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SPRUCE HOUSE H LOTTERY TIMELINE

(Rev. 9/2026)

What	When	Details
Lottery Notice	Thursday October 22, 2026	Lottery Notice published in Telluride Times.
Applications Available	Thursday October 22, 2026	<p>The Lottery checklist, application, and other materials are available online at smrha.org/lottery and may be picked up at the SMRHA Office front door, Shandoka Unit G-17, Telluride.</p> <p>Office hours from 9AM – 3PM starting 10/22 through 10/29 to answer questions about qualifications and the lottery process by appointment only. Schedule your informational appointment by contacting SMRHA or online HERE.</p>
Informational Session	Wednesday October 28, 2026 9 AM	Ah Haa School for the Arts and Zoom
Open House	Thursday October 29, 2026 12 – 1 PM 5 – 7 PM	Open Houses to view the unit Spruce House H
LOTTERY OPENS	Friday October 30, 2026 9 AM	SMRHA will begin accepting applications <u>by appointment only</u> from 10/30 through 11/20. Schedule your application submission appointment by contacting SMRHA or online HERE .
Exception Application Deadline	Friday November 13, 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.
Exception Hearing	Wednesday November 18, 2026 9 AM	For Households that have submitted a complete and valid Exception Application by the deadline. Exceptions will be heard at Rebekah Hall.

LOTTERY CLOSES	Friday November 20, 2026 12 PM	Only complete Applications will be entered into the qualified lottery pool. No late and/or incomplete Applications will be accepted. If Household members appear in more than one Lottery Application, each of those Applications are invalid and the Applicants will be disqualified.
Qualified List Posted	Monday November 30, 2026 By 5 PM	All Qualified Households that have submitted a complete 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 smrha.org/lottery
Appeal Form Posted	Monday November 30, 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 smrha.org/lottery
Appeal Deadline	Wednesday December 2, 2026 By 5 PM	Deadline to submit a completed appeal form.
Appeal Hearing (if needed)	Tuesday December 8, 2026 9 AM	ONLY for Households that have submitted a complete and valid Appeal Application by the Appeal deadline.
LOTTERY DRAWING	Friday December 11, 2026 10 AM	Rebekah Hall
Lottery Results Posted	Friday December 11, 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: smrha.org/lottery
Lottery Winner Contacted	Monday December 14, 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.
Anticipated Purchase Date	January 15, 2027	