for consideration at a public hearing.

1. Exceptions forwarded to the THA Subcommittee will be heard at the next regularly scheduled meeting following fourteen (14) days after submittal of a complete application, unless not possible due to noticing requirements.
2. Prior to THA Subcommittee consideration, THA Staff will prepare and distribute to the THA Subcommittee and the Applicant(s) a written report analyzing anticipated impacts of the

Exception and will include said report in meeting materials for the public hearing. THA Staff may include a recommendation to the THA Subcommittee based on these impacts.

3. Following a hearing by the THA Subcommittee, the THA Subcommittee decision may be appealed to the THA Board pursuant to the Section 109.3 Appeals Procedure.

C. Standards for Review of Exception Applications – Applicants seeking an Exception must demonstrate to the satisfaction of the reviewing body that granting the Exception would:

1. meet the Section 102 General Affordable Housing Program Goals; and

2. meet one or more of the following additional review standards:

i. Promotes greater affordability by:

a. decreasing the long-term operating and maintenance costs of the Housing Unit in question;

b. enabling the Applicant to take advantage of a financing opportunity that would not otherwise be available; or

c. protecting the long term affordability of the Housing Unit through price control or other means.

ii. Demonstrates or recognizes the long-term commitment of the Applicant to residency, employment and community involvement within the boundaries of the Telluride R-1 School District;

iii. Provides housing for a critical community need;

iv. Increases square footage or increases livability or durability in materials, finishes, Fixtures or appliances (which do not include Luxury Items or items which significantly exceed standards set in recent Town-constructed Housing Units);

v. Creates living space for an additional member of the Household without compromising affordability for the Housing Unit's targeted Income Eligibility Tier;

vi. Enables the Qualified Household to own and occupy a Housing Unit more suitable to the Household's needs;

vii. Furthers currently adopted Town of Telluride Goals and Objectives related to Affordable Housing; or

viii. Enables the Qualified Household to respond to life circumstances that arise beyond the reasonable control of the Household (such as need to care for a retired or disabled Household member).

APPLICANT STATEMENT

We understand and acknowledge the criteria in the Guidelines and believe that there are legitimate and compelling reason(s) why we should be exempt; and

We submit that the following is a true statement describing the reason(s) why an Exception to the Guidelines is appropriate in our case, including the relevant specific section(s) of the Guidelines, if possible (please print neatly, type, or attach a separate sheet of paper):

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

Name _____

Signature _____

Address

Date _____

Email

Signature _____

Phone _____

Date _____

GENERAL AFFORDABLE HOUSING PROGRAM GOALS

102.1 Provide affordable Employee housing. The primary goal of the Affordable Housing Programs is to provide Affordable Housing for residents and their families who make a living primarily from Presence Required Employment. This is accomplished primarily by regulating and restricting occupancy of Housing Units to Qualified Households and Ownership to Qualified Owners.

102.2 Promote economic diversity within the Telluride community. Diversity may be encouraged, for example, by limiting Eligibility for ownership or occupancy to Qualified Households that meet specific economic means criteria which may include both Household Income and Household Net Assets.

102.3 Ensure ongoing affordability of Housing Units. Most Housing Units are subject to price and appreciation limitations for Sale, resale and/or rental. These limitations are intended to ensure affordability for both the current Household and for the long-term affordability of the Housing Unit.

102.4 Provide for clear, fair, and consistent administration of Housing Programs. These Guidelines establish standards and procedures for the Town's Affordable Housing Programs. There are circumstances however, that may not fit clearly within the specific provisions of the Guidelines but still meet these General Affordable Housing Program Goals. For these cases, Exception and appeal processes have been established as set forth in Section 109.



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RELEASE AND WAIVER

(Rev. 1/2026)

Purpose and Instructions: Pursuant to Section 104.5 of the Telluride Affordable Housing Guidelines ("Guidelines"), all personal and financial information provided to the San Miguel Regional Housing Authority ("SMRHA") and Telluride Housing Authority ("THA") will be kept strictly confidential unless the information is necessary for deliberation of a request for an Exception or appeal. This completed form is therefore required from any person seeking an Exception or appeal as allowed by Section 109 of the Guidelines, which requires a public hearing on such requests. Complete and submit this form as part of your application for any Exception or appeal under the Guidelines.

Release for Use of Confidential Information

I authorize SMRHA and THA to release any and all financial and/or tax information, and any other confidential information which I have submitted in connection with my application, for documentation to support my Exception and/or Appeal to the provisions of the Guidelines. I acknowledge that the appeal/Exception shall be heard before the THA Subcommittee or Board, as required, in a public hearing pursuant to Section 109 of the Guidelines and all documents prepared for the public hearing become a public record and as such are subject to the provisions of Title 24, Article 72 of the Colorado Revised Statutes. I hereby waive fully and unconditionally any right I have or may have to confidentiality of the above-described information.

Waiver

I do hereby fully and unconditionally waive any and all claims or causes of action against SMRHA, THA, and Town of Telluride, arising from, relating or attributable in any manner to the disclosure or distribution of confidential information supplied in support of my Exception or Appeal Application.

(please print)	Applicant 1	Applicant 2
Applicant Name(s):		
Daytime Phone:		
Email:		
Date of Birth:		
Mailing Address:		

Applicant Signature(s):

Applicant Signature

Date

Printed Name

Applicant Signature

Date

Printed Name