

**AGENDA
OURAY CITY COUNCIL**

Tuesday, February 18, 2025 - 6:00 PM

**Ouray Community Center
320 6th Ave
Ouray, CO 81427**

VIRTUAL OPTION - <https://zoom.us/j/9349389230>

Meeting ID: 934 938 9230 Passcode: 491878 Or dial: 408 638 0968 or 669 900 6833

Ouray City Council Regular Meeting

- Changes to this agenda can be found on the bulletin board at City Hall
- Electronic copies of the Council Packet are available on the City website at www.cityofouray.com. A hard copy of the Packet is also available at the Administrative Office for interested citizens.
- Notice is hereby given that a majority or quorum of the Planning Commission, Ouray Economic Development Committee, Beautification Committee, Tourism Advisory Committee, Main Streets Committee, and/or Parks and Recreation Committee may be present at the above noticed City Council meeting to discuss any or all of the matters on the agenda below for Council consideration

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. CEREMONIAL/INFORMATIONAL
 - a. Introduction of new Ouray City Administrator, Michelle Metteer
 - b. Home Trust of Ouray County Funding Request
5. CITIZENS' COMMUNICATION
6. CITY COUNCIL REPORTS/INFORMATION - Tamara Gulde, Peggy Lindsey, Michael Underwood, Josh Smith, and Ethan Funk
7. DEPARTMENT REPORTS
 - a. Interim City Administrator
 - b. Director of Finance and Administration
 - c. Information Technology Director
 - d. Communications and Community Engagement Coordinator
8. CONSENT AGENDA
 - a. Liquor License Renewal for Brickhouse 737 LLC
 - b. Liquor License Renewal for TMC Lodge LLC dba Box Canyon Lodge & Hot Springs
 - c. Liquor License Renewal for The Gray LLC
9. ACTION ITEMS
 - a. Ordinance 1, Series 2025 Which Adds Ouray Municipal Code (OMC) Chapter 7-7-K Regulating Affordable, Attainable, or Workforce Housing to the Land Use Code
 - b. Resolution 2, Series 2025 - Adopting Official Deed Restriction and Covenant Agreement Template for OMC 7-7-K Development Applications
 - c. Resolution 3, Series 2025 - Adopting the 2024 AMI Rent Calculation for Maximum Rent Charged for Affordable, Attainable, or Workforce Housing Developments Under OMC 7-7-K and Official CHFA AMI Calculations Adopted for 2024 for Reference
 - d. Resolution 4, Series 2025 - Prohibiting Public Parking in Four Spaces Directly East of the Matterhorn Hotel Sign on 6th Avenue
 - e. Resolution 5, Series 2025 - Rescinding Flood Emergency Declaration

- f. Application for Reappointment to TAC by Jen Donovan
10. DISCUSSION ITEMS
- a. Home Trust of Ouray County Funding Request
 - b. Fellin Park Stage Conceptual Design
 - c. Schedule Work Session with Ouray Police Department
 - d. Future Agenda Items
11. ADJOURNMENT



Home Trust of Ouray County

The Community's Affordable Housing Resource

95 Meadows Circle
Ridgway, CO 81432
Phone: (970)309-9314
www.hometrusted.org

February 12, 2025

Dear City of Ouray Council Members,

As you know, the Home Trust of Ouray County is a 501(c)(3) nonprofit whose mission is to grow an inclusive, economically diverse community by providing permanently affordable housing and housing-related services to modest income households. We currently serve the population of Ouray County, which includes the town of Ridgway and the city of Ouray.

The Home Trust of Ouray County would like to request **\$100,000** from the city of Ouray to purchase a triplex at 835 2nd Street in Ouray, CO. We have met with the sellers on numerous occasions, and they would like to sell the property to the Home Trust so that our organization can provide additional affordable housing for the city of Ouray. They are willing to give us a substantial discount off the appraised value and sell the property to our nonprofit for \$1.35M.

This 5,652 square foot building, built in 1999, currently has three units: two three-bedroom units and one one-bedroom unit. For many years, all three units were rented to long-term tenants who lived and worked in the community. Past tenants included Ouray business owners, Ouray school employees, and many restaurant workers.

Once purchased, the Home Trust would like to renovate the property into a 5-plex to provide additional affordable units and to ensure the project is financially viable. As a 5-plex, there will be three one-bedrooms, one two-bedroom, and one three-bedroom. All the units would be income-restricted for households up to 120% AMI.

One of the benefits of affordable housing preservation is that it can be cheaper than new construction. In this case the cost to acquire this property with all expenses included, is \$286 per square foot.

We are close to having our funding lined up to acquire the property. We have a \$100,000 donation from an anonymous local donor which we are asking the city to match. And we are working with Weave Social Finance on \$1.4M in financing.

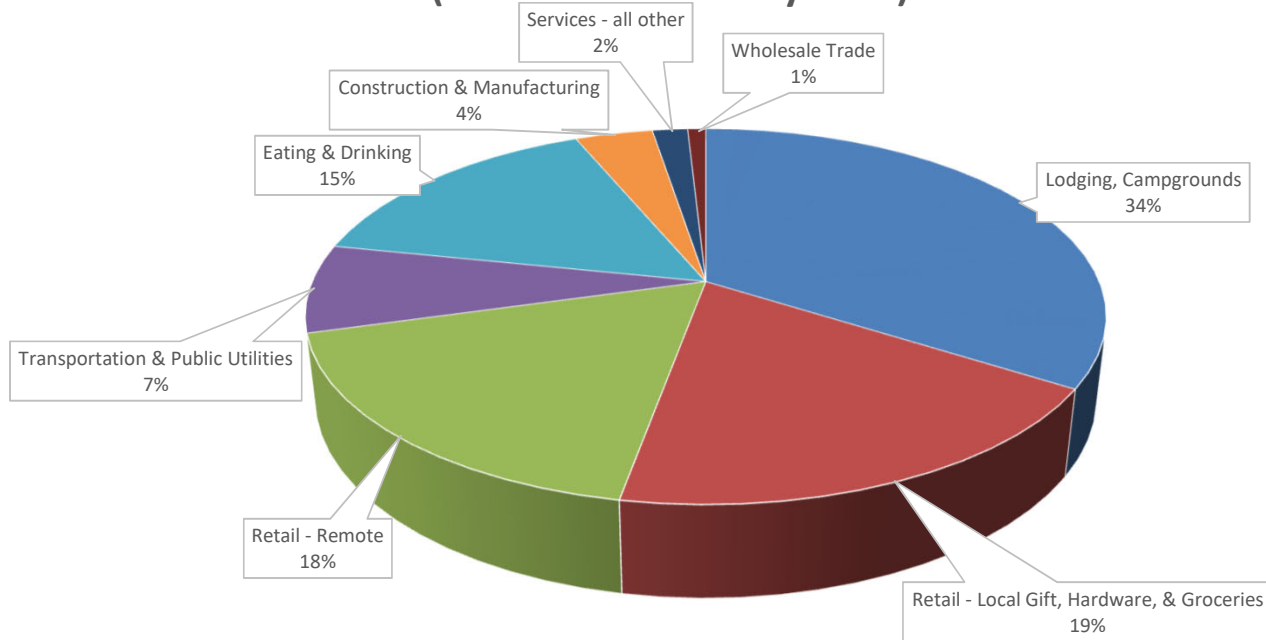
So, the Home Trust is requesting a **\$100,000** contribution from the city to preserve this property as affordable housing contingent on approval of the renovation plans from the city's building department. A letter of intent for funding from the city would be sufficient for the Home Trust to continue working on financing.

As you know, affordable housing is essential for maintaining a functional economy. Local businesses need workforce housing and workers need housing. And the city would be able to put these units towards their commitment to the state to increase the city's affordable housing stock. It is a win-win situation for everyone.

Thank you for your time and consideration.

Andrea Sokolowski
Executive Director
Home Trust of Ouray County

City of Ouray
December 2024 Sales Tax Revenues by Business Category
(received in February 2025)

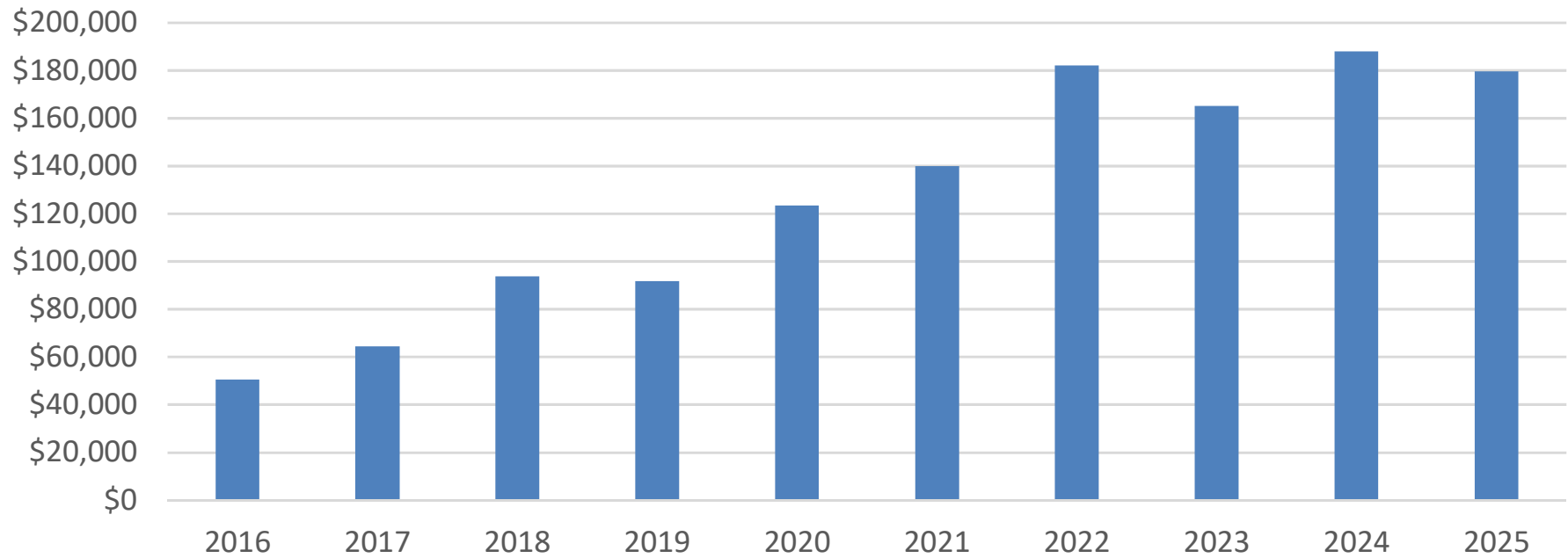


CITY OF OURAY
2025 MONTHLY SALES TAX REVENUES BY BUSINESS CATEGORY

(1) Month tax received from State of Colorado, representing sales from two months earlier (e.g. tax shown as APRIL is mostly from FEBRUARY)

2025 SALES TAX REVENUES BY BUSINESS CATEGORY							
(1) Funds received by City in: July (mostly re: May)							
Business Category	January	February	March	April	May	June	
Lodging, Campgrounds	\$ 32,707.60	\$ 61,038.62					
Retail - Local Gift, Hardware, & Groceries	\$ 27,124.53	\$ 33,924.66					
Retail - Remote	\$ 22,614.06	\$ 31,898.09					
Transportation & Public Utilities	10,901.88	13,647.55					
Eating & Drinking	18,360.30	27,751.32					
Construction & Manufacturing	7,048.89	6,716.06					
Services - all other	1,882.55	3,060.50					
Wholesale Trade	1,038.43	1,568.99					
TOTAL	\$ 121,678.24	\$ 179,605.79	\$ -	\$ -	\$ -	\$ -	
Business Category	July	August	September	October	November	December	Year-to-date
Lodging, Campgrounds							\$ 93,746.22
Retail - Local Gift, Hardware, & Groceries							\$ 61,049.19
Retail - Remote							\$ 54,512.15
Transportation & Public Utilities							24,549.43
Eating & Drinking							46,111.62
Construction & Manufacturing							13,764.95
Services - all other							4,943.05
Wholesale Trade							2,607.42
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 301,284.03

CITY OF OURAY
DECEMBER SALES TAX REVENUE COMPARISON
Over Past 10 Years



Notes: Figures represent tax revenue received February of the specified year
Sales Tax increased from 3% to 4% on January 1, 2016

CITY OF OURAY
SALES TAX REVENUES BY BUSINESS CATEGORY 2016-2025

SALES TAX REVENUES BY BUSINESS CATEGORY

Business Category	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Lodging, campgrnds.	\$ 11,321.41	\$ 15,363.88	\$ 27,217.45	\$ 23,993.54	\$ 32,873.34	\$ 36,995.90	\$ 48,592.86	\$ 49,002.77	\$ 55,664.35	\$ 61,038.62
Retail - Local Gift, Hardware, & Groceries					\$ 22,157.99	\$ 32,966.65	\$ 39,424.05	\$ 39,030.97	\$ 41,173.24	\$ 33,924.66
Retail - Remote					\$ 21,204.34	\$ 26,286.38	\$ 39,440.45	\$ 25,093.62	\$ 42,416.98	\$ 31,898.09
Retail - groceries, liquor, candy, hardw	9,561.16	14,572.24	18,705.19	24,305.11						
Retail - gift, souvenir, variety, books	6,560.29	6,619.21	8,263.50	9,235.38						
Trans & Pub. Util.	6,125.74	7,521.63	7,321.11	7,669.12	15,972.66	11,494.47	11,994.95	13,673.78	13,123.23	13,647.55
Eating & Drinking	8,171.87	9,443.19	19,730.16	14,237.33	27,216.57	26,647.64	29,458.33	27,276.64	25,615.00	27,751.32
Const. & Manufacturing	6,225.16	6,409.34	8,546.01	7,047.90	2,337.47	1,830.76	6,439.43	5,198.58	4,858.16	6,716.06
Services - all other	1,563.93	2,942.46	3,371.18	3,285.33	1,369.61	2,282.00	5,116.91	3,975.15	3,571.60	3,060.50
Finance, Ins. Real Estate	845.53	1,353.98	537.11	1,045.92						
Wholesale Trade	64.32	78.04	148.96	977.95	301.35	1,551.93	1,747.95	1,844.32	1,730.82	1,568.99
Mining										
All Other	63.00	105.00								
TOTAL	\$ 50,502.41	\$ 64,408.97	\$ 93,840.67	\$ 91,797.58	\$ 123,433.33	\$ 140,055.73	\$ 182,214.93	\$ 165,095.83	\$ 188,153.38	\$ 179,605.79
				\$2,834.54 out-of-period	\$22,126.82 out-of-period	\$7,310.05 out-of-period	\$6,656.57 out-of-period	\$2,131.96 out-of-period	\$6,298.76 out-of-period	\$1,136.34 out-of-period

Year to Date Sales Tax Comparison

Percentage Change
from 2023

December 2023 Activity	\$ 188,153.38	
December 2024 Activity	\$ 179,605.79	-4.54%
Jan-Dec 2023 Activity	\$ 3,091,865.11	
Jan-Dec 2024 Activity	\$ 3,055,250.41	-1.18%

Excise Tax on Short Term Rentals

Activity Month	2022	2023	2024	% Change from 2023	YTD % Change
January	\$ 27,661.19	\$ 37,085.48	\$ 35,047.88	-5.5%	-5.5%
February	\$ 32,883.88	\$ 27,662.57	\$ 28,192.46	1.9%	-2.3%
March	\$ 28,220.99	\$ 23,074.54	\$ 21,027.21	-8.9%	-4.0%
April	\$ 7,217.41	\$ 6,674.51	\$ 7,558.36	13.2%	-2.8%
May	\$ 23,933.67	\$ 21,653.38	\$ 27,989.28	29.3%	3.2%
June	\$ 72,625.26	\$ 84,017.25	\$ 89,007.15	5.9%	4.3%
July	\$ 109,220.30	\$ 128,885.01	\$ 141,496.13	9.8%	6.5%
August	\$ 90,863.82	\$ 99,257.44	\$ 118,757.19	19.6%	9.5%
September	\$ 83,065.86	\$ 92,170.25	\$ 87,286.84	-5.3%	6.9%
October	\$ 41,028.93	\$ 55,796.90	\$ 49,490.66	-11.3%	5.1%
November	\$ 9,274.82	\$ 13,210.01	\$ 10,581.26	-19.9%	4.6%
December	\$ 29,333.34	\$ 29,200.58	\$ 27,874.27	-4.5%	4.1%
Grand Total	\$ 555,329.47	\$ 618,687.92	\$ 644,308.70		

Revenue by Fund	2022	2023	YTD 2024	Cumulative
Affordable/Attainable Housing	\$ 277,664.74	\$ 309,343.96	\$ 322,154.35	\$ 909,163.04
Water Capital Improvements	\$ 138,832.37	\$ 154,671.98	\$ 161,077.17	\$ 454,581.52
Sewer Capital Improvements	\$ 138,832.37	\$ 154,671.98	\$ 161,077.17	\$ 454,581.52
Cumulative Total Raised				\$ 1,818,326.09

Affordable Housing Revenue and Expenses	2022	2023	YTD 2024	Cumulative
Total Raised	\$ 277,664.74	\$ 309,343.96	\$ 322,154.35	\$ 909,163.04
Total Spent	\$ (110,000.00)	\$ (67,849.69)	\$ (132,882.16)	\$ (310,731.85)
Total Remaining	\$ 167,664.74	\$ 241,494.27	\$ 189,272.19	\$ 598,431.19

Average 2024 YTD Income Reported Per Property	\$ 36,712.78
Average 2024 YTD Excise Tax Paid Per Property	\$ 5,506.92

Check Date	Payee	Amount	Description
4/20/2022	Home Trust of Ouray County	\$ 10,000.00	2022 Operating funds
1/4/2023	Home Trust of Ouray County	\$ 100,000.00	734 4th St
2/1/2023	Home Trust of Ouray County	\$ 20,000.00	2023 Operating funds
4/26/2023	Economic & Planning Systems Inc	\$ 3,847.50	Housing needs analysis
5/24/2023	Economic & Planning Systems Inc	\$ 3,505.00	Housing needs analysis
6/7/2023	Buckhorn Engineering	\$ 3,426.25	Cascade Park Geohazard Assessment
7/5/2023	Economic & Planning Systems Inc	\$ 1,557.50	Housing needs analysis
8/2/2023	Economic & Planning Systems Inc	\$ 7,692.50	Housing needs analysis
9/6/2023	Buckhorn Engineering	\$ 6,293.75	Cascade Park Geohazard Assessment
9/27/2023	Economic & Planning Systems Inc	\$ 4,237.50	Housing needs analysis
11/1/2023	Economic & Planning Systems Inc	\$ 1,930.00	Housing needs analysis
11/29/2023	Economic & Planning Systems Inc	\$ 9,257.19	Housing needs analysis
1/23/2024	Economic & Planning Systems Inc	\$ 6,102.50	Housing needs analysis
1/23/2024	Home Trust of Ouray County	\$ 30,000.00	2024 Operating funds
4/17/2024	Ouray County Clerk & Recorder	\$ 382.16	Recording fee
8/28/2024	Economic & Planning Systems Inc	\$ 2,500.00	Housing needs analysis
9/18/2024	Home Trust of Ouray County	\$ 100,000.00	River Walk Rentals

City of Ouray Hot Springs Pool and Fitness Center - Visitor and Revenue Trends

(Source: Point of Sale Software)

VISITORS	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	% change from 2024
January	9,287	36	9,392	8,553	8,149	4,961	5,258	6,871	7,152	7,958	11.27%
February	9,095	13	7,342	5,970	7,836	4,824	6,660	5,599	5,592		
March	10,087	58	10,468	9,118	3,638	7,697	8,621	7,148	8,426		
April	6,195	16	7,048	5,481	-	7,104	5,249	4,693	6,578		
May	12,065	2,984	13,346	11,397	-	11,580	9,549	10,602	11,201		
June	22,404	18,175	24,764	24,525	1,540	25,977	20,156	23,206	22,419		
July	36,116	37,483	35,943	36,986	6,416	30,994	26,286	32,117	32,654		
August	22,353	25,486	23,936	23,274	12,622	22,179	19,101	21,170	20,874		
September	9,258	16,065	16,397	14,833	11,946	13,612	14,652	15,634	15,208		
October	62	9,834	8,771	9,596	10,699	9,368	10,135	11,035	12,238		
November	49	7,077	7,043	6,920	4,644	6,782	5,354	6,326	6,851		
December	47	10,753	9,046	8,174	4,439	6,317	6,510	8,152	8,816		
TOTAL YEAR	137,018	127,980	173,496	164,827	71,929	151,395	137,531	152,553	158,009		

REVENUE	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	% change from 2024
January	\$ 85,983.09	\$ 2,189.00	\$ 89,885.46	\$ 95,701.53	\$ 99,306.81	\$ 66,989.85	\$ 63,150.43	\$ 96,783.56	\$ 121,260.10	\$ 140,810.60	16.12%
February	\$ 78,569.69	\$ 724.00	\$ 70,970.13	\$ 65,918.59	\$ 97,215.12	\$ 61,086.55	\$ 85,924.20	\$ 112,926.04	\$ 105,565.18	\$ -	
March	\$ 84,745.80	\$ 1,012.00	\$ 102,232.15	\$ 108,526.39	\$ 47,810.30	\$ 106,419.45	\$ 126,759.01	\$ 120,467.93	\$ 145,888.18	\$ -	
April	\$ 52,112.54	\$ 2,234.00	\$ 72,957.12	\$ 62,025.47	\$ -	\$ 98,819.49	\$ 152,003.71	\$ 133,097.92	\$ 119,178.58	\$ -	
May	\$ 108,047.29	\$ 123,474.60	\$ 155,881.40	\$ 138,237.34	\$ -	\$ 162,720.12	\$ 143,279.82	\$ 208,335.74	\$ 275,871.30	\$ -	
June	\$ 211,853.56	\$ 166,974.02	\$ 317,542.31	\$ 311,093.17	\$ 19,273.04	\$ 352,538.72	\$ 321,377.13	\$ 469,321.85	\$ 469,363.01	\$ -	
July	\$ 332,026.16	\$ 479,802.39	\$ 455,519.84	\$ 474,330.32	\$ 74,169.01	\$ 428,489.09	\$ 452,460.99	\$ 646,348.28	\$ 660,284.72	\$ -	
August	\$ 198,465.34	\$ 326,151.96	\$ 308,882.04	\$ 295,953.46	\$ 165,977.58	\$ 312,872.14	\$ 316,183.52	\$ 419,353.80	\$ 423,754.26	\$ -	
September	\$ 80,149.87	\$ 184,807.92	\$ 200,777.07	\$ 188,131.33	\$ 158,666.78	\$ 186,412.51	\$ 238,796.90	\$ 283,459.93	\$ 278,649.03	\$ -	
October	\$ 2,737.00	\$ 82,537.92	\$ 99,235.68	\$ 120,843.43	\$ 145,302.53	\$ 131,806.01	\$ 170,555.12	\$ 211,284.83	\$ 223,633.93	\$ -	
November	\$ 1,796.25	\$ 62,435.74	\$ 84,885.49	\$ 83,976.37	\$ 58,403.16	\$ 88,639.21	\$ 84,930.60	\$ 107,867.28	\$ 119,193.83	\$ -	
December	\$ 1,957.00	\$ 112,212.40	\$ 111,645.98	\$ 105,050.32	\$ 60,304.81	\$ 79,891.78	\$ 94,844.99	\$ 156,882.10	\$ 163,777.30	\$ -	
TOTAL YEAR	\$ 1,238,443.59	\$ 1,544,555.95	\$ 2,070,414.67	\$ 2,049,787.72	\$ 926,429.14	\$ 2,076,684.92	\$ 2,250,266.42	\$ 2,966,129.26	\$ 3,106,419.42		

CITY OF OURAY VISITOR CENTER - REVENUE TRENDS

REVENUES

	2022		2023			2024			2025			Incr./Decr.	25 vs. 24
	Concessions	Non-Profit	Concessions	Non-Profit	OHV	Concessions	Non-Profit	OHV	Concessions	Non-Profit	OHV		
January			\$ 228.95	\$ 53.00		\$ 284.11	\$ 25.00	\$ -	\$ 149.25	\$ 95.00		\$ (64.86)	-21%
February			\$ 150.89	\$ 85.95		\$ 438.62	\$ 36.00	\$ -					
March			\$ 395.38	\$ 4.00		\$ 773.27	\$ 111.00	\$ -					
April			\$ 403.25	\$ 2.00	\$ 50.50	\$ 713.73	\$ 25.00	\$ -					
May			\$ 1,098.28	\$ 611.60	\$ 126.25	\$ 2,281.10	\$ 88.00	\$ 126.25					
June			\$ 1,627.77	\$ 690.75	\$ 202.00	\$ 3,035.75	\$ 498.00	\$ 325.25					
July	\$ 910.80	\$ 215.00	\$ 2,517.75	\$ 664.60	\$ 782.75	\$ 3,369.09	\$ 277.00	\$ 252.50					
August	\$ 1,281.05	\$ 684.85	\$ 2,669.69	\$ 648.85	\$ 378.75	\$ 2,360.70	\$ 387.00	\$ 378.75					
September	\$ 1,814.71	\$ 676.95	\$ 2,834.91	\$ 698.00	\$ 75.75	\$ 3,482.57	\$ 360.00	\$ 277.75					
October	\$ 1,383.05	\$ 275.00	\$ 1,096.11	\$ 253.00	\$ 227.25	\$ 1,636.08	\$ 225.00	\$ 50.50					
November	\$ 380.36	\$ 121.00	\$ 354.94	\$ 40.00	\$ -	\$ 160.37	\$ 60.00	\$ -					
December	\$ 516.45	\$ 79.00	\$ 233.25	\$ -	\$ -	\$ 477.79	\$ -	\$ -					
TOTAL \$	\$ 6,286.42	\$ 2,051.80	\$ 13,611.17	\$ 3,751.75	\$ 1,843.25	\$ 19,013.18	\$ 2,092.00	\$ 1,411.00	\$ 149.25	\$ 95.00	\$ -	\$ (64.86)	
		\$ 8,338.22			\$ 19,206.17			\$ 22,516.18			\$ 244.25		

percent of sales earning profit

75%

71%

84%

61%

January - February 2025 IT Highlights

- Equalization amplification was adjusted in Massard and San Juan rooms after the addition of the new panels.
- New server and backup servers are installed and in use. This is a capital project from the 2025 budget.
- All virtual servers are updated to a more recent version of Windows and space is expanded on the main virtual server.
- New backups are occurring with the latest versioning in use.
- Security Software migration is almost complete with 80% of the endpoints moved at this point. The last batch was requested for migration.
- Accessibility walk-through audit process for the City of Ouray website has passed for P1 / P2 critical findings.
- A letter of conformance for accessibility is being drafted for the City of Ouray website.
- A publicly signed security certificate was renewed and installed for firewall use providing secure communications.
- Security Updates were performed and are much faster on the new hardware.



CCEC Report

Friday, 2.14.2025

Ouray Main Street Committee Updates

1. The regular monthly meeting was held on February 11, 2024. The [agenda](#) and previous minutes are available on our [website](#).
2. We have one seat open for a representative from the Tourism Advisory Committee.
3. **YEAR-ROUNDER**

The committee awarded 49 registered businesses the new “Year-Rounder” recognition. The program will be discussed at a future meeting to finalize the annual verification process and award dates and establish a short interview process for each business, which can be used to spotlight each unique business throughout the year. The program requirements are listed below. Each business receives an award and a vinyl decal of the logo, and we are compiling individual shared folders that will include photos and a copy of their certificate that they can use electronically.

- **Must be a registered business ([check here](#))**
- **Open at least 46 weeks per year**
- **Maintains consistent daily hours**

These are the 49 businesses that have 2024 awards.





4. The Main Street Committee is researching the [Colorado Community Revitalization Tax Credit](#) grant opportunity. CRG grants supported 59 creative capital projects that combined creative industry workforce housing, commercial spaces, performance spaces, community gathering spaces, child care centers, and/or retail partnerships for the purpose of economic recovery and diversification by supporting creative sector entrepreneurs, artisans, and community non-profit organizations.

The CRTC program continues the goal of the CRG program by extending the opportunity for community revitalization incentives for the support of creative industries by creating an income tax credit for expenses incurred in completing infrastructure that supports creative industries and creative industry workers.

CRTC will provide up to \$50 million in available tax credits (up to \$10 million a year for tax years 2025-2029) for eligible Colorado taxpayers. Eligible projects can apply for tax credits up to \$3 million and up to 25% of the total eligible expenses of a project.

The CRTC will host an online session on Tuesday, February 18, which we will be attending to learn more and ask questions about qualifying projects. Qualifying projects must have a shovel-ready project to present with the application.

5. On January 8th, the Main Street Department of Local Affairs regional representatives joined our monthly meeting for their annual visit. [Here is a copy of the presentation](#) and updates from the committee discussion.
6. Continuous work on updating the [Ouray Main Street committee webpage](#).

Police Department Events

Cocoa with a Po-Po

1. The Ouray Police Department has been holding monthly Cocoa with a Po-Po on the fourth Wednesday of each month. Thank you to Kami's Samis for hosting the first three and to all community members who joined us! The next three will be hosted by 1886 Coffee at the Beaumont Hotel. No agenda, just warm conversation. Please feel free to join us! Ask questions, voice concerns, and enjoy some free Java.



Po-Po's in Pre-K

1. On February 13th, the Ouray Police Department visited the Ouray Preschool class. They provided delicious donuts and the opportunity for each child to sit in the different police vehicles, speak on the loudspeaker, turn the lights on, and hit the button for the sirens. The class surprised our PD with a wonderful Valentine's card that each child helped make. It is proudly on display in the department office. The

morning culminated with an enormous group hug and lots of smiles and giggles! Thank you to the Ouray School District and the entire Preschool class for hosting us and making our peacekeepers feel so special.

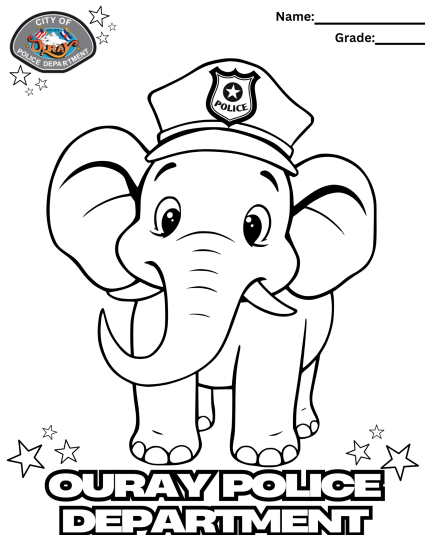






Ouray Elementary School Coloring Contest

1. The PD has created a fun coloring contest for the Ouray Elementary School children. We will display these pages in our City Hall hallway and ask the City administrative office employees to choose their top two favorites from each category, broken down to Kindergarten, 1st, & 2nd grade as one group, and 3rd and 4th grades as another group. Our Police Department have fluffy friends that they have picked out themselves and named. These fluffy friends will be given away as prizes, and the classes will receive a visit from our peacekeepers along with some yummy treats as prizes are presented. Come and view the artistic entries once they are up in City Hall. They will be on the walls at the end of February.



DR 8400 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
 Liquor Enforcement Division
 PO BOX 17087
 Denver CO 80217-0087
 (303) 205-2300

Submit to Local Licensing Authority

BRICKHOUSE 737
PO BOX 806
Ouray CO 81427

Fees Due	
Annual Renewal Application Fee	\$
Renewal Fee	750.00
Storage Permit \$100 X _____	\$
Sidewalk Service Area \$75.00	\$
Additional Optional Premise Hotel & Restaurant \$100 X _____	\$
Related Facility - Campus Liquor Complex \$160.00 per facility	\$
Amount Due/Paid	\$ 750

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

Retail Liquor License Renewal Application

Please verify & update all information below. Return to city or county licensing authority by due date.

Note that the Division will not accept cash.

Paid by check

Uploaded to Movelt on Date

Paid Online

Licensee Name

BRICKHOUSE 737 LLC

Doing Business As Name (DBA)

BRICKHOUSE 737

Liquor License Number

03-06211

License Type

Hotel & Restaurant (city)

Sales Tax License Number

31414600

Expiration Date

04/04/2025

Due Date

02/18/2025

Business Address

Street Address

737 MAIN STREET

Phone Number

9703250565

City, State, ZIP Code

Ouray CO 81427

Mailing Address

Street Address

PO BOX 806

City, State, ZIP Code

Ouray CO 81427

Email

contact@brickhouse737.com

Operating Manager

HANS VANDER PLOEG

Date of Birth

11-05-1976

DR 8400 (02/16/24)
 COLORADO DEPARTMENT OF REVENUE
 Liquor Enforcement Division
 PO BOX 17087
 Denver CO 80217-0087
 (303) 205-2300

Submit to Local Licensing Authority

**BOX CANYON LODGE &
 HOT SPRINGS
 17405 CR 122
 Tyler TX 75703**

*P.O. Box 439
 45 Third Ave
 Ouray, CO 81427*

Fees Due	
Annual Renewal Application Fee	\$
Renewal Fee	750.00
Storage Permit \$100 X _____	\$
Sidewalk Service Area \$75.00	\$
Additional Optional Premise Hotel & Restaurant \$100 X _____	\$
Related Facility - Campus Liquor Complex \$160.00 per facility	\$
Amount Due/Paid	\$ 750.00

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

Retail Liquor License Renewal Application

Please verify & update all information below. Return to city or county licensing authority by due date. ←

Note that the Division will not accept cash.

Paid by check

Uploaded to MoveIt on Date

Paid Online

Licensee Name

TMC LODGE LLC

Doing Business As Name (DBA)

BOX CANYON LODGE & HOT SPRINGS

Liquor License Number

03-18733

License Type

Hotel & Restaurant (city)

Sales Tax License Number

94612132

Expiration Date

05/02/2025

Due Date

03/18/2025

Business Address

Street Address

45 3RD AVENUE

Phone Number

9707082025

City, State, ZIP Code

Ouray CO 81427

Mailing Address

Street Address

~~17405 CR 122~~ P.O. Box 439 *

City, State, ZIP Code

~~Tyler TX 75703~~ Ouray, CO 81427

Email

~~boxcanyon@tmc@gmail.com~~ malorilynne@gmail.com

Operating Manager

Malori Trujillo

Date of Birth

9/22/1996

DR 8400 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

\$ 11.00 Takeout

Submit to Local Licensing Authority

THE GRAY
PO BOX 1394
Ouray CO 81427

Fees Due	
Annual Renewal Application Fee	\$
Renewal Fee	750.00
Storage Permit \$100 X _____	\$
Sidewalk Service Area \$75.00	\$
Additional Optional Premise Hotel & Restaurant \$100 X _____	\$
Related Facility - Campus Liquor Complex \$160.00 per facility	\$
Amount Due/Paid	\$ 750

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one- time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

Retail Liquor License Renewal Application

Please verify & update all information below. Return to city or county licensing authority by due date.

Note that the Division will not accept cash.

