Home for Sale – Thompson Corner @ River Valley Ranch

Carbondale Community Housing Program

$328,000

526 Jacobs Place,
Carbondale, CO 81623

Open House:
No open house available.
Lottery winner will be able to view home.

Application Deadline:
September 24th, 2026, at 5:00pm.

Details:
www.garfieldhousing.com
Jackie Daly
625-3589 or 309-4775

- **2 Bedrooms, 1 1/2Baths**
- **Finished Basement**
- **Shed**
- **2025 Taxes: $1,676.20**
- **Forced Air Heating**
- **Built 1998**
- **1260 sq. ft.**
- **Lot: 3474 sq. ft.**
- **HOA fees: $662 quarterly**

CARBONDALE COMMUNITY HOUSING PROGRAM

PART I.
COMMUNITY HOUSING CATEGORIES

The Town's goal is to establish and implement a plan to have new development provide housing within the community at sales prices which are attainable to persons and families of various incomes. In order to carry out this objective, community housing units are categorized to reflect which income levels they are to service as set forth in Sections 1 and 2 below. The maximum gross household income and maximum net assets for each income category are set forth in Table I.

TABLE I

MAXIMUM GROSS INCOMES AND ASSETS BY CATEGORY 2026

	Category 4
0 Dependents	**$171,150**
1 Dependent	**$178,650**
2 Dependents	**$186,150**
3 or more Dependents	**$193,650**
Maximum Net Assets	**$225,000**

Income Categories: A household may qualify to purchase a unit in a higher Income Category. Persons in the next higher Income Category may bid on lower Income Category units; however bidders qualifying for the unit Income Category have priority.

Net Assets: Net Assets do not include retirement instruments. Persons age 65 and over are allowed a 50% increase in net assets.

R.O.: Resident Owner Occupied units have no income or asset limits.

HUD AMI: The Income Categories correspond to the current HUD Area Median Income (AMI) for Garfield County. Categories 1 through 4 represent 80%, 100%, 120% and 150% AMI respectively. The Town of Carbondale begins its income categories with the Garfield County 4-person household and adds dependents from that benchmark.

QUALIFICATIONS TO OCCUPY COMMUNITY HOUSING

The deed restriction for a community housing unit requires owner occupancy. To initially qualify for and be eligible to occupy a community housing unit, a person must meet all of the following criteria.

A. A qualified person must be a full-time employee working in the Roaring Fork Valley employed at a location for a business with its principal office located in the area from Aspen to Parachute, including Redstone and Marble ("Employment Area") with priority to persons who live or work within the boundaries of the Town of Carbondale, a retired person who has been a full-time employee in the Employment Area a minimum of four years immediately prior to his or her retirement with priority to persons who live or work within the boundaries of the Town of Carbondale, or a disabled person who has been a full-time employee in the Employment Area a minimum of two years immediately prior to their disability (as defined in the Definitions); or the spouse or dependent of any such qualified employee, retired person, or disabled person.

B. A qualified person, upon purchase of the unit, shall occupy the unit as their primary residence. The owner shall be deemed to have ceased to use the unit as his or her sole and exclusive place of residence by accepting permanent employment outside of the Employment Area, or residing in the unit fewer than nine (9) months out of any twelve (12) months.

C. A qualified person must not own developed residential real estate or a mobile home in those portions of Eagle, Garfield, Gunnison or Pitkin Counties which are part of the Roaring Fork River drainage, or must list for sale, at competitive market prices, the residential real estate or mobile home prior to or simultaneously with closing on the community housing unit. If the property is not sold by the time of closing on purchase of the community housing unit, it must remain listed until sold. If the owner of the other residential property desires to rent that property prior to sale, the owner shall be required to rent such property as community housing in accordance with the Guidelines at the income category determined by the Town to be appropriate under the circumstances. If an individual owns vacant land in those portions of Eagle, Garfield, Gunnison or Pitkin Counties, which are part of the Roaring Fork drainage, while owning a housing unit, as soon as the land is improved with a residence, the individual must relinquish the community housing unit by listing and selling the ownership interest in that unit.

D. A qualified person must have total current household income no greater than the maximum amount specified above for the particular category of housing. Persons in the next higher income category may bid on a unit, but will be last in priority to income-qualified applicants and can only be considered if there is no other income-qualified applicant at the time of application; the income category of the unit remains consistent with the original sale category and future sales will always give priority to income-qualified households within that category.

