

# 1666 Coffman Condominium Association

## ELIGIBILITY APPLICATION

AN INDEPENDENT LIVING COMMUNITY (55 and older)

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE NUMBERS: CELL: \_\_\_\_\_ HOME: \_\_\_\_\_

EMAIL: \_\_\_\_\_

*The completed application form must include copies of documents verifying your university affiliation and proof of age. Please mail your completed application to:  
Coffman Office /Eligibility, 1666 Coffman Street, Falcon Heights, MN 55108.*

### UNIVERSITY AFFILIATION ELIGIBILITY:

University of Minnesota (Department): \_\_\_\_\_

Other University Affiliation (Department): \_\_\_\_\_

\*Review eligibility requirements

### VERIFICATION OF UNIVERSITY AFFILIATION: MUST INCLUDE (ONE NEEDED)

- A) Written documentation of your university employment which may be found through the University of Minnesota Department of Human Resources (612-626 8117) or a verification record found at [www.theworknumber.com](http://www.theworknumber.com).
- B) Statement of Retirement Benefits
- C) Social Security Record ([www.ssa.gov](http://www.ssa.gov))
- D) IRS Records – Form 4506

### VERIFICATION OF OTHER UNIVERSITY AFFILIATION: (ONE NEEDED)

- A) A record of your affiliated university employment
- B) Statement of Retirement Benefits
- C) Social Security Record ([www.ssa.gov](http://www.ssa.gov))
- D) IRS Records – Form 4506

### VERIFICATION OF APPLICANT'S AGE: (ONE NEEDED)

- A) Copy of Driver's License or State ID Card
- B) Copy of Passport Identification Page

#### Office Use Only:

Date Received: \_\_\_\_\_

Attach a copy of action letter

Date of Board Action: \_\_\_\_\_

4/5/2021 Revised

## **1666 Coffman Condominium Association Requirements for Eligibility to Purchase**

Legal agreements, **Declaration** and **Ground Lease**, between the 1666 Coffman Condominium Association and the University of Minnesota establish the eligibility requirements to purchase/own a unit in the 1666 Coffman Condominium Association. There are several ways to establish eligibility.

### **1. University of Minnesota Affiliation**

#### **Outside applicants:**

- current or retired University of Minnesota employees who are 55 years of age or older, and their spouses, regardless of age;
- the widows and widowers of University of Minnesota employees who are 55 years of age or older.

#### **Inside applicants:**

- divorced spouses of employees who are in residence in the Condominium at the time of the divorce
- current spouse of an eligible owner for estate planning purposes
- an existing family or other household member to continue in residence
- the widows and widowers of University of Minnesota employees who are in residence at the time of the eligible spouse's death
- existing owner residents who are interested in moving to/acquiring a different unit within the Condominium

University of Minnesota-affiliated eligible applicants will receive a Letter of Confirmation from the Board of Directors upon review and acceptance of their application.

### **2. Other Suitable University Affiliation**

The Association Declaration Article IV 3.f and the Ground Lease Article 4.1f, state:

**“a person 55 or older with a suitable University affiliation upon written consent of the University of Minnesota.”** In practice, this has been interpreted as affiliation with another college or university.

An April 15, 2021 letter from the University of Minnesota Director of Leasing and Property Management, Mr. Jon Dostal states: “the University of Minnesota would also consider a suitable affiliation with the University (other than an employment relationship) .”

An applicant with a suitable university affiliation may submit an eligibility application to purchase/own a condominium in the Association at any time, however review and approval to purchase/own can occur only when a pre-approved, specifically designated unit is available, and, when the applicant requests formal approval of their eligibility application. Their eligibility always requires approval from The Condominium Board of Directors AND the University of Minnesota Real Estate Office. If approval is granted, it is for the purchase/ownership of the specific unit and only that unit. The 55 and older requirement may be waived by the Board of Directors, as provided for in the Federal Fair Housing Amendment Act of 1988.

If the Association has an expression of interest and a current email on file, once a specific unit is

available that they may be eligible to purchase/own, the applicants will be notified via email with the property information and contact information.

Once the eligibility application and applicant are approved, the Condominium Board of Directors will follow with a Letter of Approval to purchase/own the specific unit.

Board Approved 5/25/2021