

*MAINTENANCE
OPTION &
TOWN
UPDATES*

Corrie Burr

Wellington HOA meeting

November 15, 2023



AGENDA

Maintenance Plan Option

Process

Lottery Rumor

Questions





MAINTENANCE PLAN

In 2022, the Town of Breckenridge Housing updated the Workforce Housing [Administrative Rules & Regulations](#) to include a Maintenance plan for deed restricted properties. Since the Wellington and Lincoln Park covenant was created in 2000, it does not reference Town “Guidelines” or “Rules & Regulations”. Therefore, homeowners need to opt into a new deed restriction to take advantage of this program.

MAINTENANCE LIST

Age of Improvement - 3 years or less	Age of Improvement - 5 years or less	Age of Improvement - 7 years or less	Age of Improvement - 10 years or less
Replaced Appliances (100%) Plumbing Fixtures (100%) (including sinks and toilets) Fencing (maintenance only 100%) Carpet including Pad (100%)	Replaced Appliances (50%) Mechanical System (100%) Roof (100%) Windows (100%) Siding (100%) Hot Water Heater (100%) Hard Flooring (100%) Permanent Fitted Window Blinds (100%)	Countertops (100%) Cabinets (100%) Exterior Paint (100%) Garage Door Replacement (100%) Gutters and Downspouts (100%) Outdoor Decks (maintenance only, 100%)	Mechanical System (50%) Roof (50%) Windows (50%) Siding (50%) Solar Power or Energy Efficiencies

Other items approved as necessary. Wellington 1 max is 5%, Wellington 2 / Lincoln Park max is 3% of the original purchase price.



THE PROCESS

If you are interested in taking advantage of the Maintenance plan, contact the Housing office at 970.547.3107, Corrie Burr directly at 970.547.3124 or Darci Henning directly at 970-547-4303.

- Review the “cross walk” of changes between the old covenant and the new one with staff (meeting or via email)
- Sign the new covenant and the Town will record this on your property.
- Apply for maintenance items to be included in your resale value (receipts required) [HERE](#)
- The Town will update the Housing Authority with the added value prior to the sale of your property.



POTENTIAL LOTTERY

The Town Housing Guidelines state “The Town reserves the right to require that properties be sold via a lottery process and /or through the Summit Combined Housing Authority, with such process to be determined by the Town at the time of sale,” therefore, the Town can implement a lottery for deed restricted resales. This would be a decision of Town Council and would be done to stop “additional consideration” where an owner solicits and accepts an increased purchase price as an inducement to select a specific buyer. Basically, outside sales of personal property can not be a requirement for the sale of the home or used as a monetary incentive for the sale.

A buyer and seller acknowledgement form is now required to be signed prior to finalizing the sale of a deed restricted property which requires the buyer and the seller to disclose additional sales outside of the property sale.

If the deed restrictions continue to be violated through resales, the Council will have no choice but to step in and preserve the affordability of workforce housing.

BRECKENRIDGE HOUSING TEAM



Laurie Best

Housing Manager



Melanie Leas

Housing Project
Manager



Corrie Burr

Housing Program
Manager



Darci Henning

Housing
Specialist



Kelsey Reetz

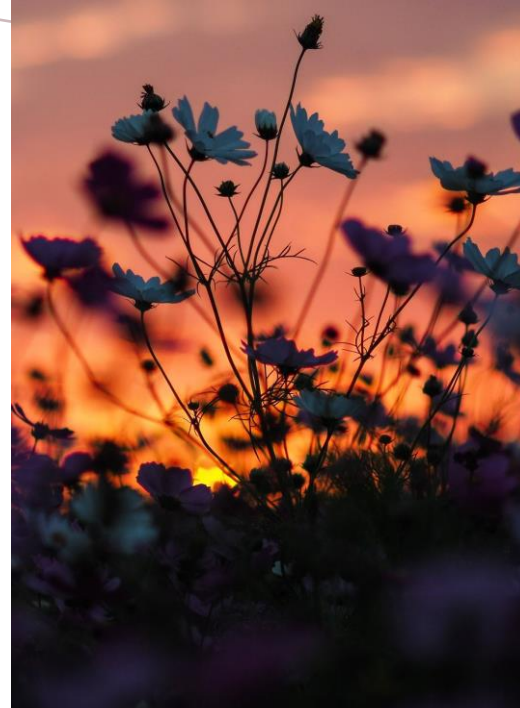
Housing Admin



Matt Banas

Housing
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QUESTIONS





THANK YOU

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