- Paid by check
- Paid Online

Uploaded to MoveIt on Date

Licensee Name

THE GRAY LLC

Doing Business As Name (DBA)

THE GRAY

Liquor License Number

03-16908

License Type

Tavern (city)

Sales Tax License Number

95087907

Expiration Date

05/16/2025

Due Date

04/01/2025

Business Address

Street Address

929 MAIN STREET UNIT B

Phone Number

~~4025700215~~
843-338-5308

City, State, ZIP Code

Ouray CO 81427

Mailing Address

Street Address

PO BOX 1394

City, State, ZIP Code

Ouray CO 81427

Email

TheGrayOuray@gmail.com

Operating Manager

Crystal Tadlock

Date of Birth

04/24/1983

CITY OF OURAY

ORDINANCE NO. 01 (Series 2025)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OURAY, COLORADO ADDING CHAPTER 7-7-K OF THE OURAY MUNICIPAL CODE TO REGULATE AFFORDABLE, ATTAINABLE, OR WORKFORCE HOUSING; AND ADOPTION OF AN OFFICIAL DEED RESTRICTION AND COVENANT AGREEMENT TEMPLATE BY REFERENCE TO BE EXECUTED AS A REQUIREMENT OF THESE REGULATIONS.

WHEREAS Staff and the City Council have spent the previous two years studying affordable housing incentives by local governments and attending various classes and educational opportunities to learn what incentives are offered at the state and federal level for building affordable housing stock within the local community;

WHEREAS, City Council held a properly noticed work session on November 18, 2024 and February 3, 2025 to discuss deed restrictions and building incentives as a permitted use in the R-2 zone and within the Mixed-Use Overlay District and City Council further discussed these deed restriction regulations at the regular City Council meeting held on January 21, 2025;

WHEREAS this Ordinance is adopted for the health, safety, and welfare of the public.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OURAY, COLORADO, as follows:

SECTION 1: ADDITION

Section 7-7-K of Chapter 7 is added as follows:

K. Affordable, Attainable, or Workforce Housing

1. Applicability

- i. The incentives apply to any application for Development Review under OMC 7-5 submitted to the City for the development or re-development of a parcel of land where five (5) dwelling units or less will be located.
- ii. These incentives shall be a use by right within the Residential – High Density (R-2) zone district or the Mixed-Use Overlay District.
- iii. These regulations require a deed restriction and covenant to be executed by the real property owner which will run with the land and be binding on all successors or assigns. A copy of the Official Deed Restriction and Covenant Agreement, as amended from time to time, shall be maintained in the City Clerk’s office available for public inspection.
- iv. The terms contained in the Official Deed Restriction and Covenant agreement are incorporated herein by reference and are required to be met by Applicant.

2. Incentives

- i. Increased Density. The maximum density for each Dwelling Unit shall be 1,500 sq. ft.
- ii. Reduced Off-Street Parking. The off-street parking requirements shall be reduced by one (1) parking space for every five (5) required off-street parking spaces under Table 7-8-E. To the extent these parking requirements cause a hardship in accordance with Section 7-5-D-4, a variance may be requested.
- iii. Reduced Permit Fees. Applicants that add three (3) or more dwelling units that are restricted by deed under these regulations shall receive a fifty percent (50%) reduction in the Building Permit fees assessed by the City.
- iv. EQR Off-Set Program. To the extent that the City of Ouray maintains an EQR off-set program where dwelling unit occupants are afforded credits toward the City water and sewer utility invoices, any qualified

occupants residing in dwelling units permitted herein shall automatically be enrolled in such a program.

- v. Permit Process Priority. To the extent City staff has adequate time, any application submitted under these regulations shall receive priority in the City land use review process.

SECTION 2: EFFECTIVE DATE

The provisions of this Ordinance shall become effective thirty (30) days following publication.

SECTION 3: SEVERABILITY

If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

INTRODUCED, READ, APPROVED AS INTRODUCED, AND ORDERED PUBLISHED on first reading by ____ vote of the Ouray City Council this 18th day of February 2025.

CITY OF OURAY, COLORADO

Ethan Funk, Mayor

ATTEST:

Melissa M. Drake, City Clerk

INTRODUCED, READ, AND ADOPTED on second reading by ____ vote of the Ouray City Council this the day of February 2025.

CITY OF OURAY, COLORADO

Ethan Fink, Mayor

ATTEST:

Melissa M. Drake, City Clerk

CERTIFICATE OF ATTESTATION

I, Melissa M. Drake, Ouray City Clerk, hereby certify that Ordinance No. 01 (Series No. 2025), was introduced, read, and passed by the Ouray City Council on first reading on February 18, 2025. The Ordinance was published, in summary, in the *Ouray County Plaindealer* on _____, 2024 and thereafter introduced, read, and adopted by the Ouray City Council on _____, 2025, and thereafter published in the *Ouray County Plaindealer*, as required by law.

Melissa M. Drake, City Clerk

RESOLUTION NO. 02 (SERIES 2025)

A RESOLUTION OF CITY COUNCIL OF THE CITY OF OURAY, COLORADO ADOPTING THE OFFICIAL DEED RESTRICTION AND COVENANT AGREEMENT FOR USE WITH LAND USE DEVELOPOMENT PERMITS ISSUED UNDER OURAY MUNICIPAL CODE (OMC) SECTION 7-7-K.

WHEREAS City Council and staff have developed a deed restriction template that will be required to be executed by every landowner who submits an application for affordable, attainable or workforce housing under OMC 7-7-K and receives a permit to build the same; and

WHEREAS, City Council finds that the Official Deed Restriction and Covenant Agreement template is hereby adopted for the health, safety, and welfare of the public.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OURAY, COLORADO as follows:

1. The attached Official Deed Restriction and Covenant Agreement, attached hereto is adopted and City Council orders the City Clerk to publish the same on the City's website and make it available at the City Clerk's office for public inspection.

ADOPTED this 18th day of February 2025 by the Ouray City Council.

CITY OF OURAY, COLORADO

Ethan Funk, Mayor

ATTEST:

Melissa M. Drake, City Clerk

DEED RESTRICTION AND COVENANT AGREEMENT
FOR [INSERT STREET ADDRESS]

City of Ouray
Affordable Housing Ownership and Occupancy

THIS DEED RESTRICTION AND COVENANT AGREEMENT is entered into this _____ day of _____, 20__ (“Effective Date”) between [INSERT NAME OF OWNER], _____, (“Grantor” or “Owner”), and the **CITY OF OURAY**, a Colorado home rule municipal corporation with its principal place of business being 320 6th Ave, Ouray, Colorado, 81427, (“Grantee”).

Property Subject to Deed Restriction. The following real property (the “Restricted Property”) is hereby subject to these Covenants:

(INSERT LEGAL HERE)
County of Ouray
State of Colorado.

Commonly known as **(INSERT STREET ADDRESS HERE)**

This Restricted Property has a maximum rental charge based upon an AMI RENT CALCULATION of \$2,457.00 per month¹.

RECITALS

WHEREAS the Grantor is the Owner of the Restricted Property; and

WHEREAS, the Grantor and any heirs, executors, administrators, representatives, successors, and assigns, desires and agrees to comply with this DEED RESTRICTION AND COVENANT AGREEMENT (“Covenant”), recorded at Reception No. _____ in the Ouray Clerk and Recorder’s office, as amended from time to time, and agrees to the restriction in the use of the Restricted Property; and

Whereas, under this Covenant the Grantor and Grantee intend, declare, and agree that the regulatory and restrictive covenants set forth herein govern the use of the Restricted Property and shall be and are covenants running with the land and shall be binding upon the Grantor and Grantee; and

WHEREAS, this Covenant is intended to restrict the rent charged on certain housing units as determined by the Owner and City of Ouray to no more than thirty percent (30%) of the adjusted eighty percent (80%) AMI divided by 12 months for a household of two, regardless of true house hold size, adjusted from time to time by City Council, to all occupants of the Restricted Property.

DEFINITIONS

1. **AREA MEDIAN INCOME (AMI)** is determined by using the figures published yearly by US Department of Housing and Urban Development (“HUD”) and adopted by Colorado Housing and Finance Authority (“CHFA”) to determine housing tax credit projects maximum rent charges for counties in Colorado. They are published at: www.chfainfo.com.

¹ Based on 120% of the 2024 area median income for Ouray County, as adopted by CHFA on May 6, 2024, for a household size of two or \$98,280.00.

2. **AMI RENT CALCULATION** means the Colorado maximum monthly rent charged by an Owner per unit based on a household size of two, regardless of true household size, that may be collected from all occupants of a Restricted Property, being no more than thirty percent (30%) of the adjusted one-hundred and twenty percent (120%) AMI divided by 12, amended by resolution, from time to time.
3. **LEASE** means a written occupancy agreement which transfers the right to possession and use of Restricted Property for a period to time in return for rent.
4. **QUALIFIED OCCUPANT** means any person(s) who occupy and use the Restricted Property as their primary residence.
5. **RENT** is the maximum total amount of remuneration charged by an Owner, or its authorized delegee, to a Qualified Occupant for use of the Restricted Property in accordance with the AMI Rent Calculation in effect in the Deed Restriction and Covenant Agreement and including no other costs or charges, including any costs for Owner's homeowner's insurance, or any other hidden costs, fees, or payments of any kind for services rendered that are less than fair market value..
6. **TRANSFER** means an act of the Owner by which the Restricted Property is wholly or partially transferred to another; including but not limited to the sale, assignment voluntary or involuntary transfer, or transfer by operation of law (whether by deed, beneficiary deed, contract of sale, gift, devise, bequest, trustee's sale, deed in lieu of foreclosure, or otherwise) of any interest in the Restricted Property, including but not limited to a fee simple interest, a joint tenancy interest, a tenancy in common, a life estate, a leasehold interest or any interest evidenced by a contract by which possession of the Restricted Property is transferred and Owner retains title.

COVENANT

NOW, THEREFORE, in consideration of the foregoing material Recitals, the mutual covenants, restrictions, and equitable servitudes stated herein and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby represent and agree as follows:

1. **Covenant Runs with the Land.** These Covenants shall run with the land and title to the Restricted Property, for benefit of and enforceability by Grantee and their successors and assigns, and this Covenant shall bind the Grantor and all subsequent Owners of the Restricted Property. Owner shall be personally obligated hereunder for the full and complete performance and observance of all covenants, conditions, and restrictions contained herein during the period of ownership. Every lease of the Restricted Property, for any purposes, shall be deemed to include and incorporate by reference, the covenants contained in this Covenant.

1.1 Term. The “**Term**” of this Covenant shall commence on the Effective Date and shall continue until for a term of ninety-nine (99) years (“**Expiration Date**”). Said term shall reset upon every Transfer or Update to Covenants.

1.2 Administration and Enforcement. This Covenant shall be administered and enforced by the City of Ouray through its duly authorized designee, by any appropriate legal or equitable action, including but not limited to specific performance, injunction, abatement or eviction of non-complying Restricted Property Owner(s) or Occupant(s), such other remedies and penalties as may be specified in this Covenant, including but not limited to the Schedule of Violations and Fines found in the Guidelines, or any other remedy available at law.

1.3 Update to Covenants. Upon every transfer of a Restricted Property by Owner, the transferee shall execute the most recent Deed Restriction and Covenant Agreement that has been approved by the City of Ouray. If no transfer takes place within a ten (10) year period, the Grantor shall execute the most recent Deed Restriction and Covenant Agreement that has been approved by the City of Ouray, upon request by either party.

1.4 Replacement of Prior Agreement. If applicable, this Covenant shall supersede and replace in its entirety that certain Deed Restriction and Covenant recorded in the official records of the _____ County Clerk and Recorder on [RECORDING DATE] at Reception No. [RECORDING #].

2. **Definitions.** The Parties acknowledge and agree that the definitions contained herein shall apply to this Covenant and further agree that each definition: (a) forms a portion of the basis of this Covenant; and (b) is incorporated in this Covenant.

3. **Ownership, Use, Occupancy, Rentals, and Qualification.**

3.1 **Use and Occupancy.** The use of the Restricted Property is hereby, and shall henceforth be, limited exclusively to Qualified Occupants. If the Restricted Property is owned without compliance with this Covenant, the Grantee shall have the right to enforcement and the remedies set forth herein, including but not limited to the rights under Section 8.

3.2 **Qualification.** Qualified Occupants shall:

3.2.1 be subject to the AMI Rent Calculation in effect at the time the Qualified Occupant takes possession of the Restricted Property and upon any renewal of any lease terms.

3.2.2 occupy the Restricted Property as their sole and exclusive primary residence and use the Restricted Property no less than seventy percent (70%) of the term of the lease.

3.2.3 be provided with a fully executed written lease for a minimum term of three (3) months.

3.3 **Continued Qualification Compliance.** The Owner is responsible for ensuring that all occupants who use the Restricted Property are Qualified Occupants and must maintain compliance with all applicable requirements on an on-going basis. Failure of any Owner or Occupant to do so shall constitute a violation. Any Owner or Occupant of a Restricted Property is required to comply with any deed restriction, including providing proof of maximum rent compliance or responding to any request to ensure compliance with these Covenants.

5. **Transfer of Property:** Any Transfers of the Restricted Property shall not occur until each encumbrance, debt or liability owed by the Grantor to the Grantee under these Covenants is fully satisfied, including any fees and violation fines.

6. **No Alteration of Restricted Property.** The Restricted Property shall not be altered, demolished, partially demolished, released from these covenants, without the approval of the City of Ouray.

7. **Obligation to Maintain Homeowner's Insurance.** Owners shall obtain full replacement cost insurance coverage of the Restricted Property through an insurance provider licensed with and compliant with the Colorado Department of Regulatory Agencies which will repair or replace the home in the event of damage or destruction.

- 7.1 **Request for Insurance Coverage Certificate.** The Owner will be required to verify compliance with these insurance provisions at any time and is required to respond within seven (7) days.
- 7.2 Failure to maintain adequate Homeowner’s Insurance shall be considered a material breach of this Covenant.

8. **Default/Breach**

- 8.1 **Right to Request Lease.** In the event the Grantee has reasonable cause to believe an Owner is violating the provisions of this Covenant, that person or entity, through its authorized representative, shall provide the required written lease or other occupancy agreement and any other relevant documentation to the City within seventy-two hours after a written request to Owner was sent by U.S.P.S.
- 8.2 **Notice of Violation.** The Grantee shall send a Notice of Violation (“NOV”) to the Owner detailing the nature of the violation and allowing the Owner fourteen (14) days to determine the merits of the allegations, or to correct the violation. The NOV shall advise the alleged violator of the fines associated with each alleged violation, and any additional opportunity to cure before the fines or consequences escalate. In the event the Owner disagrees with the allegation of violation of the Covenant, the Owner may request, in writing, a hearing before the Grantee, who shall have absolute discretion to determine the appropriate action to be taken to either remedy the violation or to require Owner to sell the Restricted Property. If the Owner does not request a hearing and the violation is not cured within the fourteen-day period, the Owner and/or Occupant shall be considered in violation of this Covenant, and fines shall continue to accrue until the violation is cured or the maximum fine has been reached. Failure to request a hearing shall constitute the failure to exhaust administrative remedies for the purpose of judicial review.
- 8.3 **Hearing Before the Grantee.** Whenever this Covenant provides for a hearing before the Grantee, such a hearing shall be scheduled by the Grantee within twenty-one (21) days of the date of receipt of a written request for a hearing. At any such hearing, the Owner or other aggrieved party may be represented by counsel and may present evidence on the issues to be determined at the hearing. An electronic record of the hearing shall be made, and the decision of the Grantee shall be a final decision, subject to judicial review.
- 8.4 **Reservation of Remedies.** There is hereby reserved to the parties hereto all remedies provided by law for breach of this Covenant or any of its terms. In the event the Parties resort to litigation with respect to any or all provisions of this Covenant, the prevailing party shall be awarded its damages, expenses, and costs, including reasonable attorney's fees.
- 8.5 **Sale Without Compliance.** In the event the Restricted Property is sold and/or conveyed without compliance with the terms of this Covenant, such sale and/or conveyance shall be wholly null and void and shall confer no title whatsoever upon the purported buyer. Each conveyance of the Restricted Property, for all purposes, shall be deemed to include and incorporate by this reference the covenants herein contained, even without reference therein to this Covenant.
- 8.6 **Failure to Cure.** In the event an Owner fails to cure any breach of this Covenant, Grantee may resort to any and all available legal or equitable actions, including but not limited to specific performance of this Covenant, declaring the breach a nuisance and abating the same and assessing

costs under Section 10-4-E, seeking a mandatory injunction requiring the sale of the Restricted Property by Owner, and/or for an injunction against future sale(s) in violation of this Covenant.

9. **General Provisions**

9.1 **Enforcement of Covenant.** This Covenant shall constitute covenants running with the land and Restricted Property as a burden thereon, for the benefit of the Grantee and/or its respective successors and assigns, as applicable, and who may enforce the covenants and compel compliance therewith. Enforcement by any appropriate legal action may include, but is not limited to specific performance injunction, reversion, damages, or eviction of noncomplying Owners and/or Occupants.

9.2 **Equal Housing Opportunity.** Pursuant to the Fair Housing Act and public policy, the Grantor shall not discriminate based on race, creed, color, sex, national origin, familial status, disability, sexual orientation, or gender identity in the lease, sale, use or occupancy of the Restricted Property.

9.3 **Waiver of Exemptions.** Every Owner, by taking title to a Restricted Property, shall be deemed to have subordinated to this Covenant all right of homestead and any other exemption in, or with respect to, such Restricted Property under state or federal law presently existing or hereafter enacted.

9.4 **Notices.** Any notice, consent, approval, or request which is required to be given by any party hereunder shall be given by personal delivery, by mailing the same, certified mail, return receipt requested, properly addressed and with postage fully prepaid, to the address provided herein or to the address of the Grantee and Grantor at:

Grantee: City Administrator
City of Ouray
320 6th Avenue/
PO Box 468
Ouray, CO 81427
Telephone: 970-325-7078

Grantor: _____

9.5 **Severability.** Whenever possible, each provision of this Covenant and any other related document shall be interpreted in such manner as to be valid under applicable law; but if any provision of this Covenant shall be invalid or prohibited under said applicable law, such provisions shall be ineffective to the extent of such invalidity or prohibition, without invalidating the remaining provisions of this Covenant.

9.6 **Choice of Law and Venue.** This Covenant and each related document are governed and construed in accordance with the laws of the State of Colorado and action shall be commenced in Ouray County, Colorado.

9.7 **Attorney Fees and Costs.** In any proceeding for the resolution of any controversy or claim arising out of, or relating to, this Deed Restriction and Covenant, or its breach, the finder of fact shall determine and award to the prevailing party, their reasonable attorney fees and costs.

- 9.7 **Successors.** Except as otherwise provided herein, the provisions and covenants contained herein shall inure to and be binding upon the heirs, successors, and assigns of the parties.
- 9.8 **Further Actions.** Owners and subsequent owners agree that they shall be personally liable for their participation in any of the transactions contemplated herein and that they will execute such further documents and take such further actions as may be reasonably required to carry out the provisions and intent of this Covenant or any agreement or document relating hereto or entered into in connection herewith.
- 9.10 **Modifications.** Any modifications of this Covenant shall be effective only when made by a duly executed instrument by the Grantee and Owner, with the written consent of each, and recorded with the Clerk and Recorder of Ouray County, except that the Rent shall be subject to modification by the Grantee when the AMI Rental Calculation is amended from time to time.

CITY OF OURAY

By: _____ EXECUTED, this ____ day of _____, 20__.
 [NAME], Mayor

Attest: [NAME] Clerk

OWNER

By: [NAME], Member

State of Colorado)
) ss.
 County of _____)

The foregoing Deed Restriction and Covenant for _____, has been acknowledged before me this _____ day of _____, 20__, by _____ [NAME], Member of _____.

Witness my hand and official seal.
 My commission expires:

 Notary Public

RESOLUTION NO. 03 (SERIES 2025)

A RESOLUTION OF CITY COUNCIL OF THE CITY OF OURAY, COLORADO ADOPTING THE 2024 COLORADO MAXIMUM RENT CALCULATION FOR AFFORDABLE, ATTAINABLE OR WORKFORCE HOUSING REGULATIONS SET FORTH IN OOURAY MUNICIPAL CODE SECTION 7-7-K.

WHEREAS City Council is authorized to set maximum rent charged for occupants of units developed for affordable, attainable or workforce housing under the Ouray Municipal Code, Section 7-7-K;

WHEREAS, the maximum rent calculation is determined by using Area Median Income (AMI) figures published by US Department of Housing and Urban Development (“HUD”) and adopted by Colorado Housing and Finance Authority (“CHFA”) to determine housing tax credit projects maximum rent charges for Ouray County, Colorado. They are published at: www.chfainfo.com;

WHEREAS the monthly AMI Rent Calculation is derived by taking thirty percent (30%) of the adjusted one-hundred and twenty percent (120%) AMI for a household size of two and dividing it by 12, which for 2024 is \$2,457.0; and

WHEREAS City Council finds that the methods used to review and revise the AMI Rent Calculation for land use applications under OMC Section 7-7-K is appropriate and is hereby adopted for the health, safety, and welfare of the public.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OURAY, COLORADO as follows:

1. The AMI Rent Calculation (Maximum rent allowed to be charged) for affordable, attainable or workforce housing development applications submitted under Ouray Municipal Code, Section 7-7-K is \$2,457.00 regardless of the number of occupants.

ADOPTED this 18th day of February 2025 by the Ouray City Council.

CITY OF OURAY, COLORADO

Ethan Funk, Mayor

ATTEST:

Melissa M. Drake, City Clerk



denver

1981 Blake Street
Denver, CO 80202

303.297.chfa (2432)
800.877.chfa (2432)

PO Box 60
Denver, CO 80201

800.659.2656 tdd
www.chfainfo.com

western slope

348 Main Street
Grand Junction, CO 81501

970.241.2341
800.877.8450

memorandum

to: Multifamily Housing Owners and Managers
from: Chris J. Linton, Manager, Multifamily Program Compliance
date: April 8, 2024
subject: 2024 Colorado Income Limits and Maximum Rents for Developments with Housing Tax Credits and CHFA Multifamily Loans

Attached are the 2024 Colorado income limit and maximum rent tables. The tables are also available online at: www.chfainfo.com/rental-housing/asset-management/rent-income-limits.

On 04.01.2024, HUD released the FY2024 Multifamily Tax Subsidy Program income limits, effective 04.01.2024. IRS Revenue Ruling 94-57 allows taxpayers (i.e., Housing Tax Credit project owners) to rely on the previous year's income limits until 45 days after HUD has released new income limits, or until the effective date, whichever is later. CHFA applies the same timeframe to developments financed with CHFA multifamily loans. Therefore, the 2024 income and rent limits must be implemented no later than May 16, 2024.

Exceptions: The IRS allows two types of protection from rent decreases: HERA Special limits and the hold harmless rule. While only some Housing Tax Credit projects may use HERA Special limits, all Housing Tax Credit projects are "held harmless" from decreases in limits. To identify the correct limits for your project, you must know its placed-in-service (PIS) date.

- In 2024, HERA Special limits are in place in ten Colorado counties. To apply HERA Special limits, a Housing Tax Credit project must have PIS as of 12.31.2008. HERA Special limits do not apply to properties that were not financed with Housing Tax Credits. Therefore, projects with CHFA multifamily loans and no tax credits may not use HERA limits.
- Remember, once your Housing Tax Credit project is placed in service, it is not subject to any decrease in limits. To be "held harmless," a Housing Tax Credit project must have PIS prior to the implementation date of the new limits. This year, Housing Tax Credit projects whose counties experienced a decrease in limits and PIS before 05.16.2024, may continue to apply the same limits they used in 2023.

CHFA also extends this hold harmless protection to developments financed with CHFA multifamily loans, regardless of whether they were also financed with Housing Tax Credits.

- New projects that place in service on or after 05.16.2024, must use the 2024 income and rent limits.

Rent Increases: CHFA asks owners to be mindful of the impact on residents when considering any rent increases. CHFA does not require any owner to raise tenant rents, regardless of any increase in maximum rents, and owners may not attribute the cause of any tenant rent increase they implement to CHFA.

Any rent increases associated with higher maximum rents or utility allowance decreases may be implemented at lease renewal only and in accordance with Colorado state and local law. For the Housing Tax Credit and CHFA Loan programs, CHFA does not permit mid-lease term rent increases, unless required by the Section 8, USDA Rural Development, or similar rental assistance programs.

Utility Allowance Reminder: As a reminder, updated utility allowances must be implemented no sooner and no later than the first day immediately following the 90-day period that begins with the new utility allowance schedule's effective date. To remain compliant when allowances increase and tenant rent must be decreased not to exceed the maximum rent, ensure that rents are lowered immediately following the 90-day period. Do not wait until a household is due for annual recertification to lower rents. For detailed guidance and exceptions, see CHFA's Utility Allowance Policy for Housing Tax Credit and Multifamily Loan Developments at www.chfainfo.com/rental-housing/asset-management/lihtc-program-compliance.

Rural Resort Community Limits: In November 2022, Colorado voters passed Proposition 123, a ballot measure authorizing the state to retain money from existing state tax revenue to support affordable housing investment. On behalf of the Office of Economic Development and International Trade (OEDIT), CHFA administers the [Colorado Affordable Housing Financing Fund](#) to support land banking, equity, and debt investment. For new programs under Proposition 123, rent and income limits at 130, 140, 150, and 160 percent AMI have been added for Colorado's twelve rural resort communities. These include the following counties: Archuleta, Chaffee, Eagle, Grand, Gunnison, La Plata, Ouray, Pitkin, Routt, San Juan, San Miguel, and Summit.

CHFA Multifamily Program Compliance Manual: More information is also available in CHFA's manual at www.chfainfo.com/rental-housing/asset-management/lihtc-program-compliance.

- Section 4.1 Income Limits and Maximum Rents
- Section 4.2 Rent Restrictions

Questions: Please contact your CHFA Program Compliance Officer with any questions. To find your Program Compliance Officer, search on CHFA's website by city and/or property name at www.chfainfo.com/rental-housing/asset-management/welcome-chfa-asset-management#FindOfficer.



2024 Income Limit and Maximum Rent Tables
for All Colorado Counties
20% to 120% of Area Median Income (AMI)

HUD Effective Date: April 1, 2024

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County	HERA	AMI	2024 Maximum Rents					2024 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Adams		120%	2,739	2,935	3,522	4,069	4,539	109,560	125,280	140,880	156,480	169,080	181,560	194,040	206,640
Adams		110%	2,510	2,690	3,228	3,730	4,160	100,430	114,840	129,140	143,440	154,990	166,430	177,870	189,420
Adams		100%	2,282	2,446	2,935	3,391	3,782	91,300	104,400	117,400	130,400	140,900	151,300	161,700	172,200
Adams		90%	2,054	2,201	2,641	3,052	3,404	82,170	93,960	105,660	117,360	126,810	136,170	145,530	154,980
Adams		80%	1,826	1,957	2,348	2,713	3,026	73,040	83,520	93,920	104,320	112,720	121,040	129,360	137,760
Adams		70%	1,597	1,712	2,054	2,373	2,647	63,910	73,080	82,180	91,280	98,630	105,910	113,190	120,540
Adams		60%	1,369	1,467	1,761	2,034	2,269	54,780	62,640	70,440	78,240	84,540	90,780	97,020	103,320
Adams		55%	1,255	1,345	1,614	1,865	1,937	50,215	57,420	64,570	71,720	77,495	83,215	88,935	94,710
Adams		50%	1,141	1,223	1,467	1,695	1,891	45,650	52,200	58,700	65,200	70,450	75,650	80,850	86,100
Adams		45%	1,027	1,100	1,320	1,526	1,702	41,085	46,980	52,830	58,680	63,405	68,085	72,765	77,490
Adams		40%	913	978	1,174	1,356	1,513	36,520	41,760	46,960	52,160	56,360	60,520	64,680	68,880
Adams		30%	684	733	880	1,017	1,134	27,390	31,320	35,220	39,120	42,270	45,390	48,510	51,660
Adams		20%	456	489	587	678	756	18,260	20,880	23,480	26,080	28,180	30,260	32,340	34,440
Alamosa		120%	1,980	2,121	2,544	2,940	3,279	79,200	90,480	101,760	113,040	122,160	131,160	140,280	149,280
Alamosa		110%	1,815	1,944	2,332	2,695	3,005	72,600	82,940	93,280	103,620	111,980	120,230	128,590	136,840
Alamosa		100%	1,650	1,767	2,120	2,450	2,732	66,000	75,400	84,800	94,200	101,800	109,300	116,900	124,400
Alamosa		90%	1,485	1,590	1,908	2,205	2,459	59,400	67,860	76,320	84,780	91,620	98,370	105,210	111,960
Alamosa		80%	1,320	1,414	1,696	1,960	2,186	52,800	60,320	67,840	75,360	81,440	87,440	93,520	99,520
Alamosa		70%	1,155	1,237	1,484	1,715	1,912	46,200	52,780	59,360	65,940	71,260	76,510	81,830	87,080
Alamosa		60%	990	1,060	1,272	1,470	1,639	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
Alamosa		55%	907	972	1,166	1,347	1,502	36,300	41,470	46,640	51,810	55,990	60,115	64,295	68,420
Alamosa		50%	825	883	1,060	1,225	1,366	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200
Alamosa		45%	742	795	954	1,102	1,229	29,700	33,930	38,160	42,390	45,810	49,185	52,605	55,980
Alamosa		40%	660	707	848	980	1,093	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
Alamosa		30%	495	530	636	735	819	19,800	22,620	25,440	28,260	30,540	32,790	35,070	37,320
Alamosa		20%	330	353	424	490	546	13,200	15,080	16,960	18,840	20,360	21,860	23,380	24,880



2024 Income Limit and Maximum Rent Tables
for All Colorado Counties
20% to 120% of Area Median Income (AMI)

HUD Effective Date: April 1, 2024

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County	HERA	AMI	2024 Maximum Rents					2024 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Arapahoe		120%	2,739	2,935	3,522	4,069	4,539	109,560	125,280	140,880	156,480	169,080	181,560	194,040	206,640
Arapahoe		110%	2,510	2,690	3,228	3,730	4,160	100,430	114,840	129,140	143,440	154,990	166,430	177,870	189,420
Arapahoe		100%	2,282	2,446	2,935	3,391	3,782	91,300	104,400	117,400	130,400	140,900	151,300	161,700	172,200
Arapahoe		90%	2,054	2,201	2,641	3,052	3,404	82,170	93,960	105,660	117,360	126,810	136,170	145,530	154,980
Arapahoe		80%	1,826	1,957	2,348	2,713	3,026	73,040	83,520	93,920	104,320	112,720	121,040	129,360	137,760
Arapahoe		70%	1,597	1,712	2,054	2,373	2,647	63,910	73,080	82,180	91,280	98,630	105,910	113,190	120,540
Arapahoe		60%	1,369	1,467	1,761	2,034	2,269	54,780	62,640	70,440	78,240	84,540	90,780	97,020	103,320
Arapahoe		55%	1,255	1,345	1,614	1,865	1,937	50,215	57,420	64,570	71,720	77,495	83,215	88,935	94,710
Arapahoe		50%	1,141	1,223	1,467	1,695	1,891	45,650	52,200	58,700	65,200	70,450	75,650	80,850	86,100
Arapahoe		45%	1,027	1,100	1,320	1,526	1,702	41,085	46,980	52,830	58,680	63,405	68,085	72,765	77,490
Arapahoe		40%	913	978	1,174	1,356	1,513	36,520	41,760	46,960	52,160	56,360	60,520	64,680	68,880
Arapahoe		30%	684	733	880	1,017	1,134	27,390	31,320	35,220	39,120	42,270	45,390	48,510	51,660
Arapahoe		20%	456	489	587	678	756	18,260	20,880	23,480	26,080	28,180	30,260	32,340	34,440
Archuleta		160%	2,640	2,828	3,392	3,920	4,372	105,600	120,640	135,680	150,720	162,880	174,880	187,040	199,040
Archuleta		150%	2,475	2,651	3,180	3,675	4,098	99,000	113,100	127,200	141,300	152,700	163,950	175,350	186,600
Archuleta		140%	2,310	2,474	2,968	3,430	3,825	92,400	105,560	118,720	131,880	142,520	153,020	163,660	174,160
Archuleta		130%	2,145	2,297	2,756	3,185	3,552	85,800	98,020	110,240	122,460	132,340	142,090	151,970	161,720
Archuleta		120%	1,980	2,121	2,544	2,940	3,279	79,200	90,480	101,760	113,040	122,160	131,160	140,280	149,280
Archuleta		110%	1,815	1,944	2,332	2,695	3,005	72,600	82,940	93,280	103,620	111,980	120,230	128,590	136,840
Archuleta		100%	1,650	1,767	2,120	2,450	2,732	66,000	75,400	84,800	94,200	101,800	109,300	116,900	124,400
Archuleta		90%	1,485	1,590	1,908	2,205	2,459	59,400	67,860	76,320	84,780	91,620	98,370	105,210	111,960
Archuleta		80%	1,320	1,414	1,696	1,960	2,186	52,800	60,320	67,840	75,360	81,440	87,440	93,520	99,520
Archuleta		70%	1,155	1,237	1,484	1,715	1,912	46,200	52,780	59,360	65,940	71,260	76,510	81,830	87,080
Archuleta		60%	990	1,060	1,272	1,470	1,639	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
Archuleta		55%	907	972	1,166	1,347	1,502	36,300	41,470	46,640	51,810	55,990	60,115	64,295	68,420
Archuleta		50%	825	883	1,060	1,225	1,366	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200
Archuleta		45%	742	795	954	1,102	1,229	29,700	33,930	38,160	42,390	45,810	49,185	52,605	55,980
Archuleta		40%	660	707	848	980	1,093	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
Archuleta		30%	495	530	636	735	819	19,800	22,620	25,440	28,260	30,540	32,790	35,070	37,320
Archuleta		20%	330	353	424	490	546	13,200	15,080	16,960	18,840	20,360	21,860	23,380	24,880



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County	HERA	AMI	2024 Maximum Rents					2024 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Baca		120%	1,980	2,121	2,544	2,940	3,279	79,200	90,480	101,760	113,040	122,160	131,160	140,280	149,280
Baca		110%	1,815	1,944	2,332	2,695	3,005	72,600	82,940	93,280	103,620	111,980	120,230	128,590	136,840
Baca		100%	1,650	1,767	2,120	2,450	2,732	66,000	75,400	84,800	94,200	101,800	109,300	116,900	124,400
Baca		90%	1,485	1,590	1,908	2,205	2,459	59,400	67,860	76,320	84,780	91,620	98,370	105,210	111,960
Baca		80%	1,320	1,414	1,696	1,960	2,186	52,800	60,320	67,840	75,360	81,440	87,440	93,520	99,520
Baca		70%	1,155	1,319	1,484	1,648	1,781	46,200	52,780	59,360	65,940	71,260	76,510	81,830	87,080
Baca		60%	990	1,060	1,272	1,470	1,639	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
Baca		55%	907	972	1,166	1,347	1,502	36,300	41,470	46,640	51,810	55,990	60,115	64,295	68,420
Baca		50%	825	883	1,060	1,225	1,366	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200
Baca		45%	742	795	954	1,102	1,229	29,700	33,930	38,160	42,390	45,810	49,185	52,605	55,980
Baca		40%	660	707	848	980	1,093	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
Baca		30%	495	530	636	735	819	19,800	22,620	25,440	28,260	30,540	32,790	35,070	37,320
Baca		20%	330	353	424	490	546	13,200	15,080	16,960	18,840	20,360	21,860	23,380	24,880
Bent		120%	1,980	2,121	2,544	2,940	3,279	79,200	90,480	101,760	113,040	122,160	131,160	140,280	149,280
Bent		110%	1,815	1,944	2,332	2,695	3,005	72,600	82,940	93,280	103,620	111,980	120,230	128,590	136,840
Bent		100%	1,650	1,767	2,120	2,450	2,732	66,000	75,400	84,800	94,200	101,800	109,300	116,900	124,400
Bent		90%	1,485	1,590	1,908	2,205	2,459	59,400	67,860	76,320	84,780	91,620	98,370	105,210	111,960
Bent		80%	1,320	1,414	1,696	1,960	2,186	52,800	60,320	67,840	75,360	81,440	87,440	93,520	99,520
Bent		70%	1,155	1,319	1,484	1,648	1,781	46,200	52,780	59,360	65,940	71,260	76,510	81,830	87,080
Bent		60%	990	1,060	1,272	1,470	1,639	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
Bent		55%	907	972	1,166	1,347	1,502	36,300	41,470	46,640	51,810	55,990	60,115	64,295	68,420
Bent		50%	825	883	1,060	1,225	1,366	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200
Bent		45%	742	795	954	1,102	1,229	29,700	33,930	38,160	42,390	45,810	49,185	52,605	55,980
Bent		40%	660	707	848	980	1,093	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
Bent		30%	495	530	636	735	819	19,800	22,620	25,440	28,260	30,540	32,790	35,070	37,320
Bent		20%	330	353	424	490	546	13,200	15,080	16,960	18,840	20,360	21,860	23,380	24,880



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County	HERA	AMI	2024 Maximum Rents					2024 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Boulder	Y	60%	1,596	1,710	2,052	2,370	2,644	63,840	72,960	82,080	91,140	98,460	105,780	113,040	120,360
Boulder	Y	55%	1,463	1,567	1,881	2,172	2,424	58,520	66,880	75,240	83,545	90,255	96,965	103,620	110,330
Boulder	Y	50%	1,330	1,425	1,710	1,975	2,203	53,200	60,800	68,400	75,950	82,050	88,150	94,200	100,300
Boulder	Y	45%	1,197	1,282	1,539	1,777	1,983	47,880	54,720	61,560	68,355	73,845	79,335	84,780	90,270
Boulder	Y	40%	1,064	1,140	1,368	1,580	1,763	42,560	48,640	54,720	60,760	65,640	70,520	75,360	80,240
Boulder	Y	30%	798	855	1,026	1,185	1,322	31,920	36,480	41,040	45,570	49,230	52,890	56,520	60,180
Boulder		120%	3,066	3,285	3,942	4,555	5,082	122,640	140,160	157,680	175,200	189,240	203,280	217,320	231,360
Boulder		110%	2,810	3,011	3,613	4,175	4,658	112,420	128,480	144,540	160,600	173,470	186,340	199,210	212,080
Boulder		100%	2,555	2,737	3,285	3,796	4,235	102,200	116,800	131,400	146,000	157,700	169,400	181,100	192,800
Boulder		90%	2,299	2,463	2,956	3,416	3,811	91,980	105,120	118,260	131,400	141,930	152,460	162,990	173,520
Boulder		80%	2,044	2,190	2,628	3,037	3,388	81,760	93,440	105,120	116,800	126,160	135,520	144,880	154,240
Boulder		70%	1,788	1,916	2,299	2,657	2,964	71,540	81,760	91,980	102,200	110,390	118,580	126,770	134,960
Boulder		60%	1,533	1,642	1,971	2,277	2,541	61,320	70,080	78,840	87,600	94,620	101,640	108,660	115,680
Boulder		55%	1,405	1,505	1,806	2,087	2,329	56,210	64,240	72,270	80,300	86,735	93,170	99,605	106,040
Boulder		50%	1,277	1,368	1,642	1,898	2,117	51,100	58,400	65,700	73,000	78,850	84,700	90,550	96,400
Boulder		45%	1,149	1,231	1,478	1,708	1,905	45,990	52,560	59,130	65,700	70,965	76,230	81,495	86,760
Boulder		40%	1,022	1,095	1,314	1,518	1,694	40,880	46,720	52,560	58,400	63,080	67,760	72,440	77,120
Boulder		30%	766	821	985	1,138	1,270	30,660	35,040	39,420	43,800	47,310	50,820	54,330	57,840
Boulder		20%	511	547	657	759	847	20,440	23,360	26,280	29,200	31,540	33,880	36,220	38,560
Broomfield		120%	2,739	2,935	3,522	4,069	4,539	109,560	125,280	140,880	156,480	169,080	181,560	194,040	206,640
Broomfield		110%	2,510	2,690	3,228	3,730	4,160	100,430	114,840	129,140	143,440	154,990	166,430	177,870	189,420
Broomfield		100%	2,282	2,446	2,935	3,391	3,782	91,300	104,400	117,400	130,400	140,900	151,300	161,700	172,200
Broomfield		90%	2,054	2,201	2,641	3,052	3,404	82,170	93,960	105,660	117,360	126,810	136,170	145,530	154,980
Broomfield		80%	1,826	1,957	2,348	2,713	3,026	73,040	83,520	93,920	104,320	112,720	121,040	129,360	137,760
Broomfield		70%	1,597	1,712	2,054	2,373	2,647	63,910	73,080	82,180	91,280	98,630	105,910	113,190	120,540
Broomfield		60%	1,369	1,467	1,761	2,034	2,269	54,780	62,640	70,440	78,240	84,540	90,780	97,020	103,320
Broomfield		55%	1,255	1,345	1,614	1,865	2,080	50,215	57,420	64,570	71,720	77,495	83,215	88,935	94,710
Broomfield		50%	1,141	1,223	1,467	1,695	1,891	45,650	52,200	58,700	65,200	70,450	75,650	80,850	86,100
Broomfield		45%	1,027	1,100	1,320	1,526	1,702	41,085	46,980	52,830	58,680	63,405	68,085	72,765	77,490
Broomfield		40%	913	978	1,174	1,356	1,513	36,520	41,760	46,960	52,160	56,360	60,520	64,680	68,880
Broomfield		30%	684	733	880	1,017	1,134	27,390	31,320	35,220	39,120	42,270	45,390	48,510	51,660
Broomfield		20%	456	489	587	678	756	18,260	20,880	23,480	26,080	28,180	30,260	32,340	34,440



2024 Income Limit and Maximum Rent Tables
for All Colorado Counties
20% to 120% of Area Median Income (AMI)

HUD Effective Date: April 1, 2024

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County	HERA	AMI	2024 Maximum Rents					2024 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Chaffee		160%	2,640	2,828	3,392	3,920	4,372	105,600	120,640	135,680	150,720	162,880	174,880	187,040	199,040
Chaffee		150%	2,475	2,651	3,180	3,675	4,098	99,000	113,100	127,200	141,300	152,700	163,950	175,350	186,600
Chaffee		140%	2,310	2,474	2,968	3,430	3,825	92,400	105,560	118,720	131,880	142,520	153,020	163,660	174,160
Chaffee		130%	2,145	2,297	2,756	3,185	3,552	85,800	98,020	110,240	122,460	132,340	142,090	151,970	161,720
Chaffee		120%	1,980	2,121	2,544	2,940	3,279	79,200	90,480	101,760	113,040	122,160	131,160	140,280	149,280
Chaffee		110%	1,815	1,944	2,332	2,695	3,005	72,600	82,940	93,280	103,620	111,980	120,230	128,590	136,840
Chaffee		100%	1,650	1,767	2,120	2,450	2,732	66,000	75,400	84,800	94,200	101,800	109,300	116,900	124,400
Chaffee		90%	1,485	1,590	1,908	2,205	2,459	59,400	67,860	76,320	84,780	91,620	98,370	105,210	111,960
Chaffee		80%	1,320	1,414	1,696	1,960	2,186	52,800	60,320	67,840	75,360	81,440	87,440	93,520	99,520
Chaffee		70%	1,155	1,237	1,484	1,715	1,912	46,200	52,780	59,360	65,940	71,260	76,510	81,830	87,080
Chaffee		60%	990	1,060	1,272	1,470	1,639	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
Chaffee		55%	907	972	1,166	1,347	1,502	36,300	41,470	46,640	51,810	55,990	60,115	64,295	68,420
Chaffee		50%	825	883	1,060	1,225	1,366	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200
Chaffee		45%	742	795	954	1,102	1,229	29,700	33,930	38,160	42,390	45,810	49,185	52,605	55,980
Chaffee		40%	660	707	848	980	1,093	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
Chaffee		30%	495	530	636	735	819	19,800	22,620	25,440	28,260	30,540	32,790	35,070	37,320
Chaffee		20%	330	353	424	490	546	13,200	15,080	16,960	18,840	20,360	21,860	23,380	24,880



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County	HERA	AMI	2024 Maximum Rents					2024 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
<i>Cheyenne</i>	<i>Y</i>	<i>60%</i>	<i>1,008</i>	<i>1,080</i>	<i>1,296</i>	<i>1,497</i>	<i>1,671</i>	<i>40,320</i>	<i>46,080</i>	<i>51,840</i>	<i>57,600</i>	<i>62,220</i>	<i>66,840</i>	<i>85,752</i>	<i>91,296</i>
<i>Cheyenne</i>	<i>Y</i>	<i>55%</i>	<i>924</i>	<i>990</i>	<i>1,188</i>	<i>1,372</i>	<i>1,531</i>	<i>36,960</i>	<i>42,240</i>	<i>47,520</i>	<i>52,800</i>	<i>57,035</i>	<i>61,270</i>	<i>78,606</i>	<i>83,688</i>
<i>Cheyenne</i>	<i>Y</i>	<i>50%</i>	<i>840</i>	<i>900</i>	<i>1,080</i>	<i>1,248</i>	<i>1,392</i>	<i>33,600</i>	<i>38,400</i>	<i>43,200</i>	<i>48,000</i>	<i>51,850</i>	<i>55,700</i>	<i>71,460</i>	<i>76,080</i>
<i>Cheyenne</i>	<i>Y</i>	<i>45%</i>	<i>756</i>	<i>810</i>	<i>972</i>	<i>1,123</i>	<i>1,253</i>	<i>30,240</i>	<i>34,560</i>	<i>38,880</i>	<i>43,200</i>	<i>46,665</i>	<i>50,130</i>	<i>64,314</i>	<i>68,472</i>
<i>Cheyenne</i>	<i>Y</i>	<i>40%</i>	<i>672</i>	<i>720</i>	<i>864</i>	<i>998</i>	<i>1,114</i>	<i>26,880</i>	<i>30,720</i>	<i>34,560</i>	<i>38,400</i>	<i>41,480</i>	<i>44,560</i>	<i>57,168</i>	<i>60,864</i>
<i>Cheyenne</i>	<i>Y</i>	<i>30%</i>	<i>504</i>	<i>540</i>	<i>648</i>	<i>748</i>	<i>835</i>	<i>20,160</i>	<i>23,040</i>	<i>25,920</i>	<i>28,800</i>	<i>31,110</i>	<i>33,420</i>	<i>42,876</i>	<i>45,648</i>
Cheyenne		120%	1,980	2,121	2,544	2,940	3,279	79,200	90,480	101,760	113,040	122,160	131,160	140,280	149,280
Cheyenne		110%	1,815	1,944	2,332	2,695	3,005	72,600	82,940	93,280	103,620	111,980	120,230	128,590	136,840
Cheyenne		100%	1,650	1,767	2,120	2,450	2,732	66,000	75,400	84,800	94,200	101,800	109,300	116,900	124,400
Cheyenne		90%	1,485	1,590	1,908	2,205	2,459	59,400	67,860	76,320	84,780	91,620	98,370	105,210	111,960
Cheyenne		80%	1,320	1,414	1,696	1,960	2,186	52,800	60,320	67,840	75,360	81,440	87,440	93,520	99,520
Cheyenne		70%	1,155	1,237	1,484	1,715	1,912	46,200	52,780	59,360	65,940	71,260	76,510	81,830	87,080
Cheyenne		60%	990	1,060	1,272	1,470	1,639	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
Cheyenne		55%	907	972	1,166	1,347	1,502	36,300	41,470	46,640	51,810	55,990	60,115	64,295	68,420
Cheyenne		50%	825	883	1,060	1,225	1,366	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200
Cheyenne		45%	742	795	954	1,102	1,229	29,700	33,930	38,160	42,390	45,810	49,185	52,605	55,980
Cheyenne		40%	660	707	848	980	1,093	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
Cheyenne		30%	495	530	636	735	819	19,800	22,620	25,440	28,260	30,540	32,790	35,070	37,320
Cheyenne		20%	330	353	424	490	546	13,200	15,080	16,960	18,840	20,360	21,860	23,380	24,880
Clear Creek		120%	2,739	2,935	3,522	4,069	4,539	109,560	125,280	140,880	156,480	169,080	181,560	194,040	206,640
Clear Creek		110%	2,510	2,690	3,228	3,730	4,160	100,430	114,840	129,140	143,440	154,990	166,430	177,870	189,420
Clear Creek		100%	2,282	2,446	2,935	3,391	3,782	91,300	104,400	117,400	130,400	140,900	151,300	161,700	172,200
Clear Creek		90%	2,054	2,201	2,641	3,052	3,404	82,170	93,960	105,660	117,360	126,810	136,170	145,530	154,980
Clear Creek		80%	1,826	1,957	2,348	2,713	3,026	73,040	83,520	93,920	104,320	112,720	121,040	129,360	137,760
Clear Creek		70%	1,597	1,712	2,054	2,373	2,647	63,910	73,080	82,180	91,280	98,630	105,910	113,190	120,540
Clear Creek		60%	1,369	1,467	1,761	2,034	2,269	54,780	62,640	70,440	78,240	84,540	90,780	97,020	103,320
Clear Creek		55%	1,255	1,345	1,614	1,865	2,080	50,215	57,420	64,570	71,720	77,495	83,215	88,935	94,710
Clear Creek		50%	1,141	1,223	1,467	1,695	1,891	45,650	52,200	58,700	65,200	70,450	75,650	80,850	86,100
Clear Creek		45%	1,027	1,100	1,320	1,526	1,702	41,085	46,980	52,830	58,680	63,405	68,085	72,765	77,490
Clear Creek		40%	913	978	1,174	1,356	1,513	36,520	41,760	46,960	52,160	56,360	60,520	64,680	68,880
Clear Creek		30%	684	733	880	1,017	1,134	27,390	31,320	35,220	39,120	42,270	45,390	48,510	51,660
Clear Creek		20%	456	489	587	678	756	18,260	20,880	23,480	26,080	28,180	30,260	32,340	34,440



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County	HERA	AMI	2024 Maximum Rents					2024 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Conejos	Y	60%	1,062	1,137	1,365	1,577	1,759	42,480	48,540	54,600	60,660	65,520	70,380	75,240	80,100
Conejos	Y	55%	973	1,042	1,251	1,445	1,612	38,940	44,495	50,050	55,605	60,060	64,515	68,970	73,425
Conejos	Y	50%	885	948	1,137	1,314	1,466	35,400	40,450	45,500	50,550	54,600	58,650	62,700	66,750
Conejos	Y	45%	796	853	1,023	1,182	1,319	31,860	36,405	40,950	45,495	49,140	52,785	56,430	60,075
Conejos	Y	40%	708	758	910	1,051	1,173	28,320	32,360	36,400	40,440	43,680	46,920	50,160	53,400
Conejos	Y	30%	531	568	682	788	879	21,240	24,270	27,300	30,330	32,760	35,190	37,620	40,050
Conejos		120%	1,980	2,121	2,544	2,940	3,279	79,200	90,480	101,760	113,040	122,160	131,160	140,280	149,280
Conejos		110%	1,815	1,944	2,332	2,695	3,005	72,600	82,940	93,280	103,620	111,980	120,230	128,590	136,840
Conejos		100%	1,650	1,767	2,120	2,450	2,732	66,000	75,400	84,800	94,200	101,800	109,300	116,900	124,400
Conejos		90%	1,485	1,590	1,908	2,205	2,459	59,400	67,860	76,320	84,780	91,620	98,370	105,210	111,960
Conejos		80%	1,320	1,414	1,696	1,960	2,186	52,800	60,320	67,840	75,360	81,440	87,440	93,520	99,520
Conejos		70%	1,155	1,237	1,484	1,715	1,912	46,200	52,780	59,360	65,940	71,260	76,510	81,830	87,080
Conejos		60%	990	1,060	1,272	1,470	1,639	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
Conejos		55%	907	972	1,166	1,347	1,502	36,300	41,470	46,640	51,810	55,990	60,115	64,295	68,420
Conejos		50%	825	883	1,060	1,225	1,366	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200
Conejos		45%	742	795	954	1,102	1,229	29,700	33,930	38,160	42,390	45,810	49,185	52,605	55,980
Conejos		40%	660	707	848	980	1,093	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
Conejos		30%	495	530	636	735	819	19,800	22,620	25,440	28,260	30,540	32,790	35,070	37,320
Conejos		20%	330	353	424	490	546	13,200	15,080	16,960	18,840	20,360	21,860	23,380	24,880
Costilla		120%	1,980	2,121	2,544	2,940	3,279	79,200	90,480	101,760	113,040	122,160	131,160	140,280	149,280
Costilla		110%	1,815	1,944	2,332	2,695	3,005	72,600	82,940	93,280	103,620	111,980	120,230	128,590	136,840
Costilla		100%	1,650	1,767	2,120	2,450	2,732	66,000	75,400	84,800	94,200	101,800	109,300	116,900	124,400
Costilla		90%	1,485	1,590	1,908	2,205	2,459	59,400	67,860	76,320	84,780	91,620	98,370	105,210	111,960
Costilla		80%	1,320	1,414	1,696	1,960	2,186	52,800	60,320	67,840	75,360	81,440	87,440	93,520	99,520
Costilla		70%	1,155	1,237	1,484	1,715	1,912	46,200	52,780	59,360	65,940	71,260	76,510	81,830	87,080
Costilla		60%	990	1,060	1,272	1,470	1,639	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
Costilla		55%	907	972	1,166	1,347	1,502	36,300	41,470	46,640	51,810	55,990	60,115	64,295	68,420
Costilla		50%	825	883	1,060	1,225	1,366	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200
Costilla		45%	742	795	954	1,102	1,229	29,700	33,930	38,160	42,390	45,810	49,185	52,605	55,980
Costilla		40%	660	707	848	980	1,093	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
Costilla		30%	495	530	636	735	819	19,800	22,620	25,440	28,260	30,540	32,790	35,070	37,320
Costilla		20%	330	353	424	490	546	13,200	15,080	16,960	18,840	20,360	21,860	23,380	24,880



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			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Crowley		120%	1,980	2,121	2,544	2,940	3,279	79,200	90,480	101,760	113,040	122,160	131,160	140,280	149,280
Crowley		110%	1,815	1,944	2,332	2,695	3,005	72,600	82,940	93,280	103,620	111,980	120,230	128,590	136,840
Crowley		100%	1,650	1,767	2,120	2,450	2,732	66,000	75,400	84,800	94,200	101,800	109,300	116,900	124,400
Crowley		90%	1,485	1,590	1,908	2,205	2,459	59,400	67,860	76,320	84,780	91,620	98,370	105,210	111,960
Crowley		80%	1,320	1,414	1,696	1,960	2,186	52,800	60,320	67,840	75,360	81,440	87,440	93,520	99,520
Crowley		70%	1,155	1,237	1,484	1,715	1,912	46,200	52,780	59,360	65,940	71,260	76,510	81,830	87,080
Crowley		60%	990	1,060	1,272	1,470	1,639	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
Crowley		55%	907	972	1,166	1,347	1,502	36,300	41,470	46,640	51,810	55,990	60,115	64,295	68,420
Crowley		50%	825	883	1,060	1,225	1,366	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200
Crowley		45%	742	795	954	1,102	1,229	29,700	33,930	38,160	42,390	45,810	49,185	52,605	55,980
Crowley		40%	660	707	848	980	1,093	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
Crowley		30%	495	530	636	735	819	19,800	22,620	25,440	28,260	30,540	32,790	35,070	37,320
Crowley		20%	330	353	424	490	546	13,200	15,080	16,960	18,840	20,360	21,860	23,380	24,880
Custer		120%	1,980	2,121	2,544	2,940	3,279	79,200	90,480	101,760	113,040	122,160	131,160	140,280	149,280
Custer		110%	1,815	1,944	2,332	2,695	3,005	72,600	82,940	93,280	103,620	111,980	120,230	128,590	136,840
Custer		100%	1,650	1,767	2,120	2,450	2,732	66,000	75,400	84,800	94,200	101,800	109,300	116,900	124,400
Custer		90%	1,485	1,590	1,908	2,205	2,459	59,400	67,860	76,320	84,780	91,620	98,370	105,210	111,960
Custer		80%	1,320	1,414	1,696	1,960	2,186	52,800	60,320	67,840	75,360	81,440	87,440	93,520	99,520
Custer		70%	1,155	1,237	1,484	1,715	1,912	46,200	52,780	59,360	65,940	71,260	76,510	81,830	87,080
Custer		60%	990	1,060	1,272	1,470	1,639	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
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County	HERA	AMI	2024 Maximum Rents					2024 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Delta		120%	1,980	2,121	2,544	2,940	3,279	79,200	90,480	101,760	113,040	122,160	131,160	140,280	149,280
Delta		110%	1,815	1,944	2,332	2,695	3,005	72,600	82,940	93,280	103,620	111,980	120,230	128,590	136,840
Delta		100%	1,650	1,767	2,120	2,450	2,732	66,000	75,400	84,800	94,200	101,800	109,300	116,900	124,400
Delta		90%	1,485	1,590	1,908	2,205	2,459	59,400	67,860	76,320	84,780	91,620	98,370	105,210	111,960
Delta		80%	1,320	1,414	1,696	1,960	2,186	52,800	60,320	67,840	75,360	81,440	87,440	93,520	99,520
Delta		70%	1,155	1,237	1,484	1,715	1,912	46,200	52,780	59,360	65,940	71,260	76,510	81,830	87,080
Delta		60%	990	1,060	1,272	1,470	1,639	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
Delta		55%	907	972	1,166	1,347	1,502	36,300	41,470	46,640	51,810	55,990	60,115	64,295	68,420
Delta		50%	825	883	1,060	1,225	1,366	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200
Delta		45%	742	795	954	1,102	1,229	29,700	33,930	38,160	42,390	45,810	49,185	52,605	55,980
Delta		40%	660	707	848	980	1,093	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
Delta		30%	495	530	636	735	819	19,800	22,620	25,440	28,260	30,540	32,790	35,070	37,320
Delta		20%	330	353	424	490	546	13,200	15,080	16,960	18,840	20,360	21,860	23,380	24,880
Denver		120%	2,739	2,935	3,522	4,069	4,539	109,560	125,280	140,880	156,480	169,080	181,560	194,040	206,640
Denver		110%	2,510	2,690	3,228	3,730	4,160	100,430	114,840	129,140	143,440	154,990	166,430	177,870	189,420
Denver		100%	2,282	2,446	2,935	3,391	3,782	91,300	104,400	117,400	130,400	140,900	151,300	161,700	172,200
Denver		90%	2,054	2,201	2,641	3,052	3,404	82,170	93,960	105,660	117,360	126,810	136,170	145,530	154,980
Denver		80%	1,826	1,957	2,348	2,713	3,026	73,040	83,520	93,920	104,320	112,720	121,040	129,360	137,760
Denver		70%	1,597	1,712	2,054	2,373	2,647	63,910	73,080	82,180	91,280	98,630	105,910	113,190	120,540
Denver		60%	1,369	1,467	1,761	2,034	2,269	54,780	62,640	70,440	78,240	84,540	90,780	97,020	103,320
Denver		55%	1,255	1,345	1,614	1,865	2,080	50,215	57,420	64,570	71,720	77,495	83,215	88,935	94,710
Denver		50%	1,141	1,223	1,467	1,695	1,891	45,650	52,200	58,700	65,200	70,450	75,650	80,850	86,100
Denver		45%	1,027	1,100	1,320	1,526	1,702	41,085	46,980	52,830	58,680	63,405	68,085	72,765	77,490
Denver		40%	913	978	1,174	1,356	1,513	36,520	41,760	46,960	52,160	56,360	60,520	64,680	68,880
Denver		30%	684	733	880	1,017	1,134	27,390	31,320	35,220	39,120	42,270	45,390	48,510	51,660
Denver		20%	456	489	587	678	756	18,260	20,880	23,480	26,080	28,180	30,260	32,340	34,440



2024 Income Limit and Maximum Rent Tables
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20% to 120% of Area Median Income (AMI)

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County	HERA	AMI	2024 Maximum Rents					2024 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Dolores	Y	60%	1,213	1,299	1,560	1,802	2,010	48,540	55,440	62,400	69,300	74,880	80,400	85,980	91,500
Dolores	Y	55%	1,112	1,191	1,430	1,652	1,842	44,495	50,820	57,200	63,525	68,640	73,700	78,815	83,875
Dolores	Y	50%	1,011	1,083	1,300	1,501	1,675	40,450	46,200	52,000	57,750	62,400	67,000	71,650	76,250
Dolores	Y	45%	910	974	1,170	1,351	1,507	36,405	41,580	46,800	51,975	56,160	60,300	64,485	68,625
Dolores	Y	40%	809	866	1,040	1,201	1,340	32,360	36,960	41,600	46,200	49,920	53,600	57,320	61,000
Dolores	Y	30%	606	649	780	901	1,005	24,270	27,720	31,200	34,650	37,440	40,200	42,990	45,750
Dolores		120%	2,007	2,151	2,583	2,986	3,333	80,280	91,800	103,320	114,840	124,080	133,320	142,320	151,560
Dolores		110%	1,839	1,971	2,367	2,737	3,055	73,590	84,150	94,710	105,270	113,740	122,210	130,460	138,930
Dolores		100%	1,672	1,792	2,152	2,488	2,777	66,900	76,500	86,100	95,700	103,400	111,100	118,600	126,300
Dolores		90%	1,505	1,613	1,937	2,239	2,499	60,210	68,850	77,490	86,130	93,060	99,990	106,740	113,670
Dolores		80%	1,338	1,434	1,722	1,991	2,222	53,520	61,200	68,880	76,560	82,720	88,880	94,880	101,040
Dolores		70%	1,170	1,254	1,506	1,742	1,944	46,830	53,550	60,270	66,990	72,380	77,770	83,020	88,410
Dolores		60%	1,003	1,075	1,291	1,493	1,666	40,140	45,900	51,660	57,420	62,040	66,660	71,160	75,780
Dolores		55%	919	985	1,183	1,368	1,527	36,795	42,075	47,355	52,635	56,870	61,105	65,230	69,465
Dolores		50%	836	896	1,076	1,244	1,388	33,450	38,250	43,050	47,850	51,700	55,550	59,300	63,150
Dolores		45%	752	806	968	1,119	1,249	30,105	34,425	38,745	43,065	46,530	49,995	53,370	56,835
Dolores		40%	669	717	861	995	1,111	26,760	30,600	34,440	38,280	41,360	44,440	47,440	50,520
Dolores		30%	501	537	645	746	833	20,070	22,950	25,830	28,710	31,020	33,330	35,580	37,890
Dolores		20%	334	358	430	497	555	13,380	15,300	17,220	19,140	20,680	22,220	23,720	25,260
Douglas		120%	2,739	2,935	3,522	4,069	4,539	109,560	125,280	140,880	156,480	169,080	181,560	194,040	206,640
Douglas		110%	2,510	2,690	3,228	3,730	4,160	100,430	114,840	129,140	143,440	154,990	166,430	177,870	189,420
Douglas		100%	2,282	2,446	2,935	3,391	3,782	91,300	104,400	117,400	130,400	140,900	151,300	161,700	172,200
Douglas		90%	2,054	2,201	2,641	3,052	3,404	82,170	93,960	105,660	117,360	126,810	136,170	145,530	154,980
Douglas		80%	1,826	1,957	2,348	2,713	3,026	73,040	83,520	93,920	104,320	112,720	121,040	129,360	137,760
Douglas		70%	1,597	1,712	2,054	2,373	2,647	63,910	73,080	82,180	91,280	98,630	105,910	113,190	120,540
Douglas		60%	1,369	1,467	1,761	2,034	2,269	54,780	62,640	70,440	78,240	84,540	90,780	97,020	103,320
Douglas		55%	1,255	1,345	1,614	1,865	2,080	50,215	57,420	64,570	71,720	77,495	83,215	88,935	94,710
Douglas		50%	1,141	1,223	1,467	1,695	1,891	45,650	52,200	58,700	65,200	70,450	75,650	80,850	86,100
Douglas		45%	1,027	1,100	1,320	1,526	1,702	41,085	46,980	52,830	58,680	63,405	68,085	72,765	77,490
Douglas		40%	913	978	1,174	1,356	1,513	36,520	41,760	46,960	52,160	56,360	60,520	64,680	68,880
Douglas		30%	684	733	880	1,017	1,134	27,390	31,320	35,220	39,120	42,270	45,390	48,510	51,660
Douglas		20%	456	489	587	678	756	18,260	20,880	23,480	26,080	28,180	30,260	32,340	34,440



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County	HERA	AMI	2024 Maximum Rents					2024 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Eagle		160%	3,644	3,904	4,684	5,412	6,040	145,760	166,560	187,360	208,160	224,800	241,600	258,080	274,880
Eagle		150%	3,416	3,660	4,391	5,073	5,662	136,650	156,150	175,650	195,150	210,750	226,500	241,950	257,700
Eagle		140%	3,188	3,416	4,098	4,735	5,285	127,540	145,740	163,940	182,140	196,700	211,400	225,820	240,520
Eagle		130%	2,960	3,172	3,805	4,397	4,907	118,430	135,330	152,230	169,130	182,650	196,300	209,690	223,340
Eagle		120%	2,733	2,928	3,513	4,059	4,530	109,320	124,920	140,520	156,120	168,600	181,200	193,560	206,160
Eagle		110%	2,505	2,684	3,220	3,720	4,152	100,210	114,510	128,810	143,110	154,550	166,100	177,430	188,980
Eagle		100%	2,277	2,440	2,927	3,382	3,775	91,100	104,100	117,100	130,100	140,500	151,000	161,300	171,800
Eagle		90%	2,049	2,196	2,634	3,044	3,397	81,990	93,690	105,390	117,090	126,450	135,900	145,170	154,620
Eagle		80%	1,822	1,952	2,342	2,706	3,020	72,880	83,280	93,680	104,080	112,400	120,800	129,040	137,440
Eagle		70%	1,594	1,708	2,049	2,367	2,642	63,770	72,870	81,970	91,070	98,350	105,700	112,910	120,260
Eagle		60%	1,366	1,464	1,756	2,029	2,265	54,660	62,460	70,260	78,060	84,300	90,600	96,780	103,080
Eagle		55%	1,252	1,342	1,610	1,860	2,076	50,105	57,255	64,405	71,555	77,275	83,050	88,715	94,490
Eagle		50%	1,138	1,220	1,463	1,691	1,887	45,550	52,050	58,550	65,050	70,250	75,500	80,650	85,900
Eagle		45%	1,024	1,098	1,317	1,522	1,698	40,995	46,845	52,695	58,545	63,225	67,950	72,585	77,310
Eagle		40%	911	976	1,171	1,353	1,510	36,440	41,640	46,840	52,040	56,200	60,400	64,520	68,720
Eagle		30%	683	732	878	1,014	1,132	27,330	31,230	35,130	39,030	42,150	45,300	48,390	51,540
Eagle		20%	455	488	585	676	755	18,220	20,820	23,420	26,020	28,100	30,200	32,260	34,360
El Paso		120%	2,184	2,340	2,808	3,246	3,621	87,360	99,840	112,320	124,800	134,880	144,840	154,800	164,760
El Paso		110%	2,002	2,145	2,574	2,975	3,319	80,080	91,520	102,960	114,400	123,640	132,770	141,900	151,030
El Paso		100%	1,820	1,950	2,340	2,705	3,017	72,800	83,200	93,600	104,000	112,400	120,700	129,000	137,300
El Paso		90%	1,638	1,755	2,106	2,434	2,715	65,520	74,880	84,240	93,600	101,160	108,630	116,100	123,570
El Paso		80%	1,456	1,560	1,872	2,164	2,414	58,240	66,560	74,880	83,200	89,920	96,560	103,200	109,840
El Paso		70%	1,274	1,365	1,638	1,893	2,112	50,960	58,240	65,520	72,800	78,680	84,490	90,300	96,110
El Paso		60%	1,092	1,170	1,404	1,623	1,810	43,680	49,920	56,160	62,400	67,440	72,420	77,400	82,380
El Paso		55%	1,001	1,072	1,287	1,487	1,659	40,040	45,760	51,480	57,200	61,820	66,385	70,950	75,515
El Paso		50%	910	975	1,170	1,352	1,508	36,400	41,600	46,800	52,000	56,200	60,350	64,500	68,650
El Paso		45%	819	877	1,053	1,217	1,357	32,760	37,440	42,120	46,800	50,580	54,315	58,050	61,785
El Paso		40%	728	780	936	1,082	1,207	29,120	33,280	37,440	41,600	44,960	48,280	51,600	54,920
El Paso		30%	546	585	702	811	905	21,840	24,960	28,080	31,200	33,720	36,210	38,700	41,190
El Paso		20%	364	390	468	541	603	14,560	16,640	18,720	20,800	22,480	24,140	25,800	27,460



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			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Elbert		120%	2,739	2,935	3,522	4,069	4,539	109,560	125,280	140,880	156,480	169,080	181,560	194,040	206,640
Elbert		110%	2,510	2,690	3,228	3,730	4,160	100,430	114,840	129,140	143,440	154,990	166,430	177,870	189,420
Elbert		100%	2,282	2,446	2,935	3,391	3,782	91,300	104,400	117,400	130,400	140,900	151,300	161,700	172,200
Elbert		90%	2,054	2,201	2,641	3,052	3,404	82,170	93,960	105,660	117,360	126,810	136,170	145,530	154,980
Elbert		80%	1,826	1,957	2,348	2,713	3,026	73,040	83,520	93,920	104,320	112,720	121,040	129,360	137,760
Elbert		70%	1,597	1,712	2,054	2,373	2,647	63,910	73,080	82,180	91,280	98,630	105,910	113,190	120,540
Elbert		60%	1,369	1,467	1,761	2,034	2,269	54,780	62,640	70,440	78,240	84,540	90,780	97,020	103,320
Elbert		55%	1,255	1,345	1,614	1,865	2,080	50,215	57,420	64,570	71,720	77,495	83,215	88,935	94,710
Elbert		50%	1,141	1,223	1,467	1,695	1,891	45,650	52,200	58,700	65,200	70,450	75,650	80,850	86,100
Elbert		45%	1,027	1,100	1,320	1,526	1,702	41,085	46,980	52,830	58,680	63,405	68,085	72,765	77,490
Elbert		40%	913	978	1,174	1,356	1,513	36,520	41,760	46,960	52,160	56,360	60,520	64,680	68,880
Elbert		30%	684	733	880	1,017	1,134	27,390	31,320	35,220	39,120	42,270	45,390	48,510	51,660
Elbert		20%	456	489	587	678	756	18,260	20,880	23,480	26,080	28,180	30,260	32,340	34,440
Fremont		120%	1,980	2,121	2,544	2,940	3,279	79,200	90,480	101,760	113,040	122,160	131,160	140,280	149,280
Fremont		110%	1,815	1,944	2,332	2,695	3,005	72,600	82,940	93,280	103,620	111,980	120,230	128,590	136,840
Fremont		100%	1,650	1,767	2,120	2,450	2,732	66,000	75,400	84,800	94,200	101,800	109,300	116,900	124,400
Fremont		90%	1,485	1,590	1,908	2,205	2,459	59,400	67,860	76,320	84,780	91,620	98,370	105,210	111,960
Fremont		80%	1,320	1,414	1,696	1,960	2,186	52,800	60,320	67,840	75,360	81,440	87,440	93,520	99,520
Fremont		70%	1,155	1,237	1,484	1,715	1,912	46,200	52,780	59,360	65,940	71,260	76,510	81,830	87,080
Fremont		60%	990	1,060	1,272	1,470	1,639	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
Fremont		55%	907	972	1,166	1,347	1,502	36,300	41,470	46,640	51,810	55,990	60,115	64,295	68,420
Fremont		50%	825	883	1,060	1,225	1,366	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200
Fremont		45%	742	795	954	1,102	1,229	29,700	33,930	38,160	42,390	45,810	49,185	52,605	55,980
Fremont		40%	660	707	848	980	1,093	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
Fremont		30%	495	530	636	735	819	19,800	22,620	25,440	28,260	30,540	32,790	35,070	37,320
Fremont		20%	330	353	424	490	546	13,200	15,080	16,960	18,840	20,360	21,860	23,380	24,880



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			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Garfield		120%	2,151	2,305	2,766	3,195	3,564	86,040	98,400	110,640	122,880	132,720	142,560	152,400	162,240
Garfield		110%	1,971	2,113	2,535	2,928	3,267	78,870	90,200	101,420	112,640	121,660	130,680	139,700	148,720
Garfield		100%	1,792	1,921	2,305	2,662	2,970	71,700	82,000	92,200	102,400	110,600	118,800	127,000	135,200
Garfield		90%	1,613	1,729	2,074	2,396	2,673	64,530	73,800	82,980	92,160	99,540	106,920	114,300	121,680
Garfield		80%	1,434	1,537	1,844	2,130	2,376	57,360	65,600	73,760	81,920	88,480	95,040	101,600	108,160
Garfield		70%	1,254	1,344	1,613	1,863	2,079	50,190	57,400	64,540	71,680	77,420	83,160	88,900	94,640
Garfield		60%	1,075	1,152	1,383	1,597	1,782	43,020	49,200	55,320	61,440	66,360	71,280	76,200	81,120
Garfield		55%	985	1,056	1,267	1,464	1,633	39,435	45,100	50,710	56,320	60,830	65,340	69,850	74,360
Garfield		50%	896	960	1,152	1,331	1,485	35,850	41,000	46,100	51,200	55,300	59,400	63,500	67,600
Garfield		45%	806	864	1,037	1,198	1,336	32,265	36,900	41,490	46,080	49,770	53,460	57,150	60,840
Garfield		40%	717	768	922	1,065	1,188	28,680	32,800	36,880	40,960	44,240	47,520	50,800	54,080
Garfield		30%	537	576	691	798	891	21,510	24,600	27,660	30,720	33,180	35,640	38,100	40,560
Garfield		20%	358	384	461	532	594	14,340	16,400	18,440	20,480	22,120	23,760	25,400	27,040
Gilpin		120%	2,739	2,935	3,522	4,069	4,539	109,560	125,280	140,880	156,480	169,080	181,560	194,040	206,640
Gilpin		110%	2,510	2,690	3,228	3,730	4,160	100,430	114,840	129,140	143,440	154,990	166,430	177,870	189,420
Gilpin		100%	2,282	2,446	2,935	3,391	3,782	91,300	104,400	117,400	130,400	140,900	151,300	161,700	172,200
Gilpin		90%	2,054	2,201	2,641	3,052	3,404	82,170	93,960	105,660	117,360	126,810	136,170	145,530	154,980
Gilpin		80%	1,826	1,957	2,348	2,713	3,026	73,040	83,520	93,920	104,320	112,720	121,040	129,360	137,760
Gilpin		70%	1,597	1,712	2,054	2,373	2,647	63,910	73,080	82,180	91,280	98,630	105,910	113,190	120,540
Gilpin		60%	1,369	1,467	1,761	2,034	2,269	54,780	62,640	70,440	78,240	84,540	90,780	97,020	103,320
Gilpin		55%	1,255	1,345	1,614	1,865	2,080	50,215	57,420	64,570	71,720	77,495	83,215	88,935	94,710
Gilpin		50%	1,141	1,223	1,467	1,695	1,891	45,650	52,200	58,700	65,200	70,450	75,650	80,850	86,100
Gilpin		45%	1,027	1,100	1,320	1,526	1,702	41,085	46,980	52,830	58,680	63,405	68,085	72,765	77,490
Gilpin		40%	913	978	1,174	1,356	1,513	36,520	41,760	46,960	52,160	56,360	60,520	64,680	68,880
Gilpin		30%	684	733	880	1,017	1,134	27,390	31,320	35,220	39,120	42,270	45,390	48,510	51,660
Gilpin		20%	456	489	587	678	756	18,260	20,880	23,480	26,080	28,180	30,260	32,340	34,440



2024 Income Limit and Maximum Rent Tables
for All Colorado Counties
20% to 120% of Area Median Income (AMI)

HUD Effective Date: April 1, 2024

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County	HERA	AMI	2024 Maximum Rents					2024 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Grand		160%	2,876	3,080	3,696	4,268	4,764	115,040	131,360	147,840	164,160	177,280	190,560	203,520	216,800
Grand		150%	2,696	2,887	3,465	4,001	4,466	107,850	123,150	138,600	153,900	166,200	178,650	190,800	203,250
Grand		140%	2,516	2,695	3,234	3,734	4,168	100,660	114,940	129,360	143,640	155,120	166,740	178,080	189,700
Grand		130%	2,336	2,502	3,003	3,467	3,870	93,470	106,730	120,120	133,380	144,040	154,830	165,360	176,150
Grand		120%	2,157	2,310	2,772	3,201	3,573	86,280	98,520	110,880	123,120	132,960	142,920	152,640	162,600
Grand		110%	1,977	2,117	2,541	2,934	3,275	79,090	90,310	101,640	112,860	121,880	131,010	139,920	149,050
Grand		100%	1,797	1,925	2,310	2,667	2,977	71,900	82,100	92,400	102,600	110,800	119,100	127,200	135,500
Grand		90%	1,617	1,732	2,079	2,400	2,679	64,710	73,890	83,160	92,340	99,720	107,190	114,480	121,950
Grand		80%	1,438	1,540	1,848	2,134	2,382	57,520	65,680	73,920	82,080	88,640	95,280	101,760	108,400
Grand		70%	1,258	1,347	1,617	1,867	2,084	50,330	57,470	64,680	71,820	77,560	83,370	89,040	94,850
Grand		60%	1,078	1,155	1,386	1,600	1,786	43,140	49,260	55,440	61,560	66,480	71,460	76,320	81,300
Grand		55%	988	1,058	1,270	1,467	1,637	39,545	45,155	50,820	56,430	60,940	65,505	69,960	74,525
Grand		50%	898	962	1,155	1,333	1,488	35,950	41,050	46,200	51,300	55,400	59,550	63,600	67,750
Grand		45%	808	866	1,039	1,200	1,339	32,355	36,945	41,580	46,170	49,860	53,595	57,240	60,975
Grand		40%	719	770	924	1,067	1,191	28,760	32,840	36,960	41,040	44,320	47,640	50,880	54,200
Grand		30%	539	577	693	800	893	21,570	24,630	27,720	30,780	33,240	35,730	38,160	40,650
Grand		20%	359	385	462	533	595	14,380	16,420	18,480	20,520	22,160	23,820	25,440	27,100
Gunnison		160%	2,884	3,090	3,708	4,286	4,780	115,360	131,840	148,320	164,800	178,080	191,200	204,480	217,600
Gunnison		150%	2,703	2,896	3,476	4,018	4,481	108,150	123,600	139,050	154,500	166,950	179,250	191,700	204,000
Gunnison		140%	2,523	2,703	3,244	3,750	4,182	100,940	115,360	129,780	144,200	155,820	167,300	178,920	190,400
Gunnison		130%	2,343	2,510	3,012	3,482	3,883	93,730	107,120	120,510	133,900	144,690	155,350	166,140	176,800
Gunnison		120%	2,163	2,317	2,781	3,214	3,585	86,520	98,880	111,240	123,600	133,560	143,400	153,360	163,200
Gunnison		110%	1,982	2,124	2,549	2,946	3,286	79,310	90,640	101,970	113,300	122,430	131,450	140,580	149,600
Gunnison		100%	1,802	1,931	2,317	2,678	2,987	72,100	82,400	92,700	103,000	111,300	119,500	127,800	136,000
Gunnison		90%	1,622	1,738	2,085	2,410	2,688	64,890	74,160	83,430	92,700	100,170	107,550	115,020	122,400
Gunnison		80%	1,442	1,545	1,854	2,143	2,390	57,680	65,920	74,160	82,400	89,040	95,600	102,240	108,800
Gunnison		70%	1,261	1,351	1,622	1,875	2,091	50,470	57,680	64,890	72,100	77,910	83,650	89,460	95,200
Gunnison		60%	1,081	1,158	1,390	1,607	1,792	43,260	49,440	55,620	61,800	66,780	71,700	76,680	81,600
Gunnison		55%	991	1,062	1,274	1,473	1,643	39,655	45,320	50,985	56,650	61,215	65,725	70,290	74,800
Gunnison		50%	901	965	1,158	1,339	1,493	36,050	41,200	46,350	51,500	55,650	59,750	63,900	68,000
Gunnison		45%	811	869	1,042	1,205	1,344	32,445	37,080	41,715	46,350	50,085	53,775	57,510	61,200
Gunnison		40%	721	772	927	1,071	1,195	28,840	32,960	37,080	41,200	44,520	47,800	51,120	54,400
Gunnison		30%	540	579	695	803	896	21,630	24,720	27,810	30,900	33,390	35,850	38,340	40,800
Gunnison		20%	360	386	463	535	597	14,420	16,480	18,540	20,600	22,260	23,900	25,560	27,200



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County	HERA	AMI	2024 Maximum Rents					2024 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Hinsdale		120%	1,980	2,121	2,544	2,940	3,279	79,200	90,480	101,760	113,040	122,160	131,160	140,280	149,280
Hinsdale		110%	1,815	1,944	2,332	2,695	3,005	72,600	82,940	93,280	103,620	111,980	120,230	128,590	136,840
Hinsdale		100%	1,650	1,767	2,120	2,450	2,732	66,000	75,400	84,800	94,200	101,800	109,300	116,900	124,400
Hinsdale		90%	1,485	1,590	1,908	2,205	2,459	59,400	67,860	76,320	84,780	91,620	98,370	105,210	111,960
Hinsdale		80%	1,320	1,414	1,696	1,960	2,186	52,800	60,320	67,840	75,360	81,440	87,440	93,520	99,520
Hinsdale		70%	1,155	1,237	1,484	1,715	1,912	46,200	52,780	59,360	65,940	71,260	76,510	81,830	87,080
Hinsdale		60%	990	1,060	1,272	1,470	1,639	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
Hinsdale		55%	907	972	1,166	1,347	1,502	36,300	41,470	46,640	51,810	55,990	60,115	64,295	68,420
Hinsdale		50%	825	883	1,060	1,225	1,366	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200
Hinsdale		45%	742	795	954	1,102	1,229	29,700	33,930	38,160	42,390	45,810	49,185	52,605	55,980
Hinsdale		40%	660	707	848	980	1,093	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
Hinsdale		30%	495	530	636	735	819	19,800	22,620	25,440	28,260	30,540	32,790	35,070	37,320
Hinsdale		20%	330	353	424	490	546	13,200	15,080	16,960	18,840	20,360	21,860	23,380	24,880
Huerfano		120%	1,980	2,121	2,544	2,940	3,279	79,200	90,480	101,760	113,040	122,160	131,160	140,280	149,280
Huerfano		110%	1,815	1,944	2,332	2,695	3,005	72,600	82,940	93,280	103,620	111,980	120,230	128,590	136,840
Huerfano		100%	1,650	1,767	2,120	2,450	2,732	66,000	75,400	84,800	94,200	101,800	109,300	116,900	124,400
Huerfano		90%	1,485	1,590	1,908	2,205	2,459	59,400	67,860	76,320	84,780	91,620	98,370	105,210	111,960
Huerfano		80%	1,320	1,414	1,696	1,960	2,186	52,800	60,320	67,840	75,360	81,440	87,440	93,520	99,520
Huerfano		70%	1,155	1,237	1,484	1,715	1,912	46,200	52,780	59,360	65,940	71,260	76,510	81,830	87,080
Huerfano		60%	990	1,060	1,272	1,470	1,639	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
Huerfano		55%	907	972	1,166	1,347	1,502	36,300	41,470	46,640	51,810	55,990	60,115	64,295	68,420
Huerfano		50%	825	883	1,060	1,225	1,366	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200
Huerfano		45%	742	795	954	1,102	1,229	29,700	33,930	38,160	42,390	45,810	49,185	52,605	55,980
Huerfano		40%	660	707	848	980	1,093	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
Huerfano		30%	495	530	636	735	819	19,800	22,620	25,440	28,260	30,540	32,790	35,070	37,320
Huerfano		20%	330	353	424	490	546	13,200	15,080	16,960	18,840	20,360	21,860	23,380	24,880



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County	HERA	AMI	2024 Maximum Rents					2024 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Jackson		120%	1,980	2,121	2,544	2,940	3,279	79,200	90,480	101,760	113,040	122,160	131,160	140,280	149,280
Jackson		110%	1,815	1,944	2,332	2,695	3,005	72,600	82,940	93,280	103,620	111,980	120,230	128,590	136,840
Jackson		100%	1,650	1,767	2,120	2,450	2,732	66,000	75,400	84,800	94,200	101,800	109,300	116,900	124,400
Jackson		90%	1,485	1,590	1,908	2,205	2,459	59,400	67,860	76,320	84,780	91,620	98,370	105,210	111,960
Jackson		80%	1,320	1,414	1,696	1,960	2,186	52,800	60,320	67,840	75,360	81,440	87,440	93,520	99,520
Jackson		70%	1,155	1,237	1,484	1,715	1,912	46,200	52,780	59,360	65,940	71,260	76,510	81,830	87,080
Jackson		60%	990	1,060	1,272	1,470	1,639	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
Jackson		55%	907	972	1,166	1,347	1,502	36,300	41,470	46,640	51,810	55,990	60,115	64,295	68,420
Jackson		50%	825	883	1,060	1,225	1,366	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200
Jackson		45%	742	795	954	1,102	1,229	29,700	33,930	38,160	42,390	45,810	49,185	52,605	55,980
Jackson		40%	660	707	848	980	1,093	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
Jackson		30%	495	530	636	735	819	19,800	22,620	25,440	28,260	30,540	32,790	35,070	37,320
Jackson		20%	330	353	424	490	546	13,200	15,080	16,960	18,840	20,360	21,860	23,380	24,880
Jefferson		120%	2,739	2,935	3,522	4,069	4,539	109,560	125,280	140,880	156,480	169,080	181,560	194,040	206,640
Jefferson		110%	2,510	2,690	3,228	3,730	4,160	100,430	114,840	129,140	143,440	154,990	166,430	177,870	189,420
Jefferson		100%	2,282	2,446	2,935	3,391	3,782	91,300	104,400	117,400	130,400	140,900	151,300	161,700	172,200
Jefferson		90%	2,054	2,201	2,641	3,052	3,404	82,170	93,960	105,660	117,360	126,810	136,170	145,530	154,980
Jefferson		80%	1,826	1,957	2,348	2,713	3,026	73,040	83,520	93,920	104,320	112,720	121,040	129,360	137,760
Jefferson		70%	1,597	1,712	2,054	2,373	2,647	63,910	73,080	82,180	91,280	98,630	105,910	113,190	120,540
Jefferson		60%	1,369	1,467	1,761	2,034	2,269	54,780	62,640	70,440	78,240	84,540	90,780	97,020	103,320
Jefferson		55%	1,255	1,345	1,614	1,865	2,080	50,215	57,420	64,570	71,720	77,495	83,215	88,935	94,710
Jefferson		50%	1,141	1,223	1,467	1,695	1,891	45,650	52,200	58,700	65,200	70,450	75,650	80,850	86,100
Jefferson		45%	1,027	1,100	1,320	1,526	1,702	41,085	46,980	52,830	58,680	63,405	68,085	72,765	77,490
Jefferson		40%	913	978	1,174	1,356	1,513	36,520	41,760	46,960	52,160	56,360	60,520	64,680	68,880
Jefferson		30%	684	733	880	1,017	1,134	27,390	31,320	35,220	39,120	42,270	45,390	48,510	51,660
Jefferson		20%	456	489	587	678	756	18,260	20,880	23,480	26,080	28,180	30,260	32,340	34,440



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County	HERA	AMI	2024 Maximum Rents					2024 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Kiowa		120%	1,980	2,121	2,544	2,940	3,279	79,200	90,480	101,760	113,040	122,160	131,160	140,280	149,280
Kiowa		110%	1,815	1,944	2,332	2,695	3,005	72,600	82,940	93,280	103,620	111,980	120,230	128,590	136,840
Kiowa		100%	1,650	1,767	2,120	2,450	2,732	66,000	75,400	84,800	94,200	101,800	109,300	116,900	124,400
Kiowa		90%	1,485	1,590	1,908	2,205	2,459	59,400	67,860	76,320	84,780	91,620	98,370	105,210	111,960
Kiowa		80%	1,320	1,414	1,696	1,960	2,186	52,800	60,320	67,840	75,360	81,440	87,440	93,520	99,520
Kiowa		70%	1,155	1,237	1,484	1,715	1,912	46,200	52,780	59,360	65,940	71,260	76,510	81,830	87,080
Kiowa		60%	990	1,060	1,272	1,470	1,639	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
Kiowa		55%	907	972	1,166	1,347	1,502	36,300	41,470	46,640	51,810	55,990	60,115	64,295	68,420
Kiowa		50%	825	883	1,060	1,225	1,366	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200
Kiowa		45%	742	795	954	1,102	1,229	29,700	33,930	38,160	42,390	45,810	49,185	52,605	55,980
Kiowa		40%	660	707	848	980	1,093	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
Kiowa		30%	495	530	636	735	819	19,800	22,620	25,440	28,260	30,540	32,790	35,070	37,320
Kiowa		20%	330	353	424	490	546	13,200	15,080	16,960	18,840	20,360	21,860	23,380	24,880
Kit Carson		120%	1,980	2,121	2,544	2,940	3,279	79,200	90,480	101,760	113,040	122,160	131,160	140,280	149,280
Kit Carson		110%	1,815	1,944	2,332	2,695	3,005	72,600	82,940	93,280	103,620	111,980	120,230	128,590	136,840
Kit Carson		100%	1,650	1,767	2,120	2,450	2,732	66,000	75,400	84,800	94,200	101,800	109,300	116,900	124,400
Kit Carson		90%	1,485	1,590	1,908	2,205	2,459	59,400	67,860	76,320	84,780	91,620	98,370	105,210	111,960
Kit Carson		80%	1,320	1,414	1,696	1,960	2,186	52,800	60,320	67,840	75,360	81,440	87,440	93,520	99,520
Kit Carson		70%	1,155	1,237	1,484	1,715	1,912	46,200	52,780	59,360	65,940	71,260	76,510	81,830	87,080
Kit Carson		60%	990	1,060	1,272	1,470	1,639	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
Kit Carson		55%	907	972	1,166	1,347	1,502	36,300	41,470	46,640	51,810	55,990	60,115	64,295	68,420
Kit Carson		50%	825	883	1,060	1,225	1,366	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200
Kit Carson		45%	742	795	954	1,102	1,229	29,700	33,930	38,160	42,390	45,810	49,185	52,605	55,980
Kit Carson		40%	660	707	848	980	1,093	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
Kit Carson		30%	495	530	636	735	819	19,800	22,620	25,440	28,260	30,540	32,790	35,070	37,320
Kit Carson		20%	330	353	424	490	546	13,200	15,080	16,960	18,840	20,360	21,860	23,380	24,880



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County	HERA	AMI	2024 Maximum Rents					2024 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
La Plata		160%	3,096	3,316	3,980	4,598	5,128	123,840	141,440	159,200	176,800	191,040	205,120	219,360	233,440
La Plata		150%	2,902	3,108	3,731	4,310	4,807	116,100	132,600	149,250	165,750	179,100	192,300	205,650	218,850
La Plata		140%	2,709	2,901	3,482	4,023	4,487	108,360	123,760	139,300	154,700	167,160	179,480	191,940	204,260
La Plata		130%	2,515	2,694	3,233	3,735	4,166	100,620	114,920	129,350	143,650	155,220	166,660	178,230	189,670
La Plata		120%	2,322	2,487	2,985	3,448	3,846	92,880	106,080	119,400	132,600	143,280	153,840	164,520	175,080
La Plata		110%	2,128	2,279	2,736	3,161	3,525	85,140	97,240	109,450	121,550	131,340	141,020	150,810	160,490
La Plata		100%	1,935	2,072	2,487	2,873	3,205	77,400	88,400	99,500	110,500	119,400	128,200	137,100	145,900
La Plata		90%	1,741	1,865	2,238	2,586	2,884	69,660	79,560	89,550	99,450	107,460	115,380	123,390	131,310
La Plata		80%	1,548	1,658	1,990	2,299	2,564	61,920	70,720	79,600	88,400	95,520	102,560	109,680	116,720
La Plata		70%	1,354	1,450	1,741	2,011	2,243	54,180	61,880	69,650	77,350	83,580	89,740	95,970	102,130
La Plata		60%	1,161	1,243	1,492	1,724	1,923	46,440	53,040	59,700	66,300	71,640	76,920	82,260	87,540
La Plata		55%	1,064	1,139	1,368	1,580	1,762	42,570	48,620	54,725	60,775	65,670	70,510	75,405	80,245
La Plata		50%	967	1,036	1,243	1,436	1,602	38,700	44,200	49,750	55,250	59,700	64,100	68,550	72,950
La Plata		45%	870	932	1,119	1,293	1,442	34,830	39,780	44,775	49,725	53,730	57,690	61,695	65,655
La Plata		40%	774	829	995	1,149	1,282	30,960	35,360	39,800	44,200	47,760	51,280	54,840	58,360
La Plata		30%	580	621	746	862	961	23,220	26,520	29,850	33,150	35,820	38,460	41,130	43,770
La Plata		20%	387	414	497	574	641	15,480	17,680	19,900	22,100	23,880	25,640	27,420	29,180
Lake		120%	2,007	2,151	2,583	2,986	3,333	80,280	91,800	103,320	114,840	124,080	133,320	142,320	151,560
Lake		110%	1,839	1,971	2,367	2,737	3,055	73,590	84,150	94,710	105,270	113,740	122,210	130,460	138,930
Lake		100%	1,672	1,792	2,152	2,488	2,777	66,900	76,500	86,100	95,700	103,400	111,100	118,600	126,300
Lake		90%	1,505	1,613	1,937	2,239	2,499	60,210	68,850	77,490	86,130	93,060	99,990	106,740	113,670
Lake		80%	1,338	1,434	1,722	1,991	2,222	53,520	61,200	68,880	76,560	82,720	88,880	94,880	101,040
Lake		70%	1,170	1,254	1,506	1,742	1,944	46,830	53,550	60,270	66,990	72,380	77,770	83,020	88,410
Lake		60%	1,003	1,075	1,291	1,493	1,666	40,140	45,900	51,660	57,420	62,040	66,660	71,160	75,780
Lake		55%	919	985	1,183	1,368	1,527	36,795	42,075	47,355	52,635	56,870	61,105	65,230	69,465
Lake		50%	836	896	1,076	1,244	1,388	33,450	38,250	43,050	47,850	51,700	55,550	59,300	63,150
Lake		45%	752	806	968	1,119	1,249	30,105	34,425	38,745	43,065	46,530	49,995	53,370	56,835
Lake		40%	669	717	861	995	1,111	26,760	30,600	34,440	38,280	41,360	44,440	47,440	50,520
Lake		30%	501	537	645	746	833	20,070	22,950	25,830	28,710	31,020	33,330	35,580	37,890
Lake		20%	334	358	430	497	555	13,380	15,300	17,220	19,140	20,680	22,220	23,720	25,260



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County	HERA	AMI	2024 Maximum Rents					2024 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Larimer		120%	2,496	2,674	3,210	3,708	4,137	99,840	114,120	128,400	142,560	154,080	165,480	176,880	188,280
Larimer		110%	2,288	2,451	2,942	3,399	3,792	91,520	104,610	117,700	130,680	141,240	151,690	162,140	172,590
Larimer		100%	2,080	2,228	2,675	3,090	3,447	83,200	95,100	107,000	118,800	128,400	137,900	147,400	156,900
Larimer		90%	1,872	2,005	2,407	2,781	3,102	74,880	85,590	96,300	106,920	115,560	124,110	132,660	141,210
Larimer		80%	1,664	1,783	2,140	2,472	2,758	66,560	76,080	85,600	95,040	102,720	110,320	117,920	125,520
Larimer		70%	1,456	1,560	1,872	2,163	2,413	58,240	66,570	74,900	83,160	89,880	96,530	103,180	109,830
Larimer		60%	1,248	1,337	1,605	1,854	2,068	49,920	57,060	64,200	71,280	77,040	82,740	88,440	94,140
Larimer		55%	1,144	1,225	1,471	1,699	1,896	45,760	52,305	58,850	65,340	70,620	75,845	81,070	86,295
Larimer		50%	1,040	1,114	1,337	1,545	1,723	41,600	47,550	53,500	59,400	64,200	68,950	73,700	78,450
Larimer		45%	936	1,002	1,203	1,390	1,551	37,440	42,795	48,150	53,460	57,780	62,055	66,330	70,605
Larimer		40%	832	891	1,070	1,236	1,379	33,280	38,040	42,800	47,520	51,360	55,160	58,960	62,760
Larimer		30%	624	668	802	927	1,034	24,960	28,530	32,100	35,640	38,520	41,370	44,220	47,070
Larimer		20%	416	445	535	618	689	16,640	19,020	21,400	23,760	25,680	27,580	29,480	31,380
Las Animas		120%	1,980	2,121	2,544	2,940	3,279	79,200	90,480	101,760	113,040	122,160	131,160	140,280	149,280
Las Animas		110%	1,815	1,944	2,332	2,695	3,005	72,600	82,940	93,280	103,620	111,980	120,230	128,590	136,840
Las Animas		100%	1,650	1,767	2,120	2,450	2,732	66,000	75,400	84,800	94,200	101,800	109,300	116,900	124,400
Las Animas		90%	1,485	1,590	1,908	2,205	2,459	59,400	67,860	76,320	84,780	91,620	98,370	105,210	111,960
Las Animas		80%	1,320	1,414	1,696	1,960	2,186	52,800	60,320	67,840	75,360	81,440	87,440	93,520	99,520
Las Animas		70%	1,155	1,237	1,484	1,715	1,912	46,200	52,780	59,360	65,940	71,260	76,510	81,830	87,080
Las Animas		60%	990	1,060	1,272	1,470	1,639	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
Las Animas		55%	907	972	1,166	1,347	1,502	36,300	41,470	46,640	51,810	55,990	60,115	64,295	68,420
Las Animas		50%	825	883	1,060	1,225	1,366	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200
Las Animas		45%	742	795	954	1,102	1,229	29,700	33,930	38,160	42,390	45,810	49,185	52,605	55,980
Las Animas		40%	660	707	848	980	1,093	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
Las Animas		30%	495	530	636	735	819	19,800	22,620	25,440	28,260	30,540	32,790	35,070	37,320
Las Animas		20%	330	353	424	490	546	13,200	15,080	16,960	18,840	20,360	21,860	23,380	24,880



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County	HERA	AMI	2024 Maximum Rents					2024 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Lincoln	Y	60%	1,120	1,200	1,441	1,665	1,857	44,820	51,240	57,660	64,020	69,180	74,280	79,440	84,540
Lincoln	Y	55%	1,027	1,100	1,321	1,526	1,702	41,085	46,970	52,855	58,685	63,415	68,090	72,820	77,495
Lincoln	Y	50%	933	1,000	1,201	1,387	1,547	37,350	42,700	48,050	53,350	57,650	61,900	66,200	70,450
Lincoln	Y	45%	840	900	1,081	1,248	1,392	33,615	38,430	43,245	48,015	51,885	55,710	59,580	63,405
Lincoln	Y	40%	747	800	961	1,110	1,238	29,880	34,160	38,440	42,680	46,120	49,520	52,960	56,360
Lincoln	Y	30%	560	600	720	832	928	22,410	25,620	28,830	32,010	34,590	37,140	39,720	42,270
Lincoln		120%	1,995	2,137	2,565	2,964	3,306	79,800	91,200	102,600	114,000	123,120	132,240	141,360	150,480
Lincoln		110%	1,828	1,959	2,351	2,717	3,030	73,150	83,600	94,050	104,500	112,860	121,220	129,580	137,940
Lincoln		100%	1,662	1,781	2,137	2,470	2,755	66,500	76,000	85,500	95,000	102,600	110,200	117,800	125,400
Lincoln		90%	1,496	1,603	1,923	2,223	2,479	59,850	68,400	76,950	85,500	92,340	99,180	106,020	112,860
Lincoln		80%	1,330	1,425	1,710	1,976	2,204	53,200	60,800	68,400	76,000	82,080	88,160	94,240	100,320
Lincoln		70%	1,163	1,246	1,496	1,729	1,928	46,550	53,200	59,850	66,500	71,820	77,140	82,460	87,780
Lincoln		60%	997	1,068	1,282	1,482	1,653	39,900	45,600	51,300	57,000	61,560	66,120	70,680	75,240
Lincoln		55%	914	979	1,175	1,358	1,515	36,575	41,800	47,025	52,250	56,430	60,610	64,790	68,970
Lincoln		50%	831	890	1,068	1,235	1,377	33,250	38,000	42,750	47,500	51,300	55,100	58,900	62,700
Lincoln		45%	748	801	961	1,111	1,239	29,925	34,200	38,475	42,750	46,170	49,590	53,010	56,430
Lincoln		40%	665	712	855	988	1,102	26,600	30,400	34,200	38,000	41,040	44,080	47,120	50,160
Lincoln		30%	498	534	641	741	826	19,950	22,800	25,650	28,500	30,780	33,060	35,340	37,620
Lincoln		20%	332	356	427	494	551	13,300	15,200	17,100	19,000	20,520	22,040	23,560	25,080
Logan		120%	1,980	2,121	2,544	2,940	3,279	79,200	90,480	101,760	113,040	122,160	131,160	140,280	149,280
Logan		110%	1,815	1,944	2,332	2,695	3,005	72,600	82,940	93,280	103,620	111,980	120,230	128,590	136,840
Logan		100%	1,650	1,767	2,120	2,450	2,732	66,000	75,400	84,800	94,200	101,800	109,300	116,900	124,400
Logan		90%	1,485	1,590	1,908	2,205	2,459	59,400	67,860	76,320	84,780	91,620	98,370	105,210	111,960
Logan		80%	1,320	1,414	1,696	1,960	2,186	52,800	60,320	67,840	75,360	81,440	87,440	93,520	99,520
Logan		70%	1,155	1,237	1,484	1,715	1,912	46,200	52,780	59,360	65,940	71,260	76,510	81,830	87,080
Logan		60%	990	1,060	1,272	1,470	1,639	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
Logan		55%	907	972	1,166	1,347	1,502	36,300	41,470	46,640	51,810	55,990	60,115	64,295	68,420
Logan		50%	825	883	1,060	1,225	1,366	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200
Logan		45%	742	795	954	1,102	1,229	29,700	33,930	38,160	42,390	45,810	49,185	52,605	55,980
Logan		40%	660	707	848	980	1,093	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
Logan		30%	495	530	636	735	819	19,800	22,620	25,440	28,260	30,540	32,790	35,070	37,320
Logan		20%	330	353	424	490	546	13,200	15,080	16,960	18,840	20,360	21,860	23,380	24,880



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County	HERA	AMI	2024 Maximum Rents					2024 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Mesa		120%	1,980	2,121	2,544	2,940	3,279	79,200	90,480	101,760	113,040	122,160	131,160	140,280	149,280
Mesa		110%	1,815	1,944	2,332	2,695	3,005	72,600	82,940	93,280	103,620	111,980	120,230	128,590	136,840
Mesa		100%	1,650	1,767	2,120	2,450	2,732	66,000	75,400	84,800	94,200	101,800	109,300	116,900	124,400
Mesa		90%	1,485	1,590	1,908	2,205	2,459	59,400	67,860	76,320	84,780	91,620	98,370	105,210	111,960
Mesa		80%	1,320	1,414	1,696	1,960	2,186	52,800	60,320	67,840	75,360	81,440	87,440	93,520	99,520
Mesa		70%	1,155	1,237	1,484	1,715	1,912	46,200	52,780	59,360	65,940	71,260	76,510	81,830	87,080
Mesa		60%	990	1,060	1,272	1,470	1,639	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
Mesa		55%	907	972	1,166	1,347	1,502	36,300	41,470	46,640	51,810	55,990	60,115	64,295	68,420
Mesa		50%	825	883	1,060	1,225	1,366	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200
Mesa		45%	742	795	954	1,102	1,229	29,700	33,930	38,160	42,390	45,810	49,185	52,605	55,980
Mesa		40%	660	707	848	980	1,093	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
Mesa		30%	495	530	636	735	819	19,800	22,620	25,440	28,260	30,540	32,790	35,070	37,320
Mesa		20%	330	353	424	490	546	13,200	15,080	16,960	18,840	20,360	21,860	23,380	24,880
Mineral		120%	1,980	2,121	2,544	2,940	3,279	79,200	90,480	101,760	113,040	122,160	131,160	140,280	149,280
Mineral		110%	1,815	1,944	2,332	2,695	3,005	72,600	82,940	93,280	103,620	111,980	120,230	128,590	136,840
Mineral		100%	1,650	1,767	2,120	2,450	2,732	66,000	75,400	84,800	94,200	101,800	109,300	116,900	124,400
Mineral		90%	1,485	1,590	1,908	2,205	2,459	59,400	67,860	76,320	84,780	91,620	98,370	105,210	111,960
Mineral		80%	1,320	1,414	1,696	1,960	2,186	52,800	60,320	67,840	75,360	81,440	87,440	93,520	99,520
Mineral		70%	1,155	1,237	1,484	1,715	1,912	46,200	52,780	59,360	65,940	71,260	76,510	81,830	87,080
Mineral		60%	990	1,060	1,272	1,470	1,639	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
Mineral		55%	907	972	1,166	1,347	1,502	36,300	41,470	46,640	51,810	55,990	60,115	64,295	68,420
Mineral		50%	825	883	1,060	1,225	1,366	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200
Mineral		45%	742	795	954	1,102	1,229	29,700	33,930	38,160	42,390	45,810	49,185	52,605	55,980
Mineral		40%	660	707	848	980	1,093	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
Mineral		30%	495	530	636	735	819	19,800	22,620	25,440	28,260	30,540	32,790	35,070	37,320
Mineral		20%	330	353	424	490	546	13,200	15,080	16,960	18,840	20,360	21,860	23,380	24,880



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County	HERA	AMI	2024 Maximum Rents					2024 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Moffat		120%	1,980	2,121	2,544	2,940	3,279	79,200	90,480	101,760	113,040	122,160	131,160	140,280	149,280
Moffat		110%	1,815	1,944	2,332	2,695	3,005	72,600	82,940	93,280	103,620	111,980	120,230	128,590	136,840
Moffat		100%	1,650	1,767	2,120	2,450	2,732	66,000	75,400	84,800	94,200	101,800	109,300	116,900	124,400
Moffat		90%	1,485	1,590	1,908	2,205	2,459	59,400	67,860	76,320	84,780	91,620	98,370	105,210	111,960
Moffat		80%	1,320	1,414	1,696	1,960	2,186	52,800	60,320	67,840	75,360	81,440	87,440	93,520	99,520
Moffat		70%	1,155	1,237	1,484	1,715	1,912	46,200	52,780	59,360	65,940	71,260	76,510	81,830	87,080
Moffat		60%	990	1,060	1,272	1,470	1,639	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
Moffat		55%	907	972	1,166	1,347	1,502	36,300	41,470	46,640	51,810	55,990	60,115	64,295	68,420
Moffat		50%	825	883	1,060	1,225	1,366	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200
Moffat		45%	742	795	954	1,102	1,229	29,700	33,930	38,160	42,390	45,810	49,185	52,605	55,980
Moffat		40%	660	707	848	980	1,093	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
Moffat		30%	495	530	636	735	819	19,800	22,620	25,440	28,260	30,540	32,790	35,070	37,320
Moffat		20%	330	353	424	490	546	13,200	15,080	16,960	18,840	20,360	21,860	23,380	24,880
Montezuma		120%	1,980	2,121	2,544	2,940	3,279	79,200	90,480	101,760	113,040	122,160	131,160	140,280	149,280
Montezuma		110%	1,815	1,944	2,332	2,695	3,005	72,600	82,940	93,280	103,620	111,980	120,230	128,590	136,840
Montezuma		100%	1,650	1,767	2,120	2,450	2,732	66,000	75,400	84,800	94,200	101,800	109,300	116,900	124,400
Montezuma		90%	1,485	1,590	1,908	2,205	2,459	59,400	67,860	76,320	84,780	91,620	98,370	105,210	111,960
Montezuma		80%	1,320	1,414	1,696	1,960	2,186	52,800	60,320	67,840	75,360	81,440	87,440	93,520	99,520
Montezuma		70%	1,155	1,237	1,484	1,715	1,912	46,200	52,780	59,360	65,940	71,260	76,510	81,830	87,080
Montezuma		60%	990	1,060	1,272	1,470	1,639	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
Montezuma		55%	907	972	1,166	1,347	1,502	36,300	41,470	46,640	51,810	55,990	60,115	64,295	68,420
Montezuma		50%	825	883	1,060	1,225	1,366	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200
Montezuma		45%	742	795	954	1,102	1,229	29,700	33,930	38,160	42,390	45,810	49,185	52,605	55,980
Montezuma		40%	660	707	848	980	1,093	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
Montezuma		30%	495	530	636	735	819	19,800	22,620	25,440	28,260	30,540	32,790	35,070	37,320
Montezuma		20%	330	353	424	490	546	13,200	15,080	16,960	18,840	20,360	21,860	23,380	24,880



2024 Income Limit and Maximum Rent Tables
for All Colorado Counties
20% to 120% of Area Median Income (AMI)

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County	HERA	AMI	2024 Maximum Rents					2024 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Montrose		120%	1,980	2,121	2,544	2,940	3,279	79,200	90,480	101,760	113,040	122,160	131,160	140,280	149,280
Montrose		110%	1,815	1,944	2,332	2,695	3,005	72,600	82,940	93,280	103,620	111,980	120,230	128,590	136,840
Montrose		100%	1,650	1,767	2,120	2,450	2,732	66,000	75,400	84,800	94,200	101,800	109,300	116,900	124,400
Montrose		90%	1,485	1,590	1,908	2,205	2,459	59,400	67,860	76,320	84,780	91,620	98,370	105,210	111,960
Montrose		80%	1,320	1,414	1,696	1,960	2,186	52,800	60,320	67,840	75,360	81,440	87,440	93,520	99,520
Montrose		70%	1,155	1,237	1,484	1,715	1,912	46,200	52,780	59,360	65,940	71,260	76,510	81,830	87,080
Montrose		60%	990	1,060	1,272	1,470	1,639	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
Montrose		55%	907	972	1,166	1,347	1,502	36,300	41,470	46,640	51,810	55,990	60,115	64,295	68,420
Montrose		50%	825	883	1,060	1,225	1,366	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200
Montrose		45%	742	795	954	1,102	1,229	29,700	33,930	38,160	42,390	45,810	49,185	52,605	55,980
Montrose		40%	660	707	848	980	1,093	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
Montrose		30%	495	530	636	735	819	19,800	22,620	25,440	28,260	30,540	32,790	35,070	37,320
Montrose		20%	330	353	424	490	546	13,200	15,080	16,960	18,840	20,360	21,860	23,380	24,880
<i>Morgan</i>	<i>Y</i>	<i>60%</i>	<i>1,029</i>	<i>1,102</i>	<i>1,323</i>	<i>1,527</i>	<i>1,704</i>	<i>41,160</i>	<i>47,040</i>	<i>52,920</i>	<i>58,740</i>	<i>63,480</i>	<i>68,160</i>	<i>72,840</i>	<i>77,580</i>
<i>Morgan</i>	<i>Y</i>	<i>55%</i>	<i>943</i>	<i>1,010</i>	<i>1,212</i>	<i>1,400</i>	<i>1,562</i>	<i>37,730</i>	<i>43,120</i>	<i>48,510</i>	<i>53,845</i>	<i>58,190</i>	<i>62,480</i>	<i>66,770</i>	<i>71,115</i>
<i>Morgan</i>	<i>Y</i>	<i>50%</i>	<i>857</i>	<i>918</i>	<i>1,102</i>	<i>1,273</i>	<i>1,420</i>	<i>34,300</i>	<i>39,200</i>	<i>44,100</i>	<i>48,950</i>	<i>52,900</i>	<i>56,800</i>	<i>60,700</i>	<i>64,650</i>
<i>Morgan</i>	<i>Y</i>	<i>45%</i>	<i>771</i>	<i>826</i>	<i>992</i>	<i>1,145</i>	<i>1,278</i>	<i>30,870</i>	<i>35,280</i>	<i>39,690</i>	<i>44,055</i>	<i>47,610</i>	<i>51,120</i>	<i>54,630</i>	<i>58,185</i>
<i>Morgan</i>	<i>Y</i>	<i>40%</i>	<i>686</i>	<i>735</i>	<i>882</i>	<i>1,018</i>	<i>1,136</i>	<i>27,440</i>	<i>31,360</i>	<i>35,280</i>	<i>39,160</i>	<i>42,320</i>	<i>45,440</i>	<i>48,560</i>	<i>51,720</i>
<i>Morgan</i>	<i>Y</i>	<i>30%</i>	<i>514</i>	<i>551</i>	<i>661</i>	<i>763</i>	<i>852</i>	<i>20,580</i>	<i>23,520</i>	<i>26,460</i>	<i>29,370</i>	<i>31,740</i>	<i>34,080</i>	<i>36,420</i>	<i>38,790</i>
Morgan		120%	1,980	2,121	2,544	2,940	3,279	79,200	90,480	101,760	113,040	122,160	131,160	140,280	149,280
Morgan		110%	1,815	1,944	2,332	2,695	3,005	72,600	82,940	93,280	103,620	111,980	120,230	128,590	136,840
Morgan		100%	1,650	1,767	2,120	2,450	2,732	66,000	75,400	84,800	94,200	101,800	109,300	116,900	124,400
Morgan		90%	1,485	1,590	1,908	2,205	2,459	59,400	67,860	76,320	84,780	91,620	98,370	105,210	111,960
Morgan		80%	1,320	1,414	1,696	1,960	2,186	52,800	60,320	67,840	75,360	81,440	87,440	93,520	99,520
Morgan		70%	1,155	1,237	1,484	1,715	1,912	46,200	52,780	59,360	65,940	71,260	76,510	81,830	87,080
Morgan		60%	990	1,060	1,272	1,470	1,639	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
Morgan		55%	907	972	1,166	1,347	1,502	36,300	41,470	46,640	51,810	55,990	60,115	64,295	68,420
Morgan		50%	825	883	1,060	1,225	1,366	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200
Morgan		45%	742	795	954	1,102	1,229	29,700	33,930	38,160	42,390	45,810	49,185	52,605	55,980
Morgan		40%	660	707	848	980	1,093	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
Morgan		30%	495	530	636	735	819	19,800	22,620	25,440	28,260	30,540	32,790	35,070	37,320
Morgan		20%	330	353	424	490	546	13,200	15,080	16,960	18,840	20,360	21,860	23,380	24,880



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			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Otero		120%	1,980	2,121	2,544	2,940	3,279	79,200	90,480	101,760	113,040	122,160	131,160	140,280	149,280
Otero		110%	1,815	1,944	2,332	2,695	3,005	72,600	82,940	93,280	103,620	111,980	120,230	128,590	136,840
Otero		100%	1,650	1,767	2,120	2,450	2,732	66,000	75,400	84,800	94,200	101,800	109,300	116,900	124,400
Otero		90%	1,485	1,590	1,908	2,205	2,459	59,400	67,860	76,320	84,780	91,620	98,370	105,210	111,960
Otero		80%	1,320	1,414	1,696	1,960	2,186	52,800	60,320	67,840	75,360	81,440	87,440	93,520	99,520
Otero		70%	1,155	1,237	1,484	1,715	1,912	46,200	52,780	59,360	65,940	71,260	76,510	81,830	87,080
Otero		60%	990	1,060	1,272	1,470	1,639	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
Otero		55%	907	972	1,166	1,347	1,502	36,300	41,470	46,640	51,810	55,990	60,115	64,295	68,420
Otero		50%	825	883	1,060	1,225	1,366	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200
Otero		45%	742	795	954	1,102	1,229	29,700	33,930	38,160	42,390	45,810	49,185	52,605	55,980
Otero		40%	660	707	848	980	1,093	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
Otero		30%	495	530	636	735	819	19,800	22,620	25,440	28,260	30,540	32,790	35,070	37,320
Otero		20%	330	353	424	490	546	13,200	15,080	16,960	18,840	20,360	21,860	23,380	24,880
Ouray		160%	2,868	3,072	3,684	4,260	4,752	114,720	131,040	147,360	163,840	176,960	190,080	203,200	216,160
Ouray		150%	2,688	2,880	3,453	3,993	4,455	107,550	122,850	138,150	153,600	165,900	178,200	190,500	202,650
Ouray		140%	2,509	2,688	3,223	3,727	4,158	100,380	114,660	128,940	143,360	154,840	166,320	177,800	189,140
Ouray		130%	2,330	2,496	2,993	3,461	3,861	93,210	106,470	119,730	133,120	143,780	154,440	165,100	175,630
Ouray		120%	2,151	2,304	2,763	3,195	3,564	86,040	98,280	110,520	122,880	132,720	142,560	152,400	162,120
Ouray		110%	1,971	2,112	2,532	2,928	3,267	78,870	90,090	101,310	112,640	121,660	130,680	139,700	148,610
Ouray		100%	1,792	1,920	2,302	2,662	2,970	71,700	81,900	92,100	102,400	110,600	118,800	127,000	135,100
Ouray		90%	1,613	1,728	2,072	2,396	2,673	64,530	73,710	82,890	92,160	99,540	106,920	114,300	121,590
Ouray		80%	1,434	1,536	1,842	2,130	2,376	57,360	65,520	73,680	81,920	88,480	95,040	101,600	108,080
Ouray		70%	1,254	1,344	1,611	1,863	2,079	50,190	57,330	64,470	71,680	77,420	83,160	88,900	94,570
Ouray		60%	1,075	1,152	1,381	1,597	1,782	43,020	49,140	55,260	61,440	66,360	71,280	76,200	81,060
Ouray		55%	985	1,056	1,266	1,464	1,633	39,435	45,045	50,655	56,320	60,830	65,340	69,850	74,305
Ouray		50%	896	960	1,151	1,331	1,485	35,850	40,950	46,050	51,200	55,300	59,400	63,500	67,550
Ouray		45%	806	864	1,036	1,198	1,336	32,265	36,855	41,445	46,080	49,770	53,460	57,150	60,795
Ouray		40%	717	768	921	1,065	1,188	28,680	32,760	36,840	40,960	44,240	47,520	50,800	54,040
Ouray		30%	537	576	690	798	891	21,510	24,570	27,630	30,720	33,180	35,640	38,100	40,530
Ouray		20%	358	384	460	532	594	14,340	16,380	18,420	20,480	22,120	23,760	25,400	27,020



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			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Park		120%	2,739	2,935	3,522	4,069	4,539	109,560	125,280	140,880	156,480	169,080	181,560	194,040	206,640
Park		110%	2,510	2,690	3,228	3,730	4,160	100,430	114,840	129,140	143,440	154,990	166,430	177,870	189,420
Park		100%	2,282	2,446	2,935	3,391	3,782	91,300	104,400	117,400	130,400	140,900	151,300	161,700	172,200
Park		90%	2,054	2,201	2,641	3,052	3,404	82,170	93,960	105,660	117,360	126,810	136,170	145,530	154,980
Park		80%	1,826	1,957	2,348	2,713	3,026	73,040	83,520	93,920	104,320	112,720	121,040	129,360	137,760
Park		70%	1,597	1,712	2,054	2,373	2,647	63,910	73,080	82,180	91,280	98,630	105,910	113,190	120,540
Park		60%	1,369	1,467	1,761	2,034	2,269	54,780	62,640	70,440	78,240	84,540	90,780	97,020	103,320
Park		55%	1,255	1,345	1,614	1,865	2,080	50,215	57,420	64,570	71,720	77,495	83,215	88,935	94,710
Park		50%	1,141	1,223	1,467	1,695	1,891	45,650	52,200	58,700	65,200	70,450	75,650	80,850	86,100
Park		45%	1,027	1,100	1,320	1,526	1,702	41,085	46,980	52,830	58,680	63,405	68,085	72,765	77,490
Park		40%	913	978	1,174	1,356	1,513	36,520	41,760	46,960	52,160	56,360	60,520	64,680	68,880
Park		30%	684	733	880	1,017	1,134	27,390	31,320	35,220	39,120	42,270	45,390	48,510	51,660
Park		20%	456	489	587	678	756	18,260	20,880	23,480	26,080	28,180	30,260	32,340	34,440
Phillips		120%	1,980	2,121	2,544	2,940	3,279	79,200	90,480	101,760	113,040	122,160	131,160	140,280	149,280
Phillips		110%	1,815	1,944	2,332	2,695	3,005	72,600	82,940	93,280	103,620	111,980	120,230	128,590	136,840
Phillips		100%	1,650	1,767	2,120	2,450	2,732	66,000	75,400	84,800	94,200	101,800	109,300	116,900	124,400
Phillips		90%	1,485	1,590	1,908	2,205	2,459	59,400	67,860	76,320	84,780	91,620	98,370	105,210	111,960
Phillips		80%	1,320	1,414	1,696	1,960	2,186	52,800	60,320	67,840	75,360	81,440	87,440	93,520	99,520
Phillips		70%	1,155	1,237	1,484	1,715	1,912	46,200	52,780	59,360	65,940	71,260	76,510	81,830	87,080
Phillips		60%	990	1,060	1,272	1,470	1,639	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
Phillips		55%	907	972	1,166	1,347	1,502	36,300	41,470	46,640	51,810	55,990	60,115	64,295	68,420
Phillips		50%	825	883	1,060	1,225	1,366	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200
Phillips		45%	742	795	954	1,102	1,229	29,700	33,930	38,160	42,390	45,810	49,185	52,605	55,980
Phillips		40%	660	707	848	980	1,093	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
Phillips		30%	495	530	636	735	819	19,800	22,620	25,440	28,260	30,540	32,790	35,070	37,320
Phillips		20%	330	353	424	490	546	13,200	15,080	16,960	18,840	20,360	21,860	23,380	24,880



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County	HERA	AMI	2024 Maximum Rents					2024 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Pitkin	Y	60%	1,519	1,627	1,953	2,256	2,517	60,780	69,420	78,120	86,760	93,720	100,680	107,640	114,540
Pitkin	Y	55%	1,392	1,491	1,790	2,068	2,307	55,715	63,635	71,610	79,530	85,910	92,290	98,670	104,995
Pitkin	Y	50%	1,266	1,356	1,627	1,880	2,097	50,650	57,850	65,100	72,300	78,100	83,900	89,700	95,450
Pitkin	Y	45%	1,139	1,220	1,464	1,692	1,887	45,585	52,065	58,590	65,070	70,290	75,510	80,730	85,905
Pitkin	Y	40%	1,013	1,085	1,302	1,504	1,678	40,520	46,280	52,080	57,840	62,480	67,120	71,760	76,360
Pitkin	Y	30%	759	813	976	1,128	1,258	30,390	34,710	39,060	43,380	46,860	50,340	53,820	57,270
Pitkin		160%	3,520	3,772	4,524	5,230	5,832	140,800	160,960	180,960	201,120	217,280	233,280	249,440	265,440
Pitkin		150%	3,300	3,536	4,241	4,903	5,467	132,000	150,900	169,650	188,550	203,700	218,700	233,850	248,850
Pitkin		140%	3,080	3,300	3,958	4,576	5,103	123,200	140,840	158,340	175,980	190,120	204,120	218,260	232,260
Pitkin		130%	2,860	3,064	3,675	4,249	4,738	114,400	130,780	147,030	163,410	176,540	189,540	202,670	215,670
Pitkin		120%	2,640	2,829	3,393	3,922	4,374	105,600	120,720	135,720	150,840	162,960	174,960	187,080	199,080
Pitkin		110%	2,420	2,593	3,110	3,595	4,009	96,800	110,660	124,410	138,270	149,380	160,380	171,490	182,490
Pitkin		100%	2,200	2,357	2,827	3,268	3,645	88,000	100,600	113,100	125,700	135,800	145,800	155,900	165,900
Pitkin		90%	1,980	2,121	2,544	2,941	3,280	79,200	90,540	101,790	113,130	122,220	131,220	140,310	149,310
Pitkin		80%	1,760	1,886	2,262	2,615	2,916	70,400	80,480	90,480	100,560	108,640	116,640	124,720	132,720
Pitkin		70%	1,540	1,650	1,979	2,288	2,551	61,600	70,420	79,170	87,990	95,060	102,060	109,130	116,130
Pitkin		60%	1,320	1,414	1,696	1,961	2,187	52,800	60,360	67,860	75,420	81,480	87,480	93,540	99,540
Pitkin		55%	1,210	1,296	1,555	1,797	2,004	48,400	55,330	62,205	69,135	74,690	80,190	85,745	91,245
Pitkin		50%	1,100	1,178	1,413	1,634	1,822	44,000	50,300	56,550	62,850	67,900	72,900	77,950	82,950
Pitkin		45%	990	1,060	1,272	1,470	1,640	39,600	45,270	50,895	56,565	61,110	65,610	70,155	74,655
Pitkin		40%	880	943	1,131	1,307	1,458	35,200	40,240	45,240	50,280	54,320	58,320	62,360	66,360
Pitkin		30%	660	707	848	980	1,093	26,400	30,180	33,930	37,710	40,740	43,740	46,770	49,770
Pitkin		20%	440	471	565	653	729	17,600	20,120	22,620	25,140	27,160	29,160	31,180	33,180



2024 Income Limit and Maximum Rent Tables
for All Colorado Counties
20% to 120% of Area Median Income (AMI)

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County	HERA	AMI	2024 Maximum Rents					2024 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Prowers		120%	1,980	2,121	2,544	2,940	3,279	79,200	90,480	101,760	113,040	122,160	131,160	140,280	149,280
Prowers		110%	1,815	1,944	2,332	2,695	3,005	72,600	82,940	93,280	103,620	111,980	120,230	128,590	136,840
Prowers		100%	1,650	1,767	2,120	2,450	2,732	66,000	75,400	84,800	94,200	101,800	109,300	116,900	124,400
Prowers		90%	1,485	1,590	1,908	2,205	2,459	59,400	67,860	76,320	84,780	91,620	98,370	105,210	111,960
Prowers		80%	1,320	1,414	1,696	1,960	2,186	52,800	60,320	67,840	75,360	81,440	87,440	93,520	99,520
Prowers		70%	1,155	1,237	1,484	1,715	1,912	46,200	52,780	59,360	65,940	71,260	76,510	81,830	87,080
Prowers		60%	990	1,060	1,272	1,470	1,639	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
Prowers		55%	907	972	1,166	1,347	1,502	36,300	41,470	46,640	51,810	55,990	60,115	64,295	68,420
Prowers		50%	825	883	1,060	1,225	1,366	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200
Prowers		45%	742	795	954	1,102	1,229	29,700	33,930	38,160	42,390	45,810	49,185	52,605	55,980
Prowers		40%	660	707	848	980	1,093	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
Prowers		30%	495	530	636	735	819	19,800	22,620	25,440	28,260	30,540	32,790	35,070	37,320
Prowers		20%	330	353	424	490	546	13,200	15,080	16,960	18,840	20,360	21,860	23,380	24,880
Pueblo		120%	1,980	2,121	2,544	2,940	3,279	79,200	90,480	101,760	113,040	122,160	131,160	140,280	149,280
Pueblo		110%	1,815	1,944	2,332	2,695	3,005	72,600	82,940	93,280	103,620	111,980	120,230	128,590	136,840
Pueblo		100%	1,650	1,767	2,120	2,450	2,732	66,000	75,400	84,800	94,200	101,800	109,300	116,900	124,400
Pueblo		90%	1,485	1,590	1,908	2,205	2,459	59,400	67,860	76,320	84,780	91,620	98,370	105,210	111,960
Pueblo		80%	1,320	1,414	1,696	1,960	2,186	52,800	60,320	67,840	75,360	81,440	87,440	93,520	99,520
Pueblo		70%	1,155	1,237	1,484	1,715	1,912	46,200	52,780	59,360	65,940	71,260	76,510	81,830	87,080
Pueblo		60%	990	1,060	1,272	1,470	1,639	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
Pueblo		55%	907	972	1,166	1,347	1,502	36,300	41,470	46,640	51,810	55,990	60,115	64,295	68,420
Pueblo		50%	825	883	1,060	1,225	1,366	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200
Pueblo		45%	742	795	954	1,102	1,229	29,700	33,930	38,160	42,390	45,810	49,185	52,605	55,980
Pueblo		40%	660	707	848	980	1,093	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
Pueblo		30%	495	530	636	735	819	19,800	22,620	25,440	28,260	30,540	32,790	35,070	37,320
Pueblo		20%	330	353	424	490	546	13,200	15,080	16,960	18,840	20,360	21,860	23,380	24,880



2024 Income Limit and Maximum Rent Tables
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County	HERA	AMI	2024 Maximum Rents					2024 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Rio Blanco		120%	1,980	2,121	2,544	2,940	3,279	79,200	90,480	101,760	113,040	122,160	131,160	140,280	149,280
Rio Blanco		110%	1,815	1,944	2,332	2,695	3,005	72,600	82,940	93,280	103,620	111,980	120,230	128,590	136,840
Rio Blanco		100%	1,650	1,767	2,120	2,450	2,732	66,000	75,400	84,800	94,200	101,800	109,300	116,900	124,400
Rio Blanco		90%	1,485	1,590	1,908	2,205	2,459	59,400	67,860	76,320	84,780	91,620	98,370	105,210	111,960
Rio Blanco		80%	1,320	1,414	1,696	1,960	2,186	52,800	60,320	67,840	75,360	81,440	87,440	93,520	99,520
Rio Blanco		70%	1,155	1,237	1,484	1,715	1,912	46,200	52,780	59,360	65,940	71,260	76,510	81,830	87,080
Rio Blanco		60%	990	1,060	1,272	1,470	1,639	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
Rio Blanco		55%	907	972	1,166	1,347	1,502	36,300	41,470	46,640	51,810	55,990	60,115	64,295	68,420
Rio Blanco		50%	825	883	1,060	1,225	1,366	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200
Rio Blanco		45%	742	795	954	1,102	1,229	29,700	33,930	38,160	42,390	45,810	49,185	52,605	55,980
Rio Blanco		40%	660	707	848	980	1,093	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
Rio Blanco		30%	495	530	636	735	819	19,800	22,620	25,440	28,260	30,540	32,790	35,070	37,320
Rio Blanco		20%	330	353	424	490	546	13,200	15,080	16,960	18,840	20,360	21,860	23,380	24,880
<i>Rio Grande</i>	<i>Y</i>	<i>60%</i>	<i>1,110</i>	<i>1,188</i>	<i>1,426</i>	<i>1,647</i>	<i>1,837</i>	<i>44,400</i>	<i>50,700</i>	<i>57,060</i>	<i>63,360</i>	<i>68,460</i>	<i>73,500</i>	<i>78,600</i>	<i>83,640</i>
<i>Rio Grande</i>	<i>Y</i>	<i>55%</i>	<i>1,017</i>	<i>1,089</i>	<i>1,307</i>	<i>1,510</i>	<i>1,684</i>	<i>40,700</i>	<i>46,475</i>	<i>52,305</i>	<i>58,080</i>	<i>62,755</i>	<i>67,375</i>	<i>72,050</i>	<i>76,670</i>
<i>Rio Grande</i>	<i>Y</i>	<i>50%</i>	<i>925</i>	<i>990</i>	<i>1,188</i>	<i>1,373</i>	<i>1,531</i>	<i>37,000</i>	<i>42,250</i>	<i>47,550</i>	<i>52,800</i>	<i>57,050</i>	<i>61,250</i>	<i>65,500</i>	<i>69,700</i>
<i>Rio Grande</i>	<i>Y</i>	<i>45%</i>	<i>832</i>	<i>891</i>	<i>1,069</i>	<i>1,235</i>	<i>1,378</i>	<i>33,300</i>	<i>38,025</i>	<i>42,795</i>	<i>47,520</i>	<i>51,345</i>	<i>55,125</i>	<i>58,950</i>	<i>62,730</i>
<i>Rio Grande</i>	<i>Y</i>	<i>40%</i>	<i>740</i>	<i>792</i>	<i>951</i>	<i>1,098</i>	<i>1,225</i>	<i>29,600</i>	<i>33,800</i>	<i>38,040</i>	<i>42,240</i>	<i>45,640</i>	<i>49,000</i>	<i>52,400</i>	<i>55,760</i>
<i>Rio Grande</i>	<i>Y</i>	<i>30%</i>	<i>555</i>	<i>594</i>	<i>713</i>	<i>823</i>	<i>918</i>	<i>22,200</i>	<i>25,350</i>	<i>28,530</i>	<i>31,680</i>	<i>34,230</i>	<i>36,750</i>	<i>39,300</i>	<i>41,820</i>
Rio Grande		120%	1,980	2,121	2,544	2,940	3,279	79,200	90,480	101,760	113,040	122,160	131,160	140,280	149,280
Rio Grande		110%	1,815	1,944	2,332	2,695	3,005	72,600	82,940	93,280	103,620	111,980	120,230	128,590	136,840
Rio Grande		100%	1,650	1,767	2,120	2,450	2,732	66,000	75,400	84,800	94,200	101,800	109,300	116,900	124,400
Rio Grande		90%	1,485	1,590	1,908	2,205	2,459	59,400	67,860	76,320	84,780	91,620	98,370	105,210	111,960
Rio Grande		80%	1,320	1,414	1,696	1,960	2,186	52,800	60,320	67,840	75,360	81,440	87,440	93,520	99,520
Rio Grande		70%	1,155	1,237	1,484	1,715	1,912	46,200	52,780	59,360	65,940	71,260	76,510	81,830	87,080
Rio Grande		60%	990	1,060	1,272	1,470	1,639	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
Rio Grande		55%	907	972	1,166	1,347	1,502	36,300	41,470	46,640	51,810	55,990	60,115	64,295	68,420
Rio Grande		50%	825	883	1,060	1,225	1,366	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200
Rio Grande		45%	742	795	954	1,102	1,229	29,700	33,930	38,160	42,390	45,810	49,185	52,605	55,980
Rio Grande		40%	660	707	848	980	1,093	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
Rio Grande		30%	495	530	636	735	819	19,800	22,620	25,440	28,260	30,540	32,790	35,070	37,320
Rio Grande		20%	330	353	424	490	546	13,200	15,080	16,960	18,840	20,360	21,860	23,380	24,880



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			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Routt		160%	3,336	3,574	4,288	4,956	5,528	133,440	152,480	171,520	190,560	205,920	221,120	236,320	251,680
Routt		150%	3,127	3,350	4,020	4,646	5,182	125,100	142,950	160,800	178,650	193,050	207,300	221,550	235,950
Routt		140%	2,919	3,127	3,752	4,336	4,837	116,760	133,420	150,080	166,740	180,180	193,480	206,780	220,220
Routt		130%	2,710	2,903	3,484	4,026	4,491	108,420	123,890	139,360	154,830	167,310	179,660	192,010	204,490
Routt		120%	2,502	2,680	3,216	3,717	4,146	100,080	114,360	128,640	142,920	154,440	165,840	177,240	188,760
Routt		110%	2,293	2,457	2,948	3,407	3,800	91,740	104,830	117,920	131,010	141,570	152,020	162,470	173,030
Routt		100%	2,085	2,233	2,680	3,097	3,455	83,400	95,300	107,200	119,100	128,700	138,200	147,700	157,300
Routt		90%	1,876	2,010	2,412	2,787	3,109	75,060	85,770	96,480	107,190	115,830	124,380	132,930	141,570
Routt		80%	1,668	1,787	2,144	2,478	2,764	66,720	76,240	85,760	95,280	102,960	110,560	118,160	125,840
Routt		70%	1,459	1,563	1,876	2,168	2,418	58,380	66,710	75,040	83,370	90,090	96,740	103,390	110,110
Routt		60%	1,251	1,340	1,608	1,858	2,073	50,040	57,180	64,320	71,460	77,220	82,920	88,620	94,380
Routt		55%	1,146	1,228	1,474	1,703	1,900	45,870	52,415	58,960	65,505	70,785	76,010	81,235	86,515
Routt		50%	1,042	1,116	1,340	1,548	1,727	41,700	47,650	53,600	59,550	64,350	69,100	73,850	78,650
Routt		45%	938	1,005	1,206	1,393	1,554	37,530	42,885	48,240	53,595	57,915	62,190	66,465	70,785
Routt		40%	834	893	1,072	1,239	1,382	33,360	38,120	42,880	47,640	51,480	55,280	59,080	62,920
Routt		30%	625	670	804	929	1,036	25,020	28,590	32,160	35,730	38,610	41,460	44,310	47,190
Routt		20%	417	446	536	619	691	16,680	19,060	21,440	23,820	25,740	27,640	29,540	31,460



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County	HERA	AMI	2024 Maximum Rents					2024 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Saguache	Y	60%	1,023	1,096	1,315	1,519	1,695	40,920	46,800	52,620	58,440	63,120	67,800	72,480	77,160
Saguache	Y	55%	937	1,005	1,205	1,392	1,553	37,510	42,900	48,235	53,570	57,860	62,150	66,440	70,730
Saguache	Y	50%	852	913	1,096	1,266	1,412	34,100	39,000	43,850	48,700	52,600	56,500	60,400	64,300
Saguache	Y	45%	767	822	986	1,139	1,271	30,690	35,100	39,465	43,830	47,340	50,850	54,360	57,870
Saguache	Y	40%	682	731	877	1,013	1,130	27,280	31,200	35,080	38,960	42,080	45,200	48,320	51,440
Saguache	Y	30%	511	548	657	759	847	20,460	23,400	26,310	29,220	31,560	33,900	36,240	38,580
Saguache		120%	1,980	2,121	2,544	2,940	3,279	79,200	90,480	101,760	113,040	122,160	131,160	140,280	149,280
Saguache		110%	1,815	1,944	2,332	2,695	3,005	72,600	82,940	93,280	103,620	111,980	120,230	128,590	136,840
Saguache		100%	1,650	1,767	2,120	2,450	2,732	66,000	75,400	84,800	94,200	101,800	109,300	116,900	124,400
Saguache		90%	1,485	1,590	1,908	2,205	2,459	59,400	67,860	76,320	84,780	91,620	98,370	105,210	111,960
Saguache		80%	1,320	1,414	1,696	1,960	2,186	52,800	60,320	67,840	75,360	81,440	87,440	93,520	99,520
Saguache		70%	1,155	1,237	1,484	1,715	1,912	46,200	52,780	59,360	65,940	71,260	76,510	81,830	87,080
Saguache		60%	990	1,060	1,272	1,470	1,639	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
Saguache		55%	907	972	1,166	1,347	1,502	36,300	41,470	46,640	51,810	55,990	60,115	64,295	68,420
Saguache		50%	825	883	1,060	1,225	1,366	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200
Saguache		45%	742	795	954	1,102	1,229	29,700	33,930	38,160	42,390	45,810	49,185	52,605	55,980
Saguache		40%	660	707	848	980	1,093	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
Saguache		30%	495	530	636	735	819	19,800	22,620	25,440	28,260	30,540	32,790	35,070	37,320
Saguache		20%	330	353	424	490	546	13,200	15,080	16,960	18,840	20,360	21,860	23,380	24,880



2024 Income Limit and Maximum Rent Tables
for All Colorado Counties
20% to 120% of Area Median Income (AMI)

HUD Effective Date: April 1, 2024

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County	HERA	AMI	2024 Maximum Rents					2024 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
San Juan		160%	2,640	2,828	3,392	3,920	4,372	105,600	120,640	135,680	150,720	162,880	174,880	187,040	199,040
San Juan		150%	2,475	2,651	3,180	3,675	4,098	99,000	113,100	127,200	141,300	152,700	163,950	175,350	186,600
San Juan		140%	2,310	2,474	2,968	3,430	3,825	92,400	105,560	118,720	131,880	142,520	153,020	163,660	174,160
San Juan		130%	2,145	2,297	2,756	3,185	3,552	85,800	98,020	110,240	122,460	132,340	142,090	151,970	161,720
San Juan		120%	1,980	2,121	2,544	2,940	3,279	79,200	90,480	101,760	113,040	122,160	131,160	140,280	149,280
San Juan		110%	1,815	1,944	2,332	2,695	3,005	72,600	82,940	93,280	103,620	111,980	120,230	128,590	136,840
San Juan		100%	1,650	1,767	2,120	2,450	2,732	66,000	75,400	84,800	94,200	101,800	109,300	116,900	124,400
San Juan		90%	1,485	1,590	1,908	2,205	2,459	59,400	67,860	76,320	84,780	91,620	98,370	105,210	111,960
San Juan		80%	1,320	1,414	1,696	1,960	2,186	52,800	60,320	67,840	75,360	81,440	87,440	93,520	99,520
San Juan		70%	1,155	1,237	1,484	1,715	1,912	46,200	52,780	59,360	65,940	71,260	76,510	81,830	87,080
San Juan		60%	990	1,060	1,272	1,470	1,639	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
San Juan		55%	907	972	1,166	1,347	1,502	36,300	41,470	46,640	51,810	55,990	60,115	64,295	68,420
San Juan		50%	825	883	1,060	1,225	1,366	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200
San Juan		45%	742	795	954	1,102	1,229	29,700	33,930	38,160	42,390	45,810	49,185	52,605	55,980
San Juan		40%	660	707	848	980	1,093	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
San Juan		30%	495	530	636	735	819	19,800	22,620	25,440	28,260	30,540	32,790	35,070	37,320
San Juan		20%	330	353	424	490	546	13,200	15,080	16,960	18,840	20,360	21,860	23,380	24,880
San Miguel		160%	3,068	3,288	3,948	4,560	5,088	122,720	140,320	157,920	175,360	189,440	203,520	217,600	231,520
San Miguel		150%	2,876	3,082	3,701	4,275	4,770	115,050	131,550	148,050	164,400	177,600	190,800	204,000	217,050
San Miguel		140%	2,684	2,877	3,454	3,990	4,452	107,380	122,780	138,180	153,440	165,760	178,080	190,400	202,580
San Miguel		130%	2,492	2,671	3,207	3,705	4,134	99,710	114,010	128,310	142,480	153,920	165,360	176,800	188,110
San Miguel		120%	2,301	2,466	2,961	3,420	3,816	92,040	105,240	118,440	131,520	142,080	152,640	163,200	173,640
San Miguel		110%	2,109	2,260	2,714	3,135	3,498	84,370	96,470	108,570	120,560	130,240	139,920	149,600	159,170
San Miguel		100%	1,917	2,055	2,467	2,850	3,180	76,700	87,700	98,700	109,600	118,400	127,200	136,000	144,700
San Miguel		90%	1,725	1,849	2,220	2,565	2,862	69,030	78,930	88,830	98,640	106,560	114,480	122,400	130,230
San Miguel		80%	1,534	1,644	1,974	2,280	2,544	61,360	70,160	78,960	87,680	94,720	101,760	108,800	115,760
San Miguel		70%	1,342	1,438	1,727	1,995	2,226	53,690	61,390	69,090	76,720	82,880	89,040	95,200	101,290
San Miguel		60%	1,150	1,233	1,480	1,710	1,908	46,020	52,620	59,220	65,760	71,040	76,320	81,600	86,820
San Miguel		55%	1,054	1,130	1,357	1,567	1,749	42,185	48,235	54,285	60,280	65,120	69,960	74,800	79,585
San Miguel		50%	958	1,027	1,233	1,425	1,590	38,350	43,850	49,350	54,800	59,200	63,600	68,000	72,350
San Miguel		45%	862	924	1,110	1,282	1,431	34,515	39,465	44,415	49,320	53,280	57,240	61,200	65,115
San Miguel		40%	767	822	987	1,140	1,272	30,680	35,080	39,480	43,840	47,360	50,880	54,400	57,880
San Miguel		30%	575	616	740	855	954	23,010	26,310	29,610	32,880	35,520	38,160	40,800	43,410
San Miguel		20%	383	411	493	570	636	15,340	17,540	19,740	21,920	23,680	25,440	27,200	28,940



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County	HERA	AMI	2024 Maximum Rents					2024 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
<i>Sedgwick</i>	<i>Y</i>	<i>60%</i>	<i>1,051</i>	<i>1,126</i>	<i>1,351</i>	<i>1,562</i>	<i>1,743</i>	<i>42,060</i>	<i>48,060</i>	<i>54,060</i>	<i>60,060</i>	<i>64,920</i>	<i>69,720</i>	<i>74,520</i>	<i>79,320</i>
<i>Sedgwick</i>	<i>Y</i>	<i>55%</i>	<i>963</i>	<i>1,032</i>	<i>1,238</i>	<i>1,432</i>	<i>1,597</i>	<i>38,555</i>	<i>44,055</i>	<i>49,555</i>	<i>55,055</i>	<i>59,510</i>	<i>63,910</i>	<i>68,310</i>	<i>72,710</i>
<i>Sedgwick</i>	<i>Y</i>	<i>50%</i>	<i>876</i>	<i>938</i>	<i>1,126</i>	<i>1,301</i>	<i>1,452</i>	<i>35,050</i>	<i>40,050</i>	<i>45,050</i>	<i>50,050</i>	<i>54,100</i>	<i>58,100</i>	<i>62,100</i>	<i>66,100</i>
<i>Sedgwick</i>	<i>Y</i>	<i>45%</i>	<i>788</i>	<i>844</i>	<i>1,013</i>	<i>1,171</i>	<i>1,307</i>	<i>31,545</i>	<i>36,045</i>	<i>40,545</i>	<i>45,045</i>	<i>48,690</i>	<i>52,290</i>	<i>55,890</i>	<i>59,490</i>
<i>Sedgwick</i>	<i>Y</i>	<i>40%</i>	<i>701</i>	<i>751</i>	<i>901</i>	<i>1,041</i>	<i>1,162</i>	<i>28,040</i>	<i>32,040</i>	<i>36,040</i>	<i>40,040</i>	<i>43,280</i>	<i>46,480</i>	<i>49,680</i>	<i>52,880</i>
<i>Sedgwick</i>	<i>Y</i>	<i>30%</i>	<i>525</i>	<i>563</i>	<i>675</i>	<i>781</i>	<i>871</i>	<i>21,030</i>	<i>24,030</i>	<i>27,030</i>	<i>30,030</i>	<i>32,460</i>	<i>34,860</i>	<i>37,260</i>	<i>39,660</i>
Sedgwick		120%	1,980	2,121	2,544	2,940	3,279	79,200	90,480	101,760	113,040	122,160	131,160	140,280	149,280
Sedgwick		110%	1,815	1,944	2,332	2,695	3,005	72,600	82,940	93,280	103,620	111,980	120,230	128,590	136,840
Sedgwick		100%	1,650	1,767	2,120	2,450	2,732	66,000	75,400	84,800	94,200	101,800	109,300	116,900	124,400
Sedgwick		90%	1,485	1,590	1,908	2,205	2,459	59,400	67,860	76,320	84,780	91,620	98,370	105,210	111,960
Sedgwick		80%	1,320	1,414	1,696	1,960	2,186	52,800	60,320	67,840	75,360	81,440	87,440	93,520	99,520
Sedgwick		70%	1,155	1,237	1,484	1,715	1,912	46,200	52,780	59,360	65,940	71,260	76,510	81,830	87,080
Sedgwick		60%	990	1,060	1,272	1,470	1,639	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
Sedgwick		55%	907	972	1,166	1,347	1,502	36,300	41,470	46,640	51,810	55,990	60,115	64,295	68,420
Sedgwick		50%	825	883	1,060	1,225	1,366	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200
Sedgwick		45%	742	795	954	1,102	1,229	29,700	33,930	38,160	42,390	45,810	49,185	52,605	55,980
Sedgwick		40%	660	707	848	980	1,093	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
Sedgwick		30%	495	530	636	735	819	19,800	22,620	25,440	28,260	30,540	32,790	35,070	37,320
Sedgwick		20%	330	353	424	490	546	13,200	15,080	16,960	18,840	20,360	21,860	23,380	24,880



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County	HERA	AMI	2024 Maximum Rents					2024 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Summit		160%	3,412	3,656	4,388	5,068	5,652	136,480	156,000	175,520	194,880	210,560	226,080	241,760	257,280
Summit		150%	3,198	3,427	4,113	4,751	5,298	127,950	146,250	164,550	182,700	197,400	211,950	226,650	241,200
Summit		140%	2,985	3,199	3,839	4,434	4,945	119,420	136,500	153,580	170,520	184,240	197,820	211,540	225,120
Summit		130%	2,772	2,970	3,565	4,117	4,592	110,890	126,750	142,610	158,340	171,080	183,690	196,430	209,040
Summit		120%	2,559	2,742	3,291	3,801	4,239	102,360	117,000	131,640	146,160	157,920	169,560	181,320	192,960
Summit		110%	2,345	2,513	3,016	3,484	3,885	93,830	107,250	120,670	133,980	144,760	155,430	166,210	176,880
Summit		100%	2,132	2,285	2,742	3,167	3,532	85,300	97,500	109,700	121,800	131,600	141,300	151,100	160,800
Summit		90%	1,919	2,056	2,468	2,850	3,179	76,770	87,750	98,730	109,620	118,440	127,170	135,990	144,720
Summit		80%	1,706	1,828	2,194	2,534	2,826	68,240	78,000	87,760	97,440	105,280	113,040	120,880	128,640
Summit		70%	1,492	1,599	1,919	2,217	2,472	59,710	68,250	76,790	85,260	92,120	98,910	105,770	112,560
Summit		60%	1,279	1,371	1,645	1,900	2,119	51,180	58,500	65,820	73,080	78,960	84,780	90,660	96,480
Summit		55%	1,172	1,256	1,508	1,742	1,942	46,915	53,625	60,335	66,990	72,380	77,715	83,105	88,440
Summit		50%	1,066	1,142	1,371	1,583	1,766	42,650	48,750	54,850	60,900	65,800	70,650	75,550	80,400
Summit		45%	959	1,028	1,234	1,425	1,589	38,385	43,875	49,365	54,810	59,220	63,585	67,995	72,360
Summit		40%	853	914	1,097	1,267	1,413	34,120	39,000	43,880	48,720	52,640	56,520	60,440	64,320
Summit		30%	639	685	822	950	1,059	25,590	29,250	32,910	36,540	39,480	42,390	45,330	48,240
Summit		20%	426	457	548	633	706	17,060	19,500	21,940	24,360	26,320	28,260	30,220	32,160
Teller		120%	1,983	2,124	2,547	2,943	3,282	79,320	90,600	101,880	113,160	122,280	131,280	140,400	149,400
Teller		110%	1,817	1,947	2,334	2,697	3,008	72,710	83,050	93,390	103,730	112,090	120,340	128,700	136,950
Teller		100%	1,652	1,770	2,122	2,452	2,735	66,100	75,500	84,900	94,300	101,900	109,400	117,000	124,500
Teller		90%	1,487	1,593	1,910	2,207	2,461	59,490	67,950	76,410	84,870	91,710	98,460	105,300	112,050
Teller		80%	1,322	1,416	1,698	1,962	2,188	52,880	60,400	67,920	75,440	81,520	87,520	93,600	99,600
Teller		70%	1,156	1,239	1,485	1,716	1,914	46,270	52,850	59,430	66,010	71,330	76,580	81,900	87,150
Teller		60%	991	1,062	1,273	1,471	1,641	39,660	45,300	50,940	56,580	61,140	65,640	70,200	74,700
Teller		55%	908	973	1,167	1,348	1,504	36,355	41,525	46,695	51,865	56,045	60,170	64,350	68,475
Teller		50%	826	885	1,061	1,226	1,367	33,050	37,750	42,450	47,150	50,950	54,700	58,500	62,250
Teller		45%	743	796	955	1,103	1,230	29,745	33,975	38,205	42,435	45,855	49,230	52,650	56,025
Teller		40%	661	708	849	981	1,094	26,440	30,200	33,960	37,720	40,760	43,760	46,800	49,800
Teller		30%	495	531	636	735	820	19,830	22,650	25,470	28,290	30,570	32,820	35,100	37,350
Teller		20%	330	354	424	490	547	13,220	15,100	16,980	18,860	20,380	21,880	23,400	24,900



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			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Washington		120%	1,980	2,121	2,544	2,940	3,279	79,200	90,480	101,760	113,040	122,160	131,160	140,280	149,280
Washington		110%	1,815	1,944	2,332	2,695	3,005	72,600	82,940	93,280	103,620	111,980	120,230	128,590	136,840
Washington		100%	1,650	1,767	2,120	2,450	2,732	66,000	75,400	84,800	94,200	101,800	109,300	116,900	124,400
Washington		90%	1,485	1,590	1,908	2,205	2,459	59,400	67,860	76,320	84,780	91,620	98,370	105,210	111,960
Washington		80%	1,320	1,414	1,696	1,960	2,186	52,800	60,320	67,840	75,360	81,440	87,440	93,520	99,520
Washington		70%	1,155	1,237	1,484	1,715	1,912	46,200	52,780	59,360	65,940	71,260	76,510	81,830	87,080
Washington		60%	990	1,060	1,272	1,470	1,639	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
Washington		55%	907	972	1,166	1,347	1,502	36,300	41,470	46,640	51,810	55,990	60,115	64,295	68,420
Washington		50%	825	883	1,060	1,225	1,366	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200
Washington		45%	742	795	954	1,102	1,229	29,700	33,930	38,160	42,390	45,810	49,185	52,605	55,980
Washington		40%	660	707	848	980	1,093	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
Washington		30%	495	530	636	735	819	19,800	22,620	25,440	28,260	30,540	32,790	35,070	37,320
Washington		20%	330	353	424	490	546	13,200	15,080	16,960	18,840	20,360	21,860	23,380	24,880
Weld		120%	2,406	2,577	3,093	3,573	3,987	96,240	109,920	123,720	137,400	148,440	159,480	170,400	181,440
Weld		110%	2,205	2,362	2,835	3,275	3,654	88,220	100,760	113,410	125,950	136,070	146,190	156,200	166,320
Weld		100%	2,005	2,147	2,577	2,977	3,322	80,200	91,600	103,100	114,500	123,700	132,900	142,000	151,200
Weld		90%	1,804	1,932	2,319	2,679	2,990	72,180	82,440	92,790	103,050	111,330	119,610	127,800	136,080
Weld		80%	1,604	1,718	2,062	2,382	2,658	64,160	73,280	82,480	91,600	98,960	106,320	113,600	120,960
Weld		70%	1,403	1,503	1,804	2,084	2,325	56,140	64,120	72,170	80,150	86,590	93,030	99,400	105,840
Weld		60%	1,203	1,288	1,546	1,786	1,993	48,120	54,960	61,860	68,700	74,220	79,740	85,200	90,720
Weld		55%	1,102	1,181	1,417	1,637	1,827	44,110	50,380	56,705	62,975	68,035	73,095	78,100	83,160
Weld		50%	1,002	1,073	1,288	1,488	1,661	40,100	45,800	51,550	57,250	61,850	66,450	71,000	75,600
Weld		45%	902	966	1,159	1,339	1,495	36,090	41,220	46,395	51,525	55,665	59,805	63,900	68,040
Weld		40%	802	859	1,031	1,191	1,329	32,080	36,640	41,240	45,800	49,480	53,160	56,800	60,480
Weld		30%	601	644	773	893	996	24,060	27,480	30,930	34,350	37,110	39,870	42,600	45,360
Weld		20%	401	429	515	595	664	16,040	18,320	20,620	22,900	24,740	26,580	28,400	30,240



2024 Income Limit and Maximum Rent Tables
for All Colorado Counties
20% to 120% of Area Median Income (AMI)

HUD Effective Date: April 1, 2024

- The IRS allows Housing Tax Credit projects that placed in service as of 12.31.2008 to use higher HERA Special limits.
- All Housing Tax Credit and CHFA Loan projects are "held harmless" from limit decreases. To be "held harmless," a project must be in service before 05.16.2024.
- Housing Tax Credit and CHFA Multifamily Loan projects whose counties experienced a decrease in 2024 limits and that place in service before 05.16.2024 may continue to apply the same limits they used in 2023.

County	HERA	AMI	2024 Maximum Rents					2024 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Yuma		120%	1,980	2,121	2,544	2,940	3,279	79,200	90,480	101,760	113,040	122,160	131,160	140,280	149,280
Yuma		110%	1,815	1,944	2,332	2,695	3,005	72,600	82,940	93,280	103,620	111,980	120,230	128,590	136,840
Yuma		100%	1,650	1,767	2,120	2,450	2,732	66,000	75,400	84,800	94,200	101,800	109,300	116,900	124,400
Yuma		90%	1,485	1,590	1,908	2,205	2,459	59,400	67,860	76,320	84,780	91,620	98,370	105,210	111,960
Yuma		80%	1,320	1,414	1,696	1,960	2,186	52,800	60,320	67,840	75,360	81,440	87,440	93,520	99,520
Yuma		70%	1,155	1,237	1,484	1,715	1,912	46,200	52,780	59,360	65,940	71,260	76,510	81,830	87,080
Yuma		60%	990	1,060	1,272	1,470	1,639	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
Yuma		55%	907	972	1,166	1,347	1,502	36,300	41,470	46,640	51,810	55,990	60,115	64,295	68,420
Yuma		50%	825	883	1,060	1,225	1,366	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200
Yuma		45%	742	795	954	1,102	1,229	29,700	33,930	38,160	42,390	45,810	49,185	52,605	55,980
Yuma		40%	660	707	848	980	1,093	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
Yuma		30%	495	530	636	735	819	19,800	22,620	25,440	28,260	30,540	32,790	35,070	37,320
Yuma		20%	330	353	424	490	546	13,200	15,080	16,960	18,840	20,360	21,860	23,380	24,880

RESOLUTION NO. 04 (SERIES 2025)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OURAY, COLORADO ADOPTING PUBLIC PARKING RESTRICTIONS FOR FOUR PUBLIC PARKING SPACES LOCATED AT 201 6TH AVENUE DIRECTLY EAST OF THE MATTERHORN MOTEL SIGN; DIRECTING STAFF TO PAINT THE SIDEWALK CURB IN FRONT OF THESE PARKING SPACES YELLOW, AND PROHIBIT PUBLIC PARKING IN THOSE FOUR PARKING PLACES IN ACCORDANCE WITH OMC 14-8-F; AND ORDERING STAFF TO ERECT APPROPRIATE NO PARKING SIGNAGE NEARBY.

WHEREAS City Council is authorized to regulate public parking within City limits;

WHEREAS the Matterhorn Motel located at 201 6th Avenue has requested that the City prohibit public parking in the four public parking spots located on the photo attached hereto because when people park in these four parking spots they may block in other motel customer's vehicles preventing those vehicles from being able to move.

WHEREAS Ouray Municipal Code (OMC) Section 14-8-F prohibits parking next to yellow curbs painted under the authority of the City of Ouray; and

WHEREAS City Council finds that the request from Matterhorn Motel to prohibit public parking for the four requested parking spaces is appropriate and is hereby adopted for the health, safety, and welfare of the public.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OURAY, COLORADO as follows:

1. Effective immediately, there shall be no public parking in the four public parking places located directly East of the Matterhorn Motel sign at 201 6th Avenue and as depicted on Exhibit A.
2. City staff shall paint the curb next to these four spots yellow as set forth in OMC 14-8-F and erect proper no-parking signage in addition to the yellow stripe.

ADOPTED this 18th day of February 2025 by the Ouray City Council.

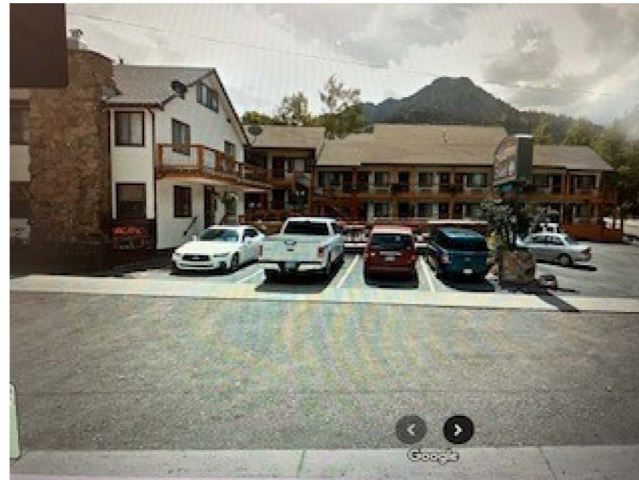
CITY OF OURAY, COLORADO

Ethan Funk, Mayor

ATTEST:

Melissa M. Drake, City Clerk

Exhibit A to Resolution 04 (Series 2025)



RESOLUTION NO. 05 (SERIES 2025)

**A RESOLUTION OF CITY COUNCIL OF THE CITY OF OURAY,
COLORADO RESCINDING LOCAL DISASTER EMERGENCY
DECLARATION (DECLARAION NO. 2 2024).**

WHEREAS on August 14, 2024, the Mayor found it necessary to declare a local emergency due to monsoonal flooding that occurred on August 9 through 12, 2024; and

WHEREAS the local disaster emergency declaration is now over.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OURAY, COLORADO as follows:

1. Declaration No. 2 2024 is hereby officially rescinded.

ADOPTED this 18th day of February 2025 by the Ouray City Council.

CITY OF OURAY, COLORADO

Ethan Funk, Mayor

ATTEST:

Melissa M. Drake, City Clerk

APPLICATION FOR PARTICIPATION ON TOURISM ADVISORY COMMITTEE

Thank you for your interest in applying to serve on a City Committee. Please complete the following on your background. This information will allow us to select and appoint a balanced membership for each of our committees.

PART 1: Personal Information

Full Name: Jen Donovan
 Physical Address: 420 9th Ave
 Mailing Address: PO Box 914
 E-Mail Address: jbdonovan1@gmail.com
 Home Phone Number: _____
 Cell Phone Number: 508-737-1000
 Present job title/business name: Office Manager Ridgway Secondary
 Present employment is (check one)

Full-time Part-time

Which Business Sector do you represent? (Select one)

- Lodging Arts/Culture/Historical
- Restaurant/Bar Event Planning/Coordination
- Retail Citizen At-Large
- Outdoor Recreation

PART 2: Background Information

How long have you lived in the City of Ouray? 9 yrs.

What are major challenges/ issues that tourism has on the City of Ouray?
Balancing Tourists/Business and Residents
needs.

What are opportunities that tourism has on the City of Ouray?
Create a beautiful experience for tourists
so they want to return year after year
while maintaining a town that residents
enjoy living in.





970.596.7837
KRhoten@CityofOuray.com
VisitOuray.com

APPLICATION FOR PARTICIPATION ON TOURISM ADVISORY COMMITTEE

How do you envision your contribution/collaboration to this committee?

I've been on the TAC for 3 years and would like to continue. I feel like I work well with this committee and contribute to thoughtful discussions. I also enjoy my interactions with K Bailey.

PART 3: References

Please provide three references who can speak to your expertise, dedication, and ability to contribute effectively to the Tourism Advisory Committee. Include: Name, Business (if applicable), phone number, and email.

Reference 1:

Cindy Carothers 303-670-7353
cindycarothers@gmail.com

Reference 2:

Mary Whitt 970-433-8844
marymac64432@gmail.com

Reference 3:

Sandra Boles 970-325-6525
northmoon@montrose.net

Your Signature:

Print Name:

Jen Donovan

Date:

2-13-25





Home Trust of Ouray County

The Community's Affordable Housing Resource

95 Meadows Circle
Ridgway, CO 81432
Phone: (970)309-9314
www.hometrusted.org

February 12, 2025

Dear City of Ouray Council Members,

As you know, the Home Trust of Ouray County is a 501(c)(3) nonprofit whose mission is to grow an inclusive, economically diverse community by providing permanently affordable housing and housing-related services to modest income households. We currently serve the population of Ouray County, which includes the town of Ridgway and the city of Ouray.

The Home Trust of Ouray County would like to request **\$100,000** from the city of Ouray to purchase a triplex at 835 2nd Street in Ouray, CO. We have met with the sellers on numerous occasions, and they would like to sell the property to the Home Trust so that our organization can provide additional affordable housing for the city of Ouray. They are willing to give us a substantial discount off the appraised value and sell the property to our nonprofit for \$1.35M.

This 5,652 square foot building, built in 1999, currently has three units: two three-bedroom units and one one-bedroom unit. For many years, all three units were rented to long-term tenants who lived and worked in the community. Past tenants included Ouray business owners, Ouray school employees, and many restaurant workers.

Once purchased, the Home Trust would like to renovate the property into a 5-plex to provide additional affordable units and to ensure the project is financially viable. As a 5-plex, there will be three one-bedrooms, one two-bedroom, and one three-bedroom. All the units would be income-restricted for households up to 120% AMI.

One of the benefits of affordable housing preservation is that it can be cheaper than new construction. In this case the cost to acquire this property with all expenses included, is \$286 per square foot.

We are close to having our funding lined up to acquire the property. We have a \$100,000 donation from an anonymous local donor which we are asking the city to match. And we are working with Weave Social Finance on \$1.4M in financing.

So, the Home Trust is requesting a **\$100,000** contribution from the city to preserve this property as affordable housing contingent on approval of the renovation plans from the city's building department. A letter of intent for funding from the city would be sufficient for the Home Trust to continue working on financing.

As you know, affordable housing is essential for maintaining a functional economy. Local businesses need workforce housing and workers need housing. And the city would be able to put these units towards their commitment to the state to increase the city's affordable housing stock. It is a win-win situation for everyone.

Thank you for your time and consideration.

Andrea Sokolowski
Executive Director
Home Trust of Ouray County



SCHEMATIC DESIGN PROJECTED COST SUMMARY

TO: Fellin Park Restroom Structure
 Joe Coleman
 320 6th Ave, Ouray, CO 81427
 970-325-7211

DATE: January 30, 2025

PROJECT NAME: Fellin Park Stage
PROJECT LOCATION: Fellin Park, Ouray Colorado
PROJECT TYPE: Public

STAGE GROSS SQUARE FEET: 4,780

SHAW CONSTRUCTION PRELIMINARY SD CONSTRUCTION COST (SEE ATTACHED PRICING DOCUMENTS)

SITE PLAN A: \$ 3,510,992 \$ 734.52/ SF (ORIGINAL LOCATION)
 SITE PLAN B: \$ 3,567,949 \$ 746.43/ SF (ALTERNATE 1 LOCATION)

ARCHITECTURAL AND ENGINEERING FEES

CIVIL	\$12,940.00	
STRUCT.	\$12,511.00	
MEP.	\$ 9,500.00	
A/V.	\$20,000.00	(PROPOSED BUDGET - MCH FEES: \$56,400.00 (\$54,951.00) CONSULTANT SUB TOTAL
ARCH.	\$60,000.00	

\$114,951.00 TOTAL APPROX 3.28% OF THE SHAW BUDGET PROJECTION

POTENTIAL COST REDUCTION APPROACH TO EVALUATE ALTERNATE BUDGET OPTIONS

1. Develop an alternate to the basement level scope of work. Lower Level costly due to quantity of concrete, MEP, and ground water construction. Cost reductions potentially projected at 20-30%
3. Alternate A. Lower Level program elements reduced in size and worked into design above grade design behind stage.
 Alternate B. Propose an alternate structure for potential future phase for these program elements
4. Design Approach
 Alternate A: A/E team develop plans to a concepts for Lower Level program elements above grade.
 Alternate B: A/E team revise plans to eliminate Lower Level, develop concept for future phase structure for the program elements.



FELIN PARK STAGE

OURAY, CO



SCHEMATIC DESIGN PROGRESS PRICING SET

DATE: 10/25/2024

KEO
studioworks

PO BOX 3371 ASPEN, CO 81612
970-319-1229

SYMBOL LEGEND

SECTION	DRAWING NO. (TYP)	MATCH LINE	
	SHEET NO. (TYP)	GRID LINE	
DETAIL (PLAN)		SPOT ELEVATION	
DETAIL		DRAWING REVISION	
EXTERIOR ELEVATION		INTERIOR ELEVATION	
ROOM NAME & NUMBER	LIVING 100	WINDOW MARK	
DOOR MARK		ASSEMBLY MARK	

PROJECT DIRECTORY

OWNER

XXX
OURAY, CO 81427
CONTACT: #Client Custom
(XXX) XXX-XXXX
CLIENT@EMAIL.COM

CONTRACTOR

TBA

ARCHITECT

© 2024 KEostudioworks
PO BOX 3634 TAOS, NM 87571
CONTACT: JIM KEHOE
(970) 319-1229
JIM@KEOSTUDIOWORKS.COM

SURVEYOR

#SURVEYOR
#SURVEYOR ADDRESS
CONTACT: #SURVEYOR CONTACT
#SURVEYOR PHONE
#SURVEYOR EMAIL

CIVIL ENGINEER

#CIVIL
#CIVIL ADDRESS
CONTACT: #CIVIL CONTACT
#CIVIL PHONE
#CIVIL EMAIL

STRUCTURAL ENGINEER

#STRUCTURAL
#STRUCTURAL ADDRESS
CONTACT: #STRUCTURAL CONTACT
#STRUCTURAL PHONE
#STRUCTURAL EMAIL

FELLIN PARK STAGE

OURAY, CO

SCHEMATIC DESIGN PROGRESS PRICING SET

DATE: 10/25/2024

PROJECT INFO

JURISDICTION: #JURISDICTION
LEGAL DESCRIPTION: FELLIN PARK OURAY CO 81427
PARCEL ID: 451531202016
ZONING: CIVIC
CLIMATE ZONE: 6B



ABBREVIATIONS

ADD	ATTIC ACCESS DOOR	GALV	GALVANIZED	RM	ROOM
ADJ	ADJACENT	GC	GENERAL CONTRACTOR	RW	ROUGH OPENING
ADR	AREA OF REFUGE	GL	GLASS	RO	ROUGH OPENING
AGG	AGGREGATE	GR	GRADE	SAN	SANITARY
AFF	ABOVE FINISHED FLOOR	GLB	LAMINATED WOOD BEAM	SECT	SECTION
ALT	ALTERNATE	GYP	GYPSPUM	SEW	SEWER
ARCH	ARCHITECTURAL	GWB	GYPSPUM WALLBOARD	SHT	SHEET
BM	BEAM	HDW	HARDWARE	SHLV	SHELVES
BRG	BEARING	HD	HEAD	SHL	SIMILAR
BET	BETWEEN	HT	HEATING, VENTILATING, AND AIR CONDITIONING	SL	SLIBING
BD	BOARD	HT	HEIGHT	SM	SHEET METAL
BS	BOTH SIDES	HWY	HIGHWAY	STC	SOUND-TRANSMISSION CLASS
BO	BOTTOM OF	HOR	HORIZONTAL	SPEC	SPECIFICATION
BLDG	BUILDING	ID	INSIDE DIAMETER	SO	SQUARE
CAB	CABINET	INT	INTERIOR	STD	STANDARD
CL	CENTERLINE	JT	JOINT	STL	STEEL
CER	CERAMIC	LAM	LAMINATE	STRUC	STRUCTURAL (AL)
CLR	CLEAR	LAV	LAVATORY	SUB	SUBSTITUTE
CLOS	CLOSET	MFG	MANUFACTURER	SUPPL	SUPPLEMENT (AL)
CMU	CONCRETE MASONRY UNIT	MO	MASONRY OPENING	SUSP	SUSPEND (ED)
COL	COLUMN	MTL	MATERIAL	TEL	TELEPHONE
CONC	CONCRETE	MAX	MAXIMUM	TEMP	TEMPERED
CJ	CONSTRUCTION JOINT	MC	MEDICINE CABINET	THK	THAT IS
CONT	CONTINUOUS	MECH	MECHANICAL	THK	THICK
DP	DAMP-PROOFING	MIN	MINIMUM	TPH	TOILET PAPER HOLDER
DET	DETAIL	MISC	MISCELLANEOUS	T&G	TONGUE AND GROOVE
DIA	DIAMETER	NIC	NOT IN CONTRACT	T&B	TOP AND BOTTOM
DIM	DIMENSION	NA	NOT APPLICABLE	TO	TOP OF
DW	DISHWASHER	NTS	NOT TO SCALE	T	TREAD
DN	DOWN	OC	ON CENTER	TS	TUBE STEEL
DR	DRAIN	OPG	OPENING	TYP	TYPICAL
DS	DOWNSPOUT	OPP	OPPOSITE	UG	UNDERGROUND
DRWG	DRAWING	OPH	OPPOSITE HAND	U.N.O.	UNLESS NOTED OTHERWISE
EA	EACH	OD	OUTSIDE DIAMETER	UNFIN	UNFINISHED
EL	ELEVATION	PERF	PERFORATED (D)	UBC	UNIFORM BUILDING CODE
EQ	EQUAL	PSM	PRE-FINISHED SHEET METAL	USG	UNITED STATES GAGE
EXIST	EXISTING	PL	PLATE	VAR	VARIABLE
EJ	EXPANSION JOINT	PLY	PLYWOOD	VENT	VENTILATE
EXT	EXTERIOR	PROJ	PROJECT	VER	VERIFY IN FIELD
FEC	FIRE EXTINGUISHER CABINET	PROJ	PROJECT	VERT	VERTICAL
FOC	FACE OF CONCRETE	PROP	PROPERTY	VAT	VINYL ASBESTOS TILE
FOS	FACE OF STUD	PT	PRESSURE TREATED	V	VOLTAGE
FIN	FINISH	R	RADIUS OR RISER	WC	WATER CLOSET
FP	FIREPROOF	REF	REFER	WP	WATERPROOF
FL	FLOOR	REFR	REFRIGERATOR	WT	WEIGHT
FD	FLOOR DRAIN	REIN	REINFORCE (D)	WIN	WINDOW
FTG	FOOTING	REQD	REQUIRED	W/HCBS (FORM)	WITH (CONCRETE FORM)
FDN	FOUNDATION	RHM	ROUND HEAD	W	WIDTH
GA	GUAGE	RHS	ROUND HEAD	WD	WOOD
				W/D	WOOD

GENERAL NOTES

- THE AIA DOCUMENT 201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", 2017, ARE HEREBY MADE A PART OF THESE CONTRACT DOCUMENTS. COPIES ARE ON FILE AND ARE AVAILABLE FOR INSPECTION AT THE OFFICES OF THE ARCHITECT.
- THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, THE GENERAL NOTES, THE SPECIFICATIONS, AND THE DRAWINGS, WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE DOCUMENTS SHALL BE SUPPLIED AS THOUGH FULLY COVERED IN ALL. ANY DISCREPANCY BETWEEN THE DIFFERENT PARTS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND ORDINANCES, AND SHALL BE PERFORMED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN OF THE APPROPRIATE TRADES. GENERALLY, ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE REGULATED OR SPECIFIED BY ARCHITECT OR GOVERNING BODIES.
- THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE ALL WORK DESCRIBED HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITIONS WHICH WILL NOT PERMIT CONSTRUCTION ACCORDING TO THE INTENTIONS OF THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE DETAILS AND/OR DIRECTIONS REGARDING DESIGN INTENT WHERE IT IS ALTERED BY EXISTING CONDITIONS OR WHERE NEGLECTED IN THE DOCUMENTS.
- ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR CALLED OUT BY TRADE NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT. AND ALL SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED. WORK MUST CONFORM TO THE REVIEWED SAMPLES. ANY WORK WHICH DOES NOT CONFORM SHALL BE REMOVED AND REPLACED WITH WORK WHICH CONFORMS TO THE REQUESTS AND SAMPLES FOR REVIEW THROUGH THE GENERAL CONTRACTOR'S EXPENSE. SUBCONTRACTORS SHALL SUBMIT CONTRACTOR WHEN WORK IS LET THROUGH HIM OR HER. REQUIRED VERIFICATIONS AND SUBMITTALS TO BE MADE IN ADEQUATE TIME AS NOT TO DELAY WORK IN PROGRESS.
- SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR HIS OR HER REVIEW WHERE CALLED FOR ANYWHERE IN THESE DOCUMENTS. REVIEW SHALL BE MADE BY THE ARCHITECT BEFORE WORK IS BEGUN, AND WORK SHALL CONFORM TO THE REVIEWED SHOP DRAWINGS, SUBJECT TO REPLACEMENT AS REQUIRED IN PARAGRAPH E, ABOVE.
- THE BUILDING INSPECTOR SHALL BE NOTIFIED BY THE CONTRACTOR WHEN THERE IS NEED OF INSPECTION AS REQUIRED BY THE UNIFORM BUILDING CODE OR ANY LOCAL CODE OR ORDINANCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION. FOR COMPLIANCE WITH FEDERAL AND STATE O.S.H.A. REGULATIONS, AND FOR THE PROTECTION OF ALL WORK UNTIL IT IS DELIVERED COMPLETED TO THE OWNER.
- ALL DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALED. DIMENSIONS NOTED WITH "N.T.S." DENOTES NOT TO SCALE. DRAWINGS NOT TO BE SCALED. NOTIFY ARCHITECT OF ANY CONFLICTS OR OMISSIONS.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS, AND WALLS WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.
- CONTRACTOR WILL ASSUME RESPONSIBILITY OF ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS.
- CONTRACTOR TO COORDINATE WITH OWNER & SOILS ENGINEER FOR TEST PIT.

DRAWING INDEX

GENERAL

COVER SHEET
G000 GENERAL INFO
SURVEY

ARCHITECTURAL

A100 ARCHITECTURAL SITE PLAN
A100-A ARCHITECTURAL SITE PLAN - ALTERNATE LOCATION
A201 LOWER LEVEL PLAN
A202 STAGE LEVEL PLAN
A203 ROOF PLAN
A301 ELEVATIONS & MATERIALS
A302 ELEVATIONS & MATERIALS
A401 STAGE SECTION
A401 STAGE SECTION & DOOR SCHEDULE

SPEC 1 SPECIFICATIONS
SPEC 2 SPECIFICATIONS

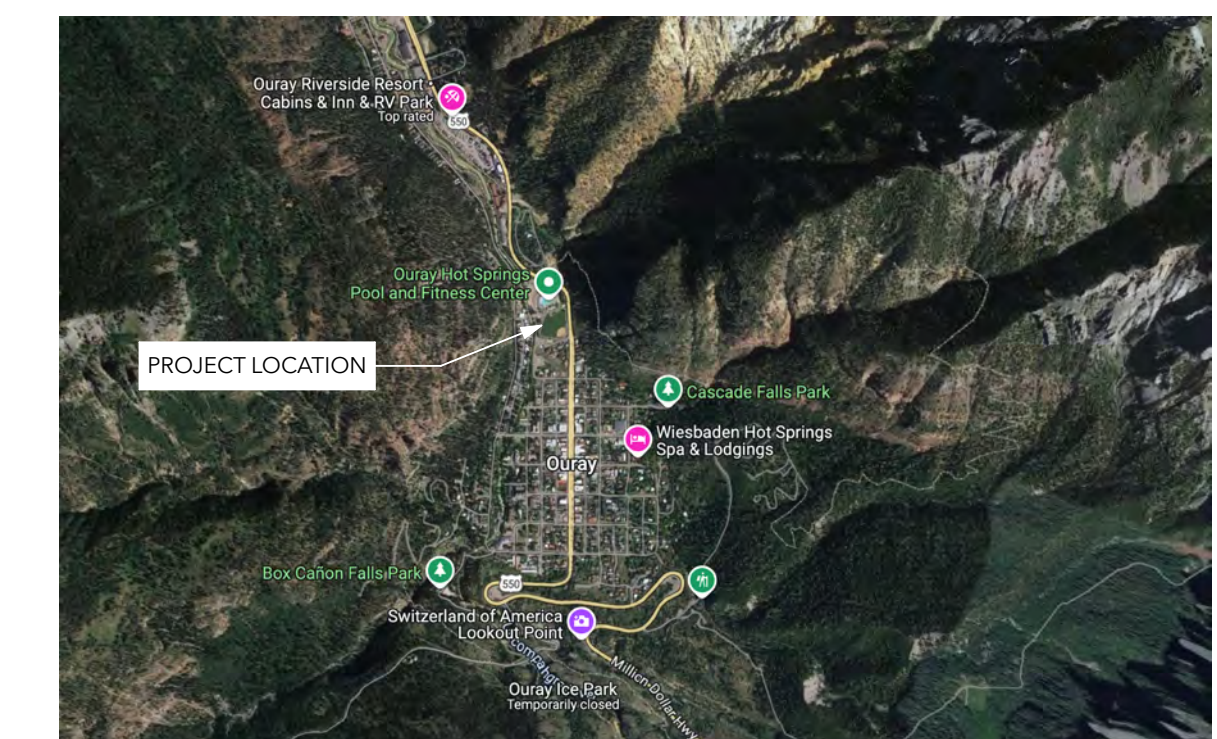
KEO
studioworks
PO BOX 3371 ASPEN, CO 81412
970-319-1229

FELLIN PARK STAGE

FELLIN PARK,
OURAY, CO 81427

DATE 10/25/24
ISSUANCE 5D PROGRESS
PRICING SET

VICINITY MAP

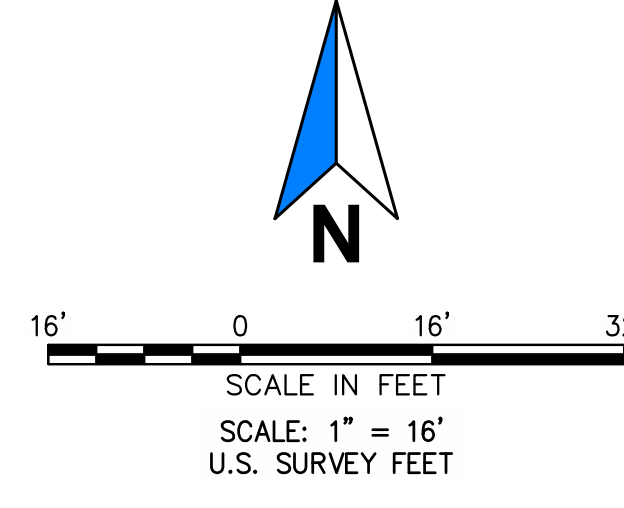
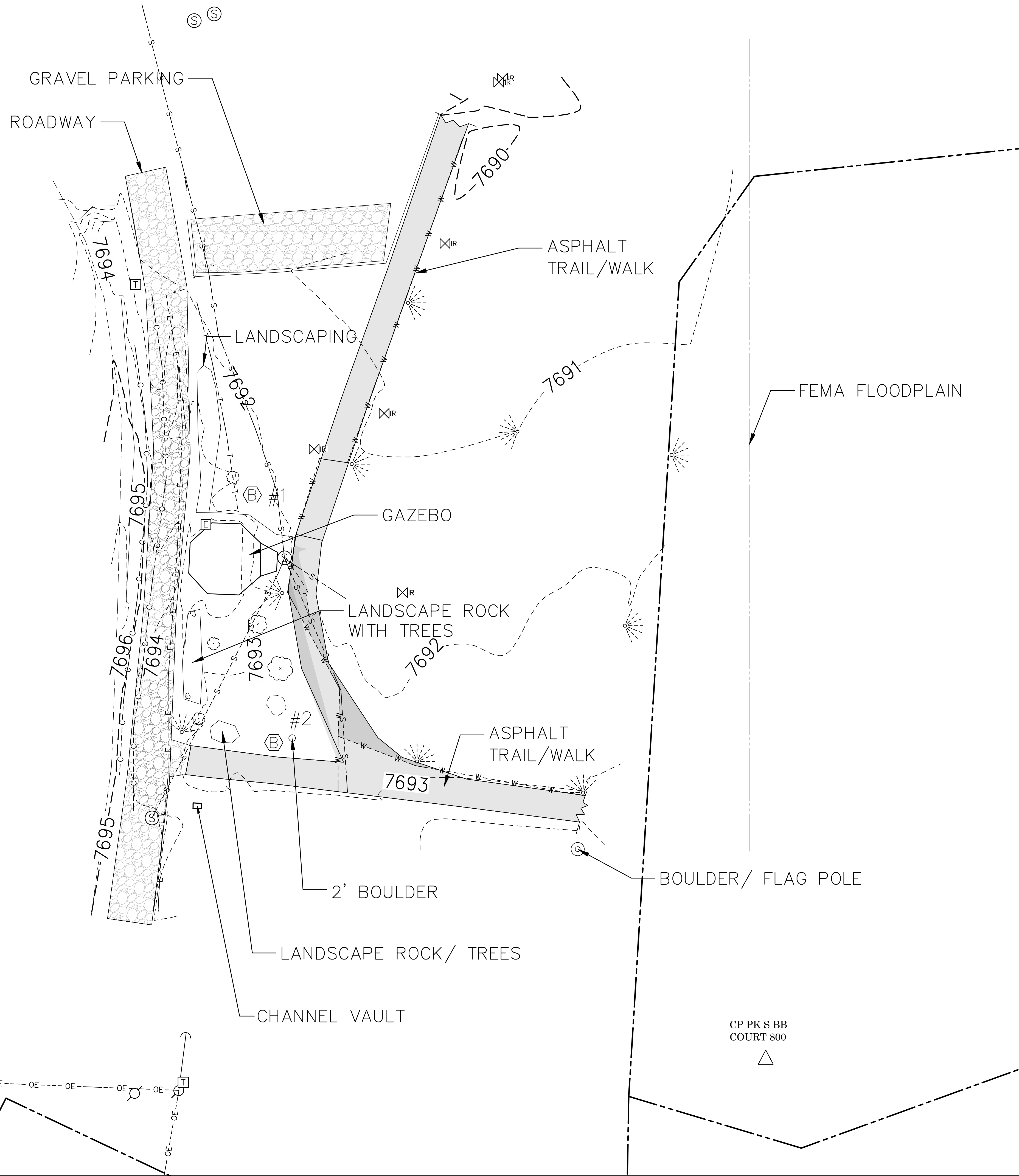


GENERAL INFO

G000

TYPICAL LEGEND

- FOUND SURVEY MONUMENT AS NOTED
- SECTION LINE
- PROPERTY LINE
- PROPERTY LINE TO BE ABANDONED
- ROAD CENTERLINE
- EASEMENT
- RIGHT-OF-WAY LINE
- EDGE OF ASPHALT
- GRAVEL RD OR DRIVE
- GRAVEL SHOULDER
- DIRT
- 8455--- CONTOURS MAJOR
- CONTOURS MINOR
- x---x FENCE
- OE---OE--- ELECTRIC LINE OVERHEAD
- E---E--- ELECTRIC LINE UNDERGROUND
- G---G--- TRANSFORMER
- [] ELECTRIC PED
- [] UTILITY POLE
- [] LIGHT POLE
- [] GUY WIRE
- T---T--- TELEPHONE LINE
- [] TELEPHONE BOX
- C---C--- COMMUNICATIONS LINE
- [] COMMUNICATIONS BOX
- FO---FO--- FIBER OPTICS
- [] FIBER OPTICS BOX
- [] GAS LINE
- [] GAS METER
- W---W--- WATER LINE
- [] WATER MANHOLE
- [] WATER VAULT
- [] WATER VALVE
- [] FIRE HYDRANT
- [] IRRIGATION CONTROL BOX
- [] IRRIGATION VALVE
- [] IRRIGATION SPRINKLER
- SD---SD--- STORM DRAIN LINE
- S---S--- SANITARY SEWER LINE
- [] SANITARY SEWER MANHOLE
- [] SIGN
- [] TREE DECIDUOUS
- [] TREE CONIFER
- [] SHRUB
- [] BUSH
- X.X% DRAINAGE ARROW
- [] DRAINAGE DIRECTION
- [] ASPHALT
- [] CONCRETE
- [] GRAVEL
- [] TEST PIT
- [] BORE HOLE



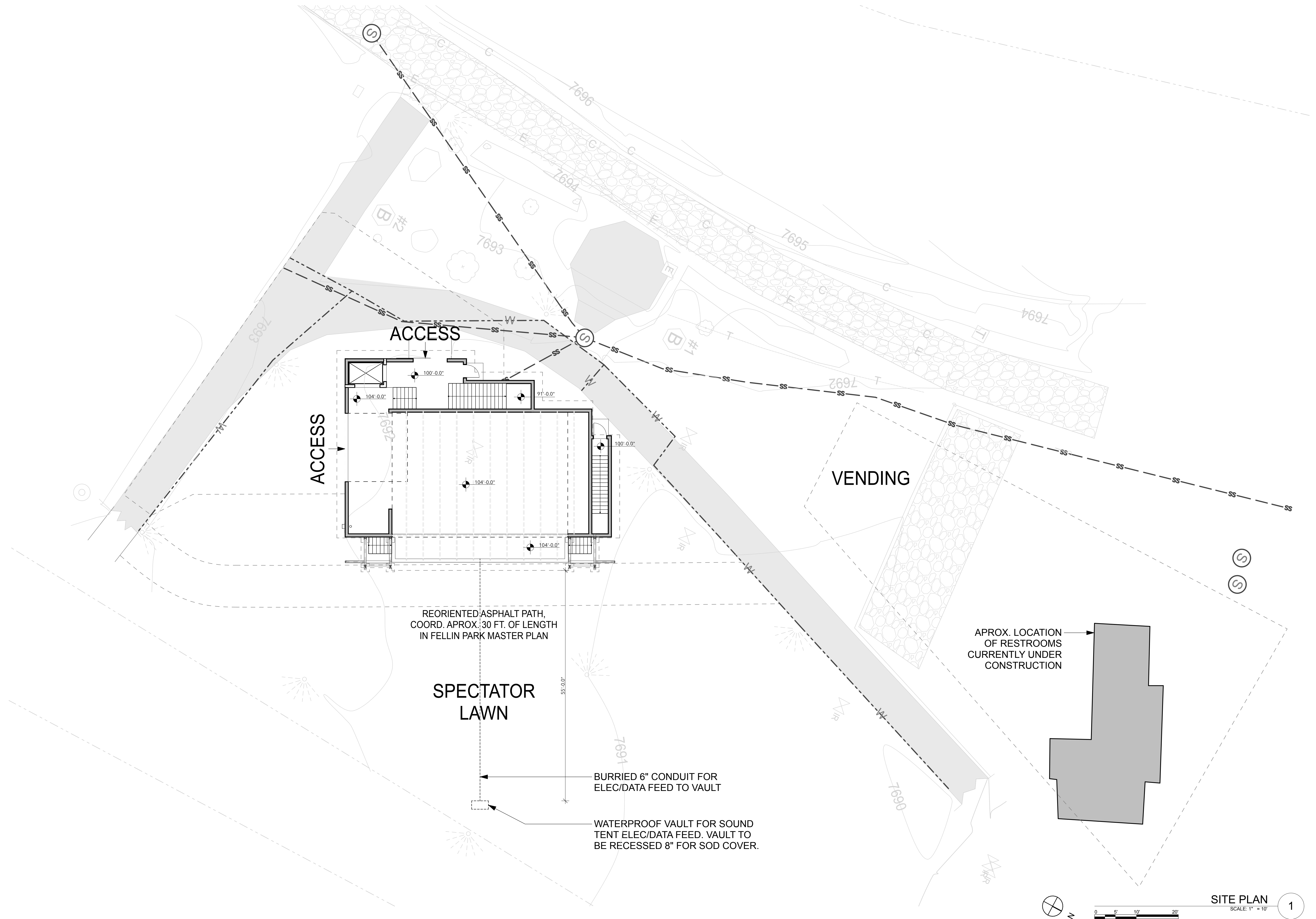
Notice 13-80-105 C.R.S., as amended:
 According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

FELLIN PARK SITE SURVEY OURAY, COLORADO	
PLAT DATE: 4/26/2024	BUCKHORN ENGINEERING
PROJ. # 23.202.SUR	
CAD FILE: Fellin park.dwg	WWW.BUCKHORNENGINEERING.COM jrease@buckhornengineering.com
DRAFTER: ML	222 South Park Avenue Montrose, Colorado 81401
FIELD DATE: 4/24/2024	970-249-6828
FIELD CREW: DT	CLIENT: KEOstudiosworks
AREA: 0 ACRES	DRAWING NUMBER
CLOSURE: CLOSURE	V-1

T:\SURVEY\2023\23-202-SUR_Fellin_Park_Oray - Survey\65\CAD\Fellin_park.dwg PLOT DATE 2024-04-26 08:39 SAVED DATE 2024-04-25 15:39 USER: mludvig

FELLIN PARK STAGE

FELLIN PARK,
 OURAY, CO 81427



DATE 10/25/24
 ISSUANCE SD PROGRESS PRICING SET

SITE PLAN

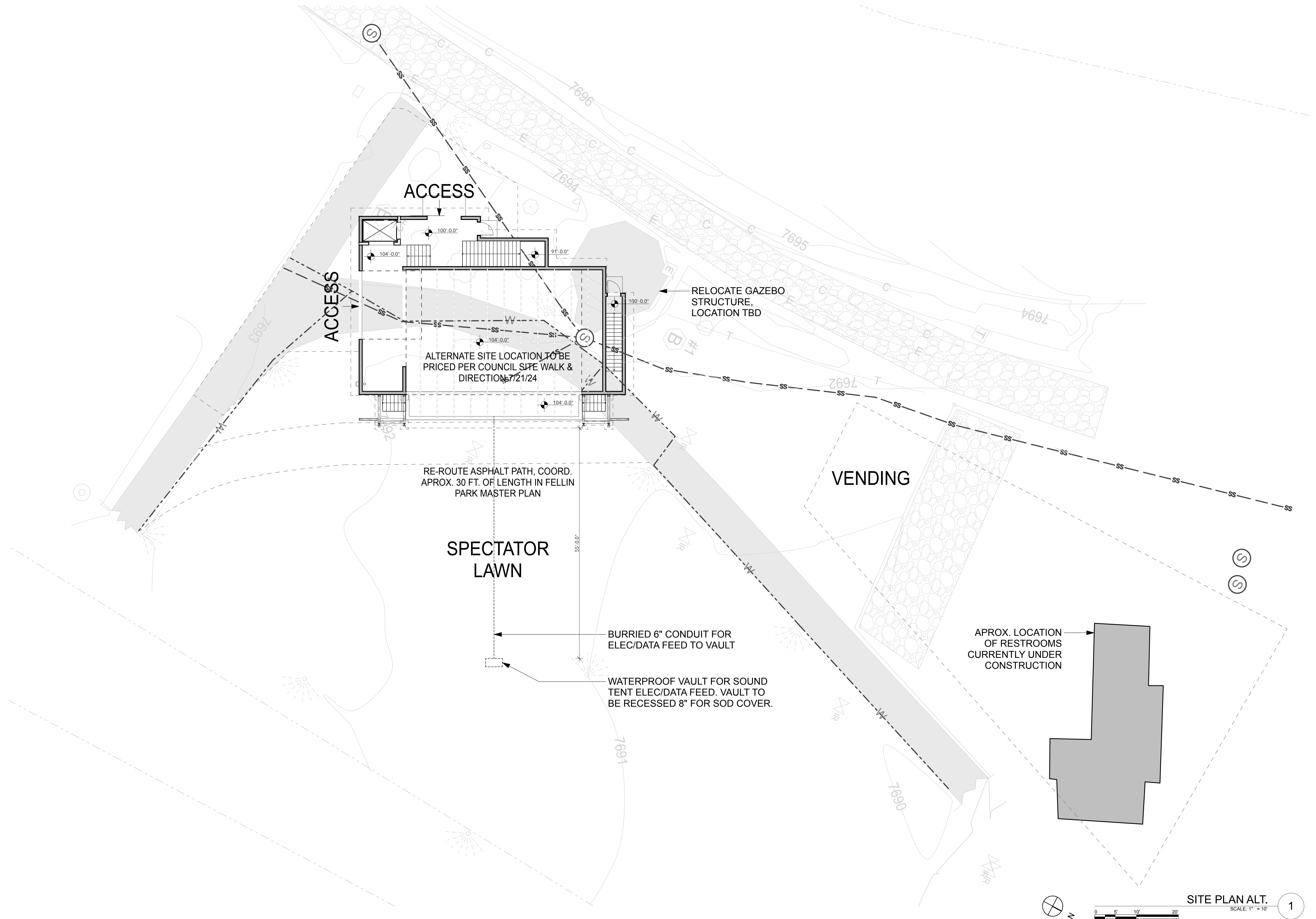
SITE PLAN
 SCALE: 1" = 10'

1

A100

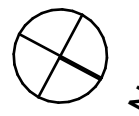
FELLIN PARK STAGE

FELLIN PARK,
 OURAY, CO 81427



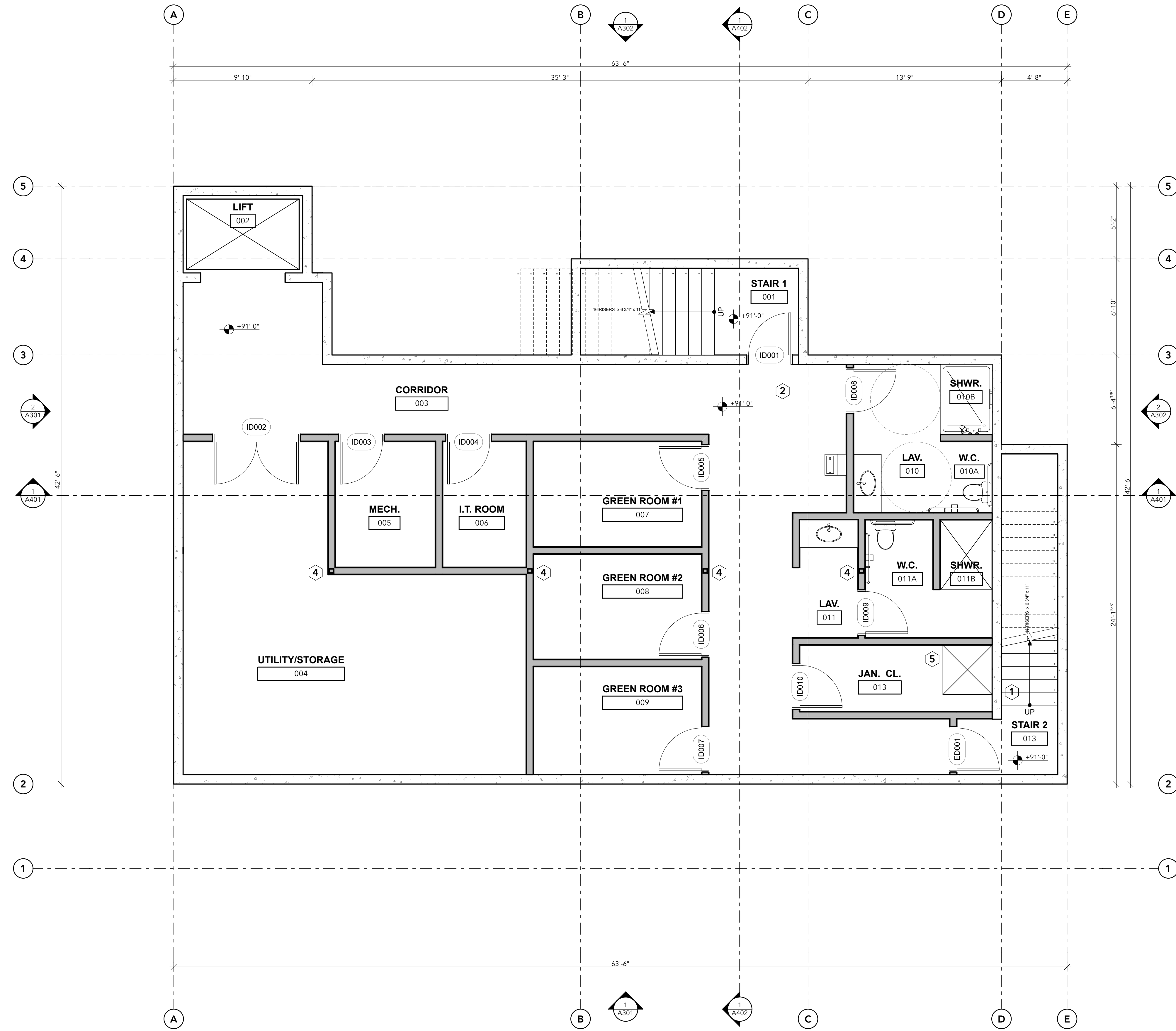
DATE 10/25/24
 ISSUANCE SD PROGRESS PRICING SET

SITE PLAN ALT.



 SITE PLAN ALT. 1
 SCALE: 1" = 10'

KEYED NOTES:
 1. POURED IN PLACE CONCRETE STAIR
 2. SLAB ON GRADE
 3. INTERIOR STAIR - WOOD TIMBER STINGERS WITH 4" CONC. TREADS
 4. STEEL W-SECTION SPEAKER TOWERS - REF. ELEVATIONS
 5. MOP SINK
 6. COMPOSITE STL. AND CONC. DECK - REF. STRUCT. NARRATIVE
 7. 10" X 4" CONTINUOUS DOCK BUMPER
 8. 1/4" STL. CHANNEL JAMBS AND CORNER GAURDS, 8" HT. OR HT. OF OPENING
 9. FDC / SPRINKLER RISER



FELLIN PARK STAGE
 FELLIN PARK,
 OURAY, CO 81427

DATE 10/25/24 ISSUANCE SD PROGRESS PRICING SET

LOWER LEVEL PLAN

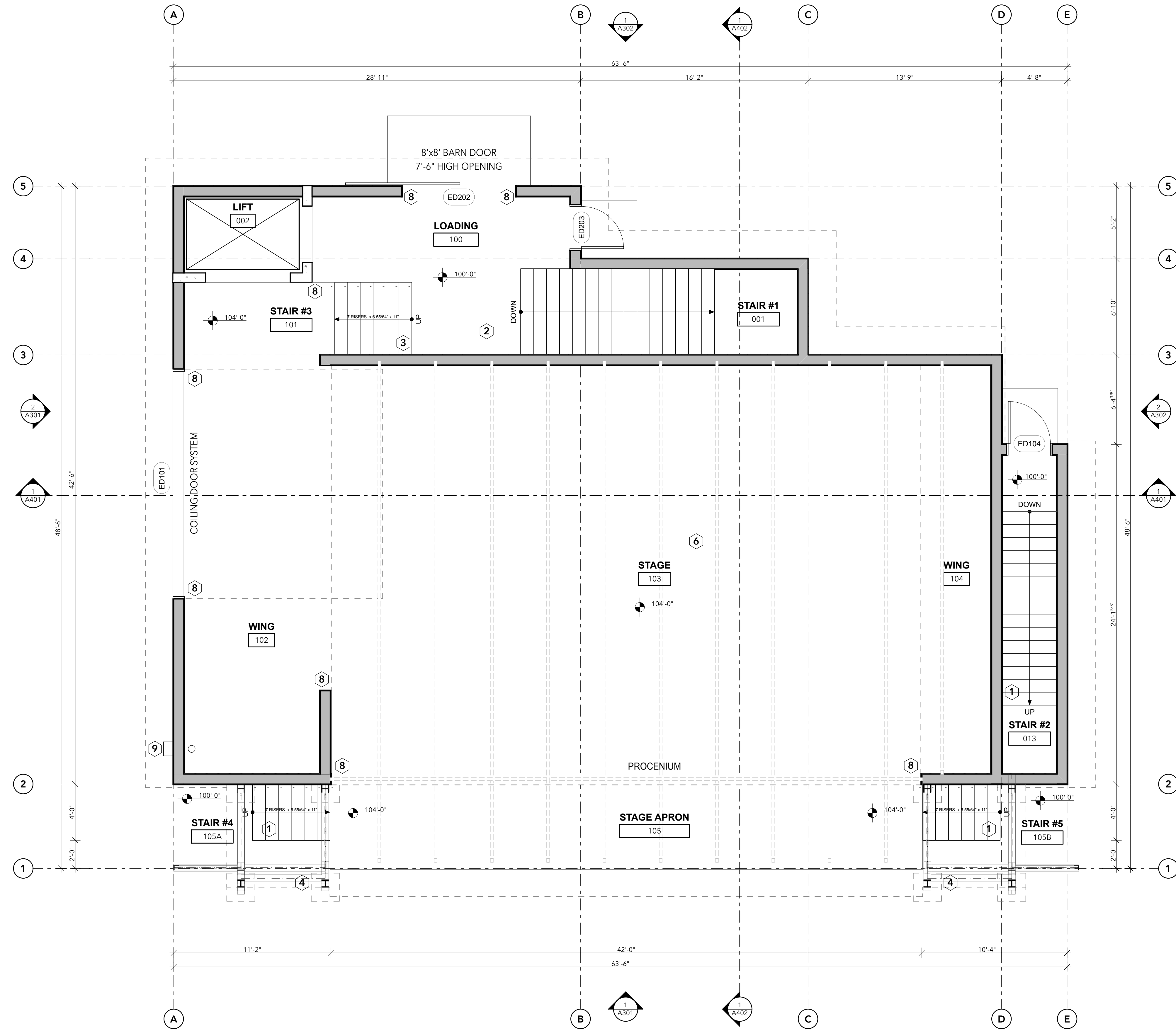
NOTES:
 1. REFERENCE SPECIFICATIONS FOR ALL FINISHES AND FIXTURES.
 2. REFERENCE STRUCTURAL NARRATIVE.



1

A201

- KEYED NOTES:**
1. POURED IN PLACE CONCRETE STAIR
 2. SLAB ON GRADE
 3. INTERIOR STAIR - WOOD TIMBER STINGERS WITH 4" CONC. TREADS
 4. STEEL W-SECTION SPEAKER TOWERS - REF. ELEVATIONS
 5. MOP SINK
 6. COMPOSITE STL. AND CONC. DECK - REF. STRUCT. NARRATIVE
 7. 10" X 4" CONTINUOUS DOCK BUMPER
 8. 1/4" STL. CHANNEL JAMBS AND CORNER GAURDS, 8" HT. OR HT. OF OPENING
 9. FDC / SPRINKLER RISER



- NOTES:**
1. REFERENCE SPECIFICATIONS FOR ALL FINISHES AND FIXTURES.
 2. REFERENCE STRUCTURAL NARRATIVE.



STAGE LEVEL PLAN

1

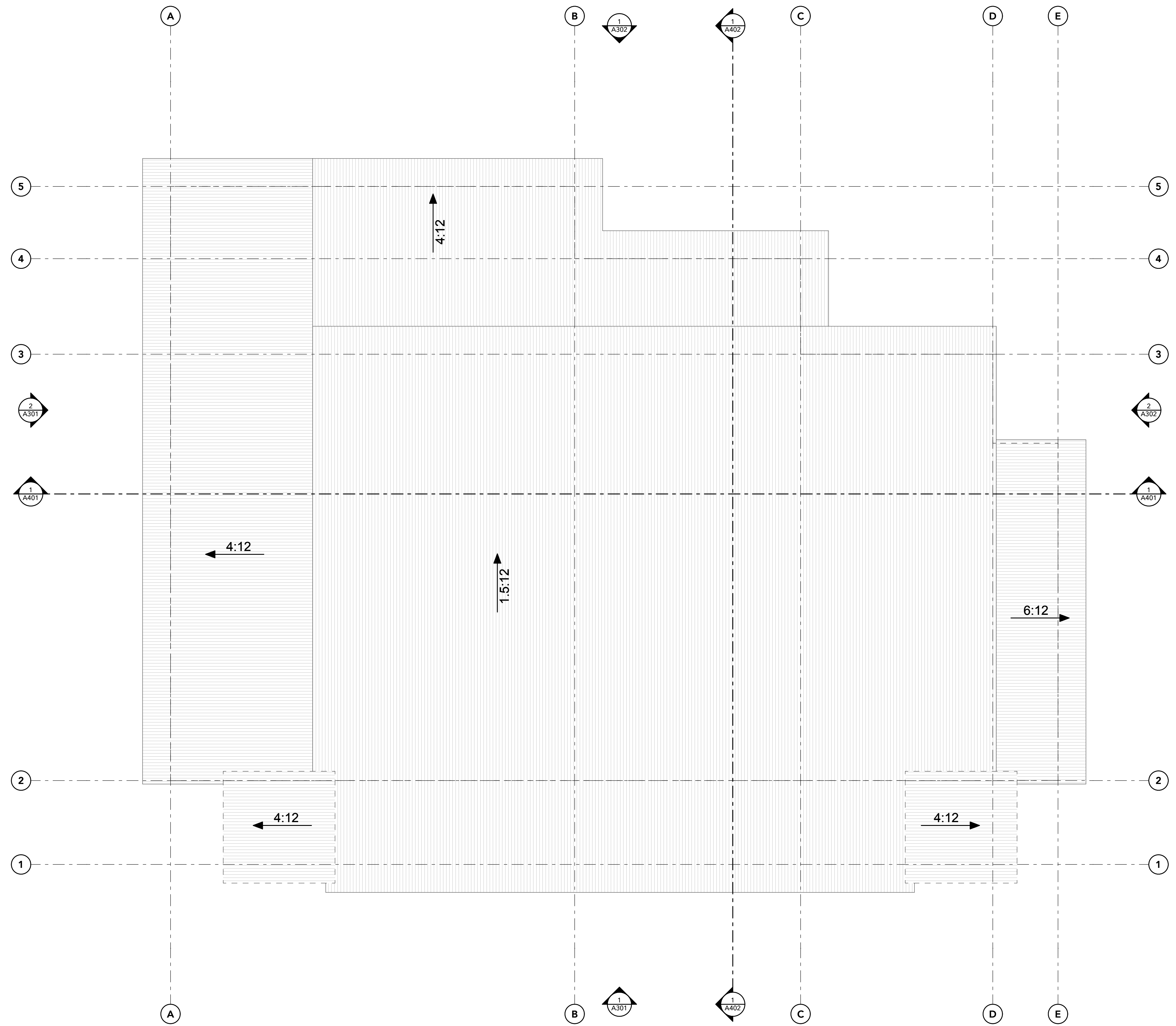
FELLIN PARK STAGE
 FELLIN PARK,
 OURAY, CO 81427

DATE 10/25/24
 ISSUANCE SD PROGRESS
 PRICING SET

STAGE LEVEL
 PLAN

A202

FELLIN PARK STAGE
 FELLIN PARK,
 OURAY, CO 81427



DATE 10/25/24 ISSUANCE SD PROGRESS PRICING SET

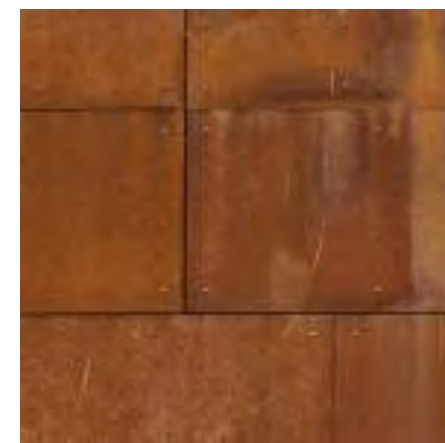
ROOF PLAN



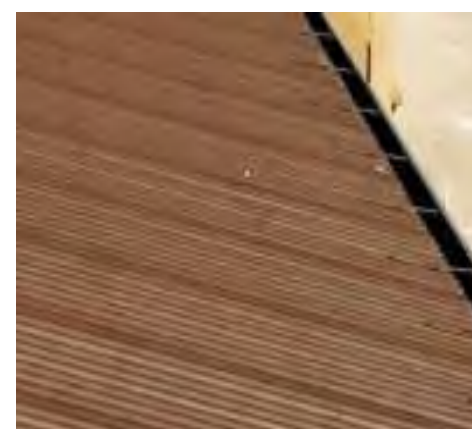
PREFINISHED 7/8"
CORRUGATED SIDING



MILLED ROUGH SAWN
PREWEATHERED TIMBER



24ga. RUSTED METAL
SIDING - FLAT LOCK SEAM

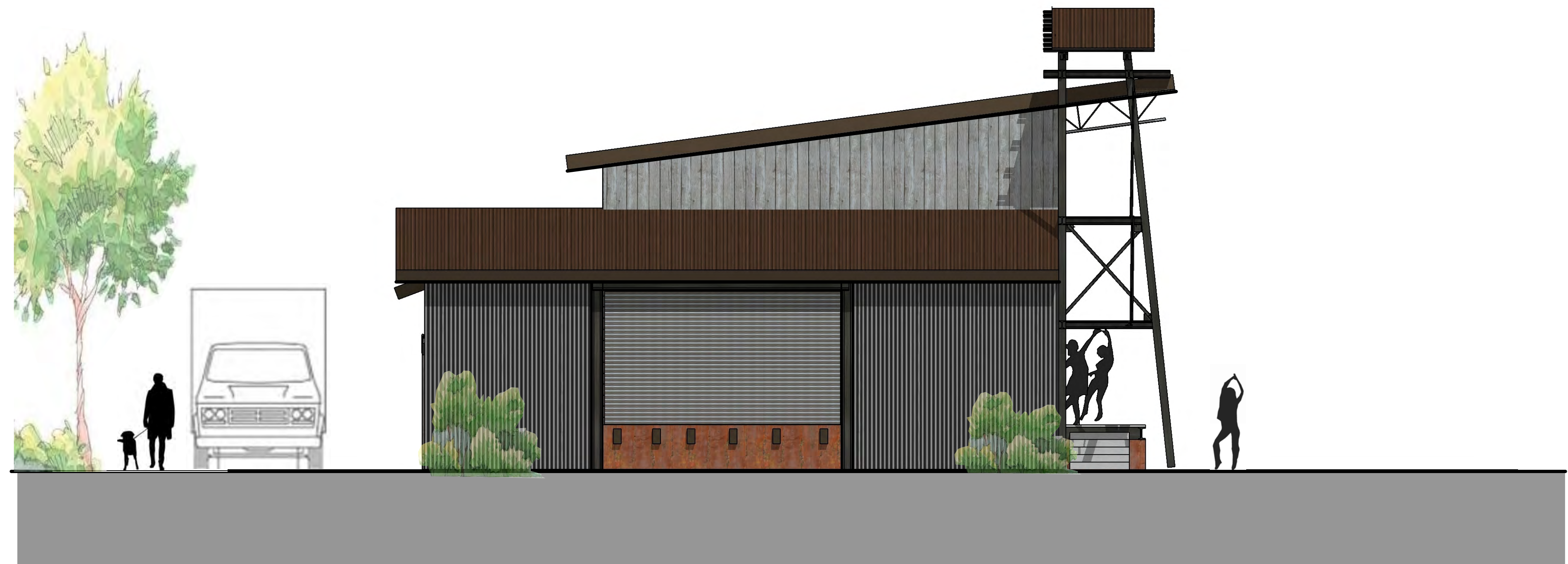


24ga. PREFINISHED RUST
COLOR ROOFING



EXPOSED STEEL STRUCTURE
PREFINISHED CLEARCOAT

MATERIAL LEGEND

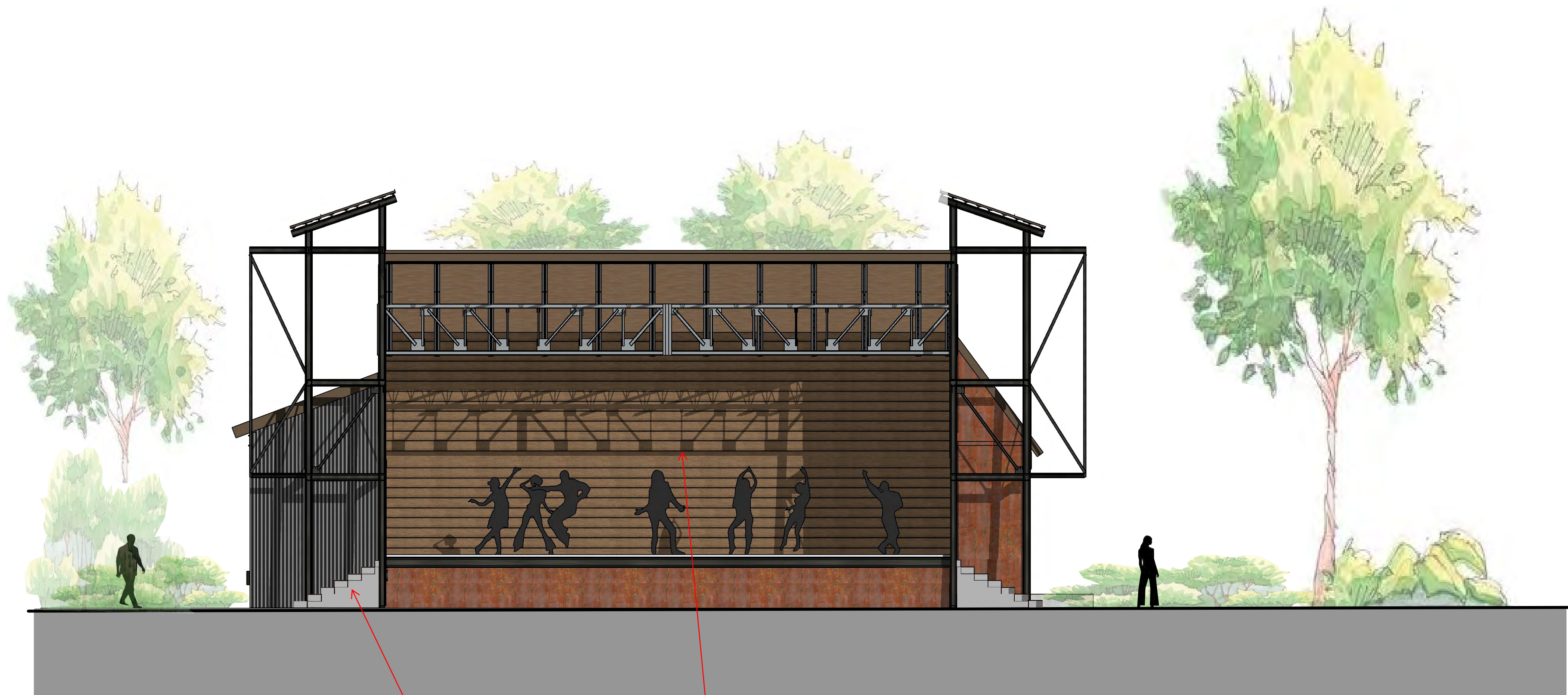


SOUTH ELEVATION

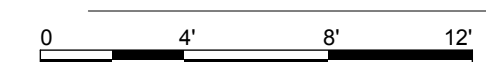


SCALE: 3/16" = 1'-0"

2



EAST ELEVATION



SCALE: 3/16" = 1'-0"

1

DATE 10/25/24
ISSUANCE SD PROGRESS
PRICING SET

ELEVATIONS

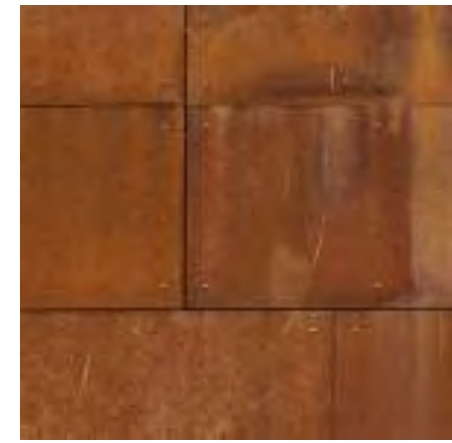
A301



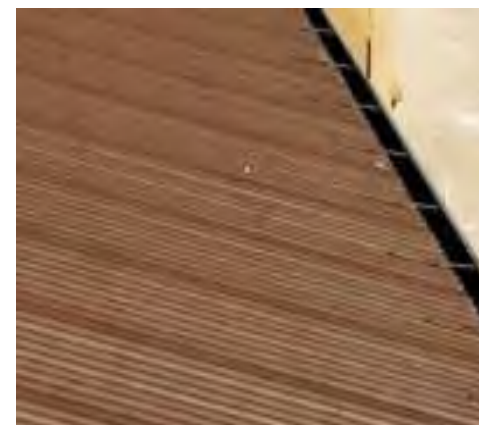
PREFINISHED 7/8"
CORRIGATED SIDING



MILLED ROUGH SAWN
PREWEATHERED TIMBER



24ga. RUSTED METAL
SIDING - FLAT LOCK SEAM



24ga. PREFINISHED RUST
COLOR ROOFING

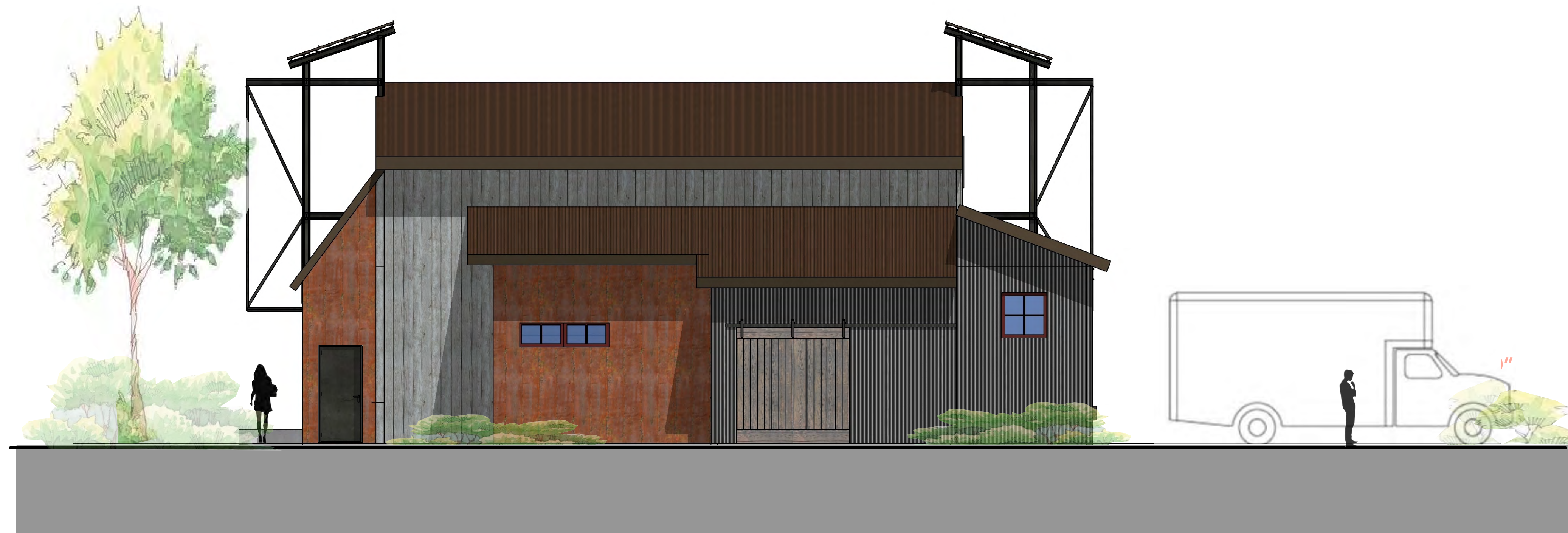


EXPOSED STEEL STRUCTURE
PREFINISHED CLEARCOAT

MATERIAL LEGEND



NORTH ELEVATION 2
SCALE: 3/16" = 1'-0"
0 4' 8' 12'



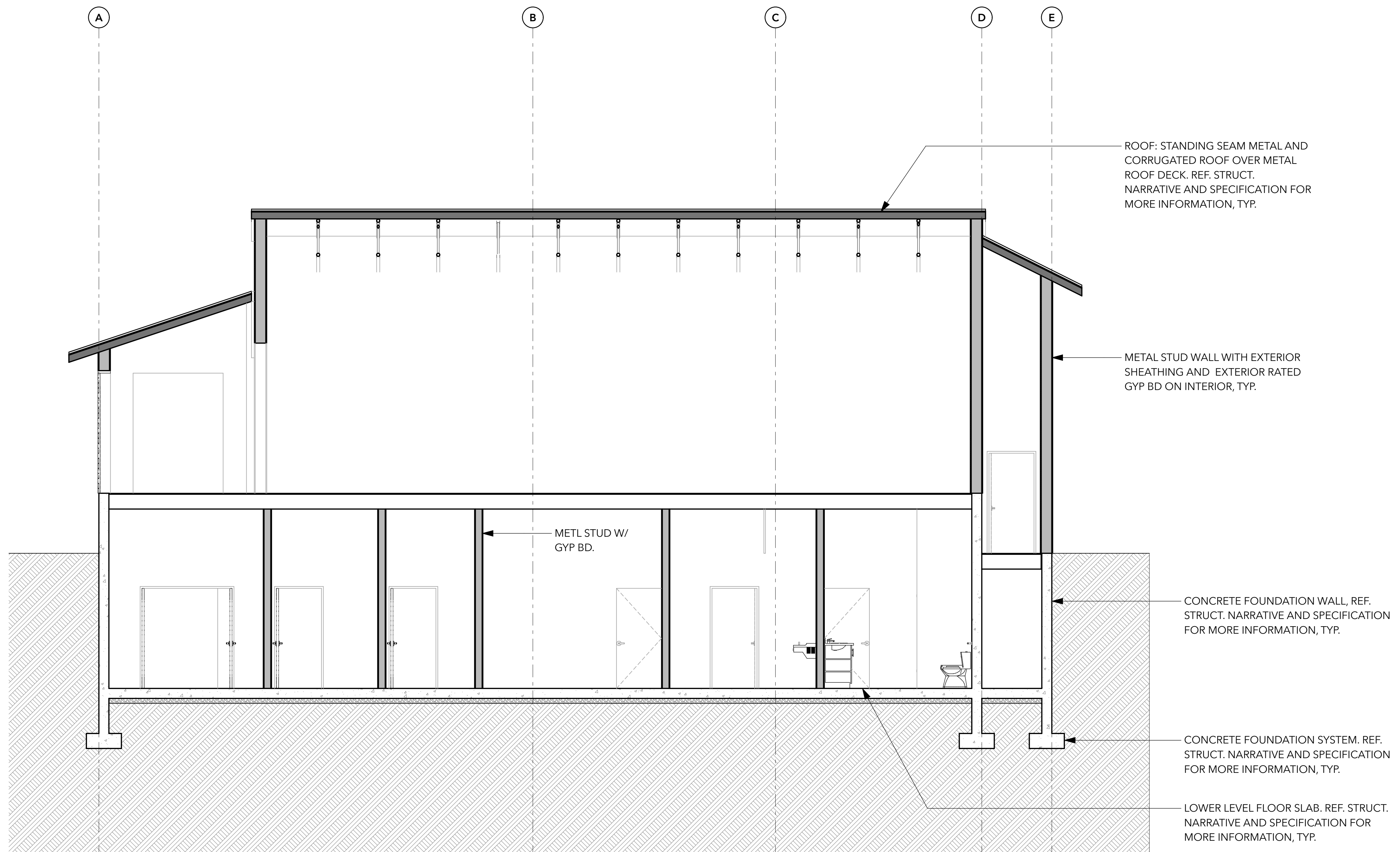
WEST ELEVATION 1
SCALE: 3/16" = 1'-0"
0 4' 8' 12'

DATE 10/25/24
ISSUANCE SD PROGRESS
PRICING SET

ELEVATIONS

A302

FELLIN PARK STAGE
 FELLIN PARK,
 OURAY, CO 81427



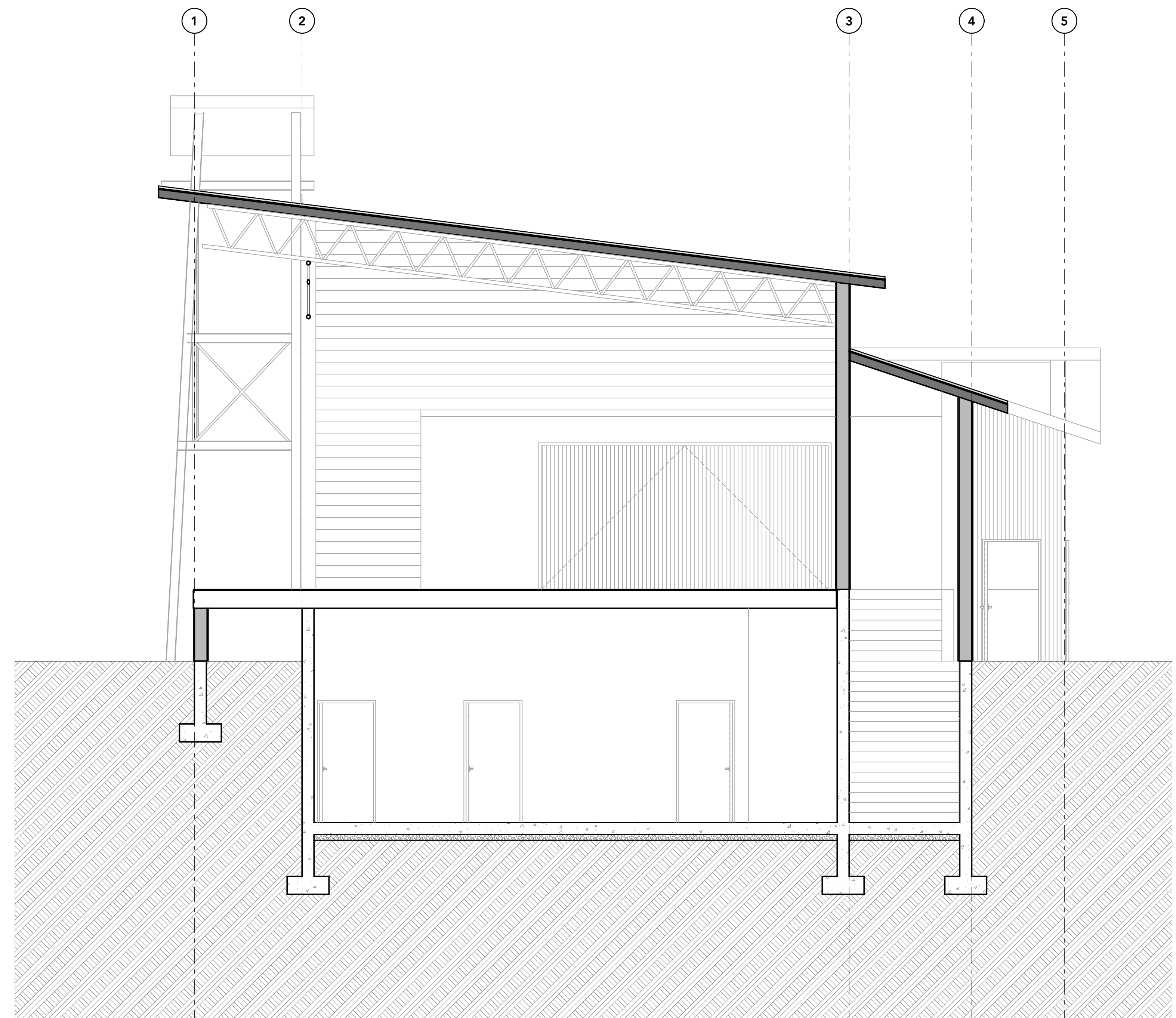
DATE 10/25/24
 ISSUANCE SD PROGRESS PRICING SET

SECTIONS

SECTION N-S
 SCALE: 1/4" = 1'-0"
 1

A401

DOOR SCHEDULE															
DOOR ID	ED001	ED101	ED104	ED202	ED203	ID001	ID002	ID003	ID004	ID005	ID006	ID007	ID008	ID009	ID010
ELEVATION															
TYPE	Flush	Style 1	Flush	Flush	Flush	Flush	Flush	Flush	Flush	Flush	Flush	Flush	Flush	Flush	Flush
DIMENSIONS	1x2	5x2	1x2	2x2	1x2	1x2	2x2	1x2	1x2	1x2	1x2	1x2	1x2	1x2	1x2
NOTES															



SECTION E-W
SCALE: 1/4" = 1'-0"

FELLIN PARK STAGE
FELLIN PARK,
OURAY, CO 81427

DATE 10/25/24
ISSUANCE SD PROGRESS PRICING SET

SECTION & DOOR SCHEDULE

A402

SPECIFICATIONS OUTLINE

TABLE OF CONTENTS

TABLE OF CONTENTS

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DIVISION 3 – CONCRETE
DIVISION 4 – MASONRY
DIVISION 5 – METALS
DIVISION 6 – WOOD, PLASTICS & COMPOSITES
DIVISION 7 – THERMAL & MOISTURE PROTECTION
DIVISION 8 – DOORS, WINDOWS, AND GLASS
DIVISION 9 – FINESHS
DIVISION 10 – SPECIALTIES
DIVISION 11 – EQUIPMENT
DIVISION 12 – FURNISHINGS
DIVISION 13 – SPECIAL CONSTRUCTION
DIVISION 14 – CONVEYING SYSTEMS
DIVISION 15 – MECHANICAL
DIVISION 16 – ELECTRICAL

GENERAL DUTIES

Provide and pay for all materials, labor, taxes, water, tools, equipment, light, power and temporary facilities necessary for completion of the building and site.
Provide materials and labor unit prices for all parts of the work as subcontractors are retained.
Provide list of sub-contractors and detailed schedule for completion of building and site.
Conduct weekly meetings to monitor progress of the work and facilitate supervision and management of construction.
Provide submittals for all items described in Divisions 3 through 16 for architectural, owner and Owner consultant review and approval.
Review all shop drawings prior to submittal to design team for further review, modification and approval.
Provide samples as necessary to obtain required approvals of interior and exterior finish materials.

SAFETY

Contractors are responsible for compliance with all applicable safety requirements and OSHA regulations.

PAY REQUESTS: TBD

PERMITS AND FEEDS: TBD

TEMPORARY FACILITIES

Temporary utility services provided on site.
All staging will occur on site.
Erosion control and storm water diversion for site construction disturbed area, if required.

PROJECT CLOSE OUT

Complete punch list and provide to Architect for review and coordination
Complete all punch list items.
Deliver operational manuals to owner's staff for all building systems.
Provide owner with marked-up record drawings of as-built conditions.
Provide Owner with demonstration and training of operation of assemblies.

DIVISION 2 – SITE WORK

Reference Civil Narratives and Architectural Site Plan.

DIVISION 3 – CONCRETE

GENERAL

Comply with published standards for good practice, including:
Concrete Reinforcing Steel Institute "Manual of Standard Practice" and
ACI 318 "Building Code Requirements for Reinforced Concrete".

QUALITY ASSURANCE

Testing Agency Qualifications: An independent agency qualified according to ASTM C 1077 and ASTM E 529 for testing indicated.
Welding Qualifications: Qualify procedures and personnel according to AWS D1.4/D 1.4M, "Structural Welding Code - Reinforcing Steel."
ACI Publications: Comply with the following unless modified by requirements in the Contract Documents:
ACI 301, "Specifications for Structural Concrete."
ACI 117, "Specifications for Tolerances for Concrete Construction and Materials."
Concrete Testing Services: Engage a qualified independent testing agency to perform material evaluation tests and to design concrete mixtures.
Preinstallation Conference: Conduct conference.

EXECUTION

Design, erect, shore, brace, and maintain formwork, according to ACI 301, to support vertical, lateral, static, and dynamic loads, and construction loads that might be applied, until structure can support such loads.
Construct formwork so concrete members and structures are of size, shape, alignment, elevation, and position indicated, within tolerance limits of ACI 117.
Manufacturer Qualifications: A firm experienced in manufacturing ready-mixed concrete products and that complies with ASTM C 94/C 94M requirements for production facilities and equipment.

PRECAST CONCRETE STAIR TREADS

Provide manufactured open riser stair treads at exterior stairs, Stepstone Inc., or equals
APPLICABLE STANDARDS: American Society for Testing & Materials (ASTM) ASTM C33 - Standard Specification for Concrete Aggregates ASTM C39 -Concrete Compressive Strength ASTM C150 -Standard Specification for Portland Cement ASTM C642 - Water Absorption, Density, Voids in Hardened Concrete, ASTM C666 - Rapid Freeze/Thaw Resistance of Concrete ASTM C979 - Pigments for Integrally Colored Concrete ASTM C1028 -Coefficient of Friction.

DIVISION 4 – MASONRY

NOT USED

DIVISION 5 – METALS

GENERAL

STRUCTURAL STEEL: Refer to Structural Narrative.

ARCHITECTURAL AND ORNAMENTAL METALS

ALUMINUM
Extruded Bars and Shapes: ASTM B 221
Die and Hand Forgings: ASTM B 247
Castings: ASTM B 26/B 26M, Alloy A356.0-T6

STEEL AND IRON

Retain material types, qualities, and grades in this article that are indicated in the Specifications or on Drawings.
Bars: Hot-rolled, carbon steel complying with ASTM A 29/A 29M, Grade 1010.
Plates, Shapes, and Bars: ASTM A 36/A 36M.
Cast Iron: Either gray iron, ASTM A 48/A 48M, or malleable iron, ASTM A 47/A 47M unless otherwise indicated.
Steel Sheet, Cold Rolled: ASTM A 1008/A 1008M, either commercial steel or structural steel, exposed.

INSTALLATION

Provide anchorage devices and fasteners where needed to secure decorative metal to in-place construction.
Set products accurately in location, alignment, and elevation, measured from established lines and levels.
Fit exposed connections accurately together to form tight, hairline joints or, where indicated, uniform reveals and spaces for sealants and joint fillers.
Do not cut or abrade finishes that cannot be completely restored in the field. Return items with such finishes to the shop for required alterations, followed by complete refinishing, or provide new units as required.
Install concealed gaskets, joint fillers, insulation, and flashings as work progresses.
Restore protective coverings that have been damaged during shipment or installation. Remove protective coverings only when there is no possibility of damage from other work.
Retain the paragraph below for aluminum.

COATINGS AND FINISHES

Corrosion Protection: Coat concealed surfaces of aluminum that will be in contact with grout, concrete, masonry, wood, or dissimilar metals, with a heavy coat of bituminous paint.
Hot-dip Galvanized Coatings
ASTM A123 – general iron and steel products
ASTM A153 – small parts
ASTM A767 – reinforcing steel (rebar)
and ASTM A143, ASTM A384, ASTM A385, ASTM A1068
Post Galvanizing Supporting Specifications of ASTM A143, ASTM A780.

EXTERIOR

EXPOSED PLATES AND FASTENERS – EXPOSED CONNECTORS : All steel members, plates and fasteners to be Epoxy STEEL-IT 4210 Epoxy Precoat STEEL-IT 4907 Epoxy Topcoat or equals.

All materials of a specified painting system, including primer, intermediate, and finish coats, shall be produced by the same manufacturer. Thinners, cleaners, driers, and other additives shall be as recommended by the paint manufacturer for the particular coating system.
Steel should be cleaned thoroughly to remove rust, dirt, and other foreign matter. The surface should be prepared to a minimum of SP-2 or SP-3 where required.
Fabricator's standard primer applied to a minimum thickness of 1 mil on steel that has been prepared in accordance with SSPC-SP2
The surface should be free of visible dirt, dust, oil, grease, rust, mill scale, and other foreign matter.

INTERIOR

INTERIOR STAIR HANDRAILS: 1-1/2" ROUND Metal Handrails:
1. Standard Steel Pipe, Architectural Handrail Grade, of diameter and sizes indicated. Exterior metal handrails shall be hot-dip galvanized. Provide terminal safety returns for all stair handrails. Handrail brackets shall be hot-dip galvanized malleable iron, manufactured for the purpose, for anchorage to concrete walls. Include all fittings and components, sleeves, hardware, backing plates, and accessories as required for complete and finished handrail installations.
2. Steel Pipe: Pipe for railings, pipe supports, and pipe sleeves shall be seamless steel pipe, conforming to ASTM A53/A53M, Type S, Grade A, of diameters and sizes indicated. Special instructions shall be given the pipe manufacturer to provide Architectural Handrail Grade pipe.
3. Plate: Steel plate for anchor plates shall be standard steel plate, conforming to ASTM A36/A36M, weldable quality.

ANCHORS, FASTENERS, AND ACCESSORIES: Provide all required anchors, fasteners, miscellaneous components, and accessories as required for complete and finished railing installations. Bolts and studs, nuts, and washers shall conform with ASTM A307, A449, and A563, as applicable, and shall be galvanized in accordance with ASTM A153/A153M.
Expansion Bolts: Where anchors are not included in the concrete construction, provide hot-dip galvanized expansion type anchors with matching hot-dip galvanized steel bolts or studs with nuts, of sizes as indicated or required. Provide washers under all bolt heads and nuts. Expansion bolts require approval of the Engineer before they may be installed in post-tensioned slabs. Expansion bolts will not be permitted for use on concrete curbs or along the edge of concrete or a concrete joint.

FINISH

Ferrous metal railings and related items on the exterior/ interior of the building, or as otherwise indicated, shall be galvanized, after fabrication, by the hot-dip process in accordance with ASTM A123/A123M and ASTM A385/A385M. Weight of zinc coating shall conform with requirements specified under "Weight of Coating" in ASTM A123/A123M.
Safeguarding against steel embrittlement shall conform with applicable requirements of ASTM A143/ A143M.
Safeguarding against warpage and distortion of steel members shall conform with applicable requirements of ASTM A384/A384M.
Shop galvanized metalwork necessitating field welding which in any manner removes original galvanizing shall be restored by galvanizing repair in accordance with ASTM A780/A780M.
Bolts and screws for attachment of galvanized items shall be galvanized in accordance with ASTM A153/ A153M, or of compatible, non-corrodable material.

Install metal handrails and railings as indicated and in accordance with the approved Shop Drawings, using workers skilled and experienced in the installation of the type of work involved. Conform with the installation requirements of NAAMM's Pipe Railing Systems Manual, as applicable.

DIVISION 6 – WOOD, PLASTICS & COMPOSITES

GENERAL

ROUGH CARPENTRY

Rough carpentry and blocking to include normal construction detailing for support and load distribution. Applications include edge blocking at penetrations and material transitions. Wood in contact with concrete and less than 6 inches from finished grade shall be pressure treated, cut PT wood to be treated at exposed grain.

Framing with dimensional lumber.
Framing with engineered wood products.
Shear wall panels.
Rooftop equipment bases and support curbs.
Wood blocking, cants, and nailers.
Wood furring and grounds.
Wood sleepers.
Plywood backing panels.

Lumber: DOC PS 20 and applicable rules of grading agencies indicated. If no grading agency is indicated, provide lumber that complies with the applicable rules of any rules-writing agency certified by the ALSG Board of Review. Provide lumber graded by an agency certified by the ALSG Board of Review to inspect and grade lumber under the rules indicated. Provide dressed lumber, S4S, unless otherwise indicated.

FINISH CARPENTRY

DIVISION 7 – THERMAL & MOISTURE PROTECTION

GENERAL

Provide a thoroughly insulated and water-tight structure where all exterior surfaces are permanently sealed against heat transfer and air/water penetration. Utilize only proven systems with an established record of successful long-term performance. Scope of work includes foundation insulation, wall and roof insulation, water proofing, roof membrane, metal roofing, damp proofing, flashing, roof accessories, joint sealers, rainscreen cladding system, and exterior Portland Cement stucco system
Moisture control and preventive measure to comply with ICC 2012 Section 507. Inspections to comply with Section 902 and 903 and per table 903.1.
Intersections and edges of all vertical and horizontal exterior surfaces will be flashed to prevent penetration of water.
Joint sealers, caulking and backer rod to be applied where necessary to maintain a water-tight building envelope. Employ color-matched sealants in areas exposed to public view.
All insulation to be formaldehyde free.
STC ratings between all units to be STC 56 min.
Exterior walls to have R-19 minimum cavity wall assembly for sound isolation. Mineral fiber batts. Class III Vapor barrier to be used at mineral fiber batt locations.
Cutters and downspouts per description below.

ROOFING

MAIN STAGE ROOF: slope: 1.5 in 12
BASIS OF DESIGN: AC, CLAD Tile-Loc. Substitutions to be approved by architect.
Warranty: Provide weather-tightness warranty. 30-year-non-prorated finish warranty
Minimum 30% recycled content
UL-580 Class 90 rated up to 18" O.C., UL-1897 wind uplift, UL-790 Class A fire rated, UL-263 fire resistance rated, UL-2218 impact resistance rated

Weathertight Performance Warranty: Manufacturer's standard warranty in which the manufacturer agrees to repair or replace metal roof panel assemblies that fail to remain weather tight within a specified warranty period. 20 Year Warranty

TRIMS AND FLASHING: Material, metal thickness, and finish to match panels. Profiles indicated in Drawings.
Provide manufacturer's standard accessories and other items essential to completeness of standing seam roof installation.

ALL SECONDARY ROOFS: Slopes vary:
Western Slates Metal Roofing 7/8" 24 GA. Corrugated roofing.

UNDERLAYMENT: Grace MetShield • ASTM D 226, Type II • ICC-ES AC 207 • CSA A 123.3 • ASTM E 108 / UL790 Assembly – Class A • CSA A 220.1

Underlayment Performance Properties
Tensile Strength ASTM D146-04 (lb/in) MD113 CD100
Tear Resistance ASTM D1922-00 (g) MD >3200 CD > 3200
Rupture Resistance ASTM D3462-02 87
Bench Puncture ICC AC-08 Pass
Long Term Sag ICC AC-08 Pass
Liquid Water Transmission ASTM D4869-02 Pass
Ultra Violet Aging ICC AC 207 Pass Accelerated Aging ICC AC 207

ASTM E1592 tested, ASTM E331/1646 tested, ASTM E283/1680 tested
Applicable standards

- AISC 360, Specification for Structural Steel Buildings, American Institute of Steel Construction, Chicago, IL, 2010.
- AISI D111, Design Guide for Cold-Formed Steel Purlin Roof Framing Systems, American Iron and Steel Institute, Washington, D.C., 2009.
- AISI S100, North American Specification for the Design of Cold-Formed Steel Structural Members, Washington, D.C., 2007, with Supplement 1, dated 2010.
- ADMI, Aluminum Design Manual, Aluminum Association, Arlington, VA, 2010.
- ASTM A853, Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process, American Society for Testing and Materials, West Conshohocken, PA, 2008.
- ASTM A792, Standard Specification for Steel Sheet, 55% Aluminum-Zinc Alloy Coated by the Hot-Dip Process, American Society for Testing and Materials, West Conshohocken, PA, 2008.
- ASTM E1514, Standard Specification for Structural Standing Seam Steel Roof Panel Systems, American Society for Testing and Materials, West Conshohocken, PA, 1998/2003.
- ASTM E1592, Standard Test Method for Structural Performance of Sheet Metal Roof and Siding Systems by Uniform Static Air Pressure Difference, American Society for Testing and Materials, West Conshohocken, PA, 2005.
- ASTM E1646, Standard Test Method for Water Penetration

Weathertight Performance Warranty: Manufacturer's standard warranty in which the manufacturer agrees to repair or replace metal roof panