

7. **Income/Earnings:** Applicants must demonstrate that their income/earnings are earned primarily in Pitkin County (75%). Applicants must demonstrate that they pay Colorado Income Tax as a Colorado resident.
8. The owner cannot own any other developed residential property or mixed used property that contains residential units in what is defined as the OEZ, nor have any interest in a LLC or partnership in other developed residential property or mixed used property that contains residential units within the OEZ; said property must be listed for sale, at competitive prices, prior to or simultaneously with closing on the RO unit. Such other developed property must be sold to another buyer within 180 days, otherwise, said deed-restricted property must be sold as stipulated in the deed restriction.
9. **Sales and Marketing:** The APCA shall market all RO units the same as the category units, unless specifically specified in the respective deed restriction, with the exception of the sales fee. The sales fee charged will be 2% of the sales price.
10. All other qualification requirements as stated in Part III, Section 1, 1 through 4.
11. Each owner shall be required to prove compliance with their deed restriction as to employment, residency, and ownership of other property as specified in the Guidelines and as they are amended from time to time, by completing the Compliance Affidavit, and providing documentation when requested.

**SECTION 8
NET MINIMUM LIVABLE SQUARE FOOTAGE FOR
NEWLY DEED RESTRICTED AFFORDABLE HOUSING UNITS**

Table II sets forth the allowable Minimum Net Livable Square Feet (see Definitions) for each unit type and category. Developers may choose to construct larger units; however, allowable rent and sale prices for such larger units may not exceed the maximum set forth in Tables III and IV.

PLEASE NOTE: Subject to approval by the APCA, the minimum net livable square foot requirements may be reduced. It must be demonstrated that the development satisfies, or is required to adjust to other physical factors or considerations including, but not limited to, design for livability, common storage, other amenities, location or site designs.

**TABLE II
MINIMUM NET LIVABLE SQUARE FEET
FOR EACH UNIT TYPE AND INCOME CATEGORY**

<u>Unit Type</u>	<u>Categories 1 & 2 Square Feet</u>	<u>Categories 3 & 4 Square Feet</u>	<u>Categories 5 & 6 Square Feet</u>	<u>Category 7 Square Feet</u>
Studio	400	500	600	700
1 Bedroom	600	700	800	900
2 Bedroom	850	950	1,000	1,100
3 Bedroom	1,000	1,200	1,300	1,400
Single-Family Detached	1,100	1,400	1,700	1,900