Full-Time Employee = minimum employment of at least one household member working 30 hours per week, 9 months per year.

Co-ownership and Co-signing – Co-signers may be approved for ownership of the affordable housing unit but shall not occupy the unit unless qualified under the Carbondale Affordable Housing Guidelines. Individuals using a co-signer must earn at least 75% of the income needed to qualify for the purchase of the unit.

PRIORITY: Applicants who live or work within the town boundaries of Carbondale will have first priority in the lottery and will be drawn first.

CARBONDALE COMMUNITY HOUSING PROGRAM
APPLICATION FORM

Address: 526 Jacobs Place, Carbondale, CO 81623

Application

To receive a letter of eligibility to purchase, please complete an application packet by **September 24th, 2026 at 5:00pm -** and submit to the address below (no faxed/emailed applications). All information is confidential.

Kristel Langford
Affordable Housing Program Manager
1430 Railroad Avenue, Unit F
Rifle, CO 81652
970-625-3589

Open House Visit

No open house available. The lottery winner will be able to view the home.

Lottery

A lottery will be held among eligible applicants on **Thursday, October 8th, 2026 at 2:00pm** at the Garfield County Housing Authority in Rifle, CO. The lottery will determine the priority order among eligible applicants to purchase the home. If no eligible buyers submit an application by **September 24th, 2026 at 5:00pm**, applications will be taken on a first come, first served basis.

CARBONDALE COMMUNITY HOUSING PROGRAM
APPLICATION FORM

Address: 526 Jacobs Place, Carbondale, CO 81623

If applying by yourself, only fill out Applicant column. If two adults are applying, fill out both columns individually. If you have questions please call Garfield County Housing Authority at 970-625-3589.

	APPLICANT	**CO-APPLICANT**
NAME(S)	_____	_____
MAILING ADDRESS	_____	_____
STREET ADDRESS	_____ _____	_____
	[ ] Own [ ] Rent Years _____	**[ ] Own [ ] Rent Years** _____
PHONE	_____ H_____ W	_____ H_____ W
E-MAIL ADDRESS	_____	_____
BIRTHDATE (Mo./Day/Yr.)	_____	_____
ACTUAL START DATE OF EMPLOYMENT (Month, Day, Year)	_____	_____

LIST NAMES OF OTHER OCCUPANTS AND RELATIONSHIP. For a child or children to qualify as an additional person for purposes of household income categories, the child or children must be living with you at least half the year. We will require documentation in joint custody situations.

	NAME	**RELATIONSHIP**	**AGE**
1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____

EMPLOYEE HOUSING APPLICATION PACKET

All information is completely confidential.

Please fill out the attached forms according to the following instructions and return the completed packet to Garfield County Housing Authority (GCHA). GCHA cannot accept incomplete applications.

Application Packet Checklist:

APPLICATION FORM – Completed

VERIFICATION OF ACCURATE AND TRUE INFORMATION – Sign and complete this form verifying the information you are supplying to GCHA is complete and accurate.

EMPLOYMENT/INCOME FORM(S) – signed by you and your employer

ASSET/LIABILITY INFORMATION SHEET – Fill out the dollar amounts to the best of your knowledge. Each individual applying for a unit MUST fill out this form completely. **All asset information must be accompanied by most recent statements including: checking, savings, cd's, IRA's, retirement, and investment dividends**.

DISCLOSURE OF OWNERSHIP OF OTHER REAL ESTATE

AUTHORIZATION TO OBTAIN COPY OF LOAN APPLICATION

GRIEVANCE POLICY

ACCEPTANCE OF COMMUNITY HOUSING GUIDELINES PROCEDURES

ALSO ATTACH:

1. A complete copy of the last two (2) years' federal income tax returns and W-2's pertaining to these income tax returns.

2. Self employed individuals will need to provide profit and loss statements, Colorado Income tax returns for the past year, and any other additional documentation proving that the business is in the Roaring Fork Valley. Additional documentation could include a business license, client references, etc.

3. Copies of two of your most recent pay stubs for all employment

4. Current statements for all assets (bank accounts, savings accounts, IRAs, etc.) indicating current balance, interest rate, or annual dividend or documentation for other assets (real estate, etc.)

5. ***Letter from a lender indicating***

- ***Your debt to income ratio***
- ***Your projected total housing payment to include principal, interest, taxes and insurance (PITI) as well as home owner's association dues.***
- ***If you own other property within the Roaring Fork Valley, it must currently be listed for sale with a realtor. Your lender letter MUST indicate that you qualify to carry two mortgages in order to apply.***

This information helps demonstrate that you have the ability to obtain a mortgage loan for the community housing unit you wish to purchase.

6. Copy of your driver's license or passport

7. Copy of your Social Security card

VERIFICATION OF TRUE AND ACCURATE INFORMATION

I (We) hereby verify that all information provided is accurate and true. It is understood that I (We) will be disqualified from the application and approval process by Garfield County Housing Authority if it is determined that any or all information is inaccurate or non-verifiable. I (We) shall be notified by Garfield County Housing Authority as to my/our subsequent disqualification and the reasons thereof.

_____ _____

Signature(s) Date

_____ _____

Signature(s) Date

_____ _____

Signature(s) Date

EMPLOYMENT INFORMATION

APPLICANT

EMPLOYER NAME _____

Address _____

Phone Number _____

Contact Person _____

Dates of Employment _____

EMPLOYER NAME _____

Address _____

Phone Number _____

Contact Person _____

Dates of Employment _____

EMPLOYER NAME _____

Address _____

Phone Number _____

Contact Person _____

Dates of Employment _____

CO-APPLICANT

EMPLOYER NAME _____

Address _____

Phone Number _____

Contact Person _____

Dates of Employment _____

EMPLOYER NAME _____

Address _____

Phone Number _____

Contact Person _____

Dates of Employment _____

EMPLOYER NAME _____

Address _____

Phone Number _____

Contact Person _____

Dates of Employment _____

EMPLOYMENT/INCOME VERIFICATION

Please complete a copy of this form for each applicant and for each employer, including seasonal employers. Make additional copies of this form if necessary.

I give my permission to the Garfield County Housing Authority (GCHA) to obtain income and employment information required for this application. GCHA will contact my employer(s) to verify information below.

_____

(Applicant sign on the line above)

Please list current employer and income:

PLACE OF EMPLOYMENT _____

ADDRESS _____

GROSS MONTHLY INCOME _____

GROSS ANNUAL INCOME _____

COMMISSIONS, DIVIDENDS, EXTRA INCOME _____

To be completed by employer.

I verify that the above information is accurate and true:

_____

Employer signature and title Date

_____

Printed name of the above Telephone number

ASSET/LIABILITY INFORMATION SHEET

If you are filling out a joint application, please list information only once. List name and approximate amount in account.

	APPLICANT	**CO-APPLICANT**
ASSETS		
Checking Account(s) Name of Bank Amount in Account	_____ $_____	_____ $_____
Savings Account(s) Name of Bank Amount in Account	_____ $_____	_____ $_____
Stocks & Bonds (Company Name and Description)	_____ _____ _____ $_____	_____ _____ $_____
Vested Interest in a Retirement Fund	_____ $_____	_____ $_____
Net Worth of Business (s) Owned (Attach Financial Statements)	$_____	$ _____
Automobiles Owned as Assets (Make, Model & Year)	_____ $_____	_____ $_____
Other Assets:	$_____	$_____
TOTAL ASSETS	$_____	$_____

LIABILITIES:

Name of Company & Unpaid Balance _____ _____
$_____ $ _____

Name of Company & Unpaid Balance _____ _____
$_____ $ _____

Name of Company & Unpaid Balance _____ _____
$_____ $ _____

Alimony/Child Support/ Separate Maintenance Payments, etc. $_____ $ _____

TOTAL LIABILITIES $_____ $_____

TOTAL NET ASSETS $_____ $_____
(Assets less liabilities)

DO YOU OWN ANY PROPERTY?

	APPLICANT [ ] Yes [ ] No	**CO-APPLICANT** [ ] Yes [ ] No
If you answered yes, Please provide the following:		
ADDRESS	_____	_____
	_____	_____
TYPE OF PROPERTY	_____	_____
(Land, House, Apt.)	_____	_____
VALUE	_____	_____
AMOUNT OWED	_____	_____
RENTAL INCOME	_____	_____
APPRAISED VALUE	_____	_____
Other partners in the Property ownership?	[ ] Yes [ ] No	
If yes, how many?	_____	_____

AUTHORIZATION TO OBTAIN COPY OF LOAN APPLICATION

This document provides authorization to the Garfield County Housing Authority to obtain your actual loan documentation from the lender you choose for your financing. You do not need to fill out the name of a lender at this time. Upon signing of the contract for purchase and choosing a lender for your financing, you will need to provide the name of your lender to the Garfield County Housing Authority so that they may obtain a copy of your original loan documents.

The undersigned hereby authorizes my/our lender, _____ to furnish a copy of my/our completed loan application to the Garfield County Housing Authority.

_____ _____

Applicant Signature Date Co-applicant Signature Date

_____ _____

Please print name Please print name

CARBONDALE AFFORDABLE HOUSING PROGRAM

AFFIDAVIT IN COMPLIANCE WITH
C.R.S. 24-77.5-101, et. seq.

I, _____, swear or affirm under penalty of perjury under the laws of the State of Colorado that (check one)

_____ I am a United States citizen, or

_____ I am a Permanent Resident of the United States, or

_____ I am lawfully present in the United States pursuant to Federal law.

I understand that this sworn statement is required by law because I have applied for a public benefit. I understand that state law requires me to provide proof that I am lawfully present in the United States prior to receipt of this public benefit. I further acknowledge that making a false, fictitious, or fraudulent statement or representation in this sworn affidavit is punishable under the criminal laws of Colorado as perjury in the second degree under Colorado Revised Statute 18-8-503 and it shall constitute a separate criminal offense each time a public benefit is fraudulently received.

Applicant Date

Co-applicant Date

Other Adult Date

Note: All adults in household must complete this form

CARBONDALE AFFORDABLE HOUSING PROGRAM

ACCEPTANCE OF GRIEVANCE POLICY

I, _____, wish to apply with Garfield County Housing Authority (GCHA) to become eligible to purchase affordable housing under the Town of Carbondale Affordable Housing Program. I understand that the affordable unit made available by the Town is administered by GCHA according to rules set forth in the Town of Carbondale Community Housing Guidelines. I recognize that as part of the regulations and guidelines, the staff of GCHA is responsible for making a determination about whether I am eligible to purchase an affordable housing unit, and that the determination is made according to financial criteria set forth in the Town of Carbondale Community Housing Guidelines.

If I do not agree with the determination of the GCHA staff, I recognize that I have the right to file a grievance, which will be heard by the GCHA Board or the Director of Community Planning for Carbondale. I recognize that the Board, Director, or a court may overturn the eligibility decision of the staff of the GCHA.

If I appeal and receive a favorable ruling from the Board, Director, or a court, I hereby acknowledge that my sole remedy will be to have my name put in for the next available unit. I waive my right to seek other damages such as specific performance or monetary compensation for any loss or inconvenience I feel I may have sustained as a result of being determined ineligible. I also waive any claim of attorney's fees if I appeal and prevail.

Applicant Date

Co-Applicant Date

Other Adult Date

CARBONDALE COMMUNITY HOUSING PROGRAM

ACCEPTANCE OF COMMUNITY HOUSING GUIDELINES PROCEDURES

I understand that the following guidelines apply to me as a purchaser of an affordable housing unit through the Town of Carbondale:

1. I acknowledge the unit must be owner occupied.
2. As a buyer, I will be responsible for any and all of my closing costs.
3. I will comply with the deed restriction and all aspects of the Town of Carbondale Community Housing Regulations and Guidelines.
4. I have 3 business days after the lottery, to sign an intent to purchase letter if required by GCHA.
5. I must enter into a Contract to Purchase and provide $500 earnest money within 7 business days following the lottery.

_____

Applicant Date

_____

Co-Applicant Date

CARBONDALE COMMUNITY HOUSING PROGRAM

The Carbondale Community Housing Program is administered by Garfield County Housing Authority

- All AMI (Area Median Income) Category units sold under this program are deed restricted with a simple annual appreciation cap of 3% to 5% based on the Consumer Price Index (CPI).
- All Units must be owner-occupied
- Purchase of Affordable Housing Units must comply with the Town's regulations and guidelines for this program.

Garfield County Housing Authority
Kristel Langford – Affordable Housing Program Manager
1430 Railroad Ave, Unit F – Suite 1
Rifle, CO 81650
Phone: (970) 625-3589
kristel@garfieldhousing.com

www.garfieldhousing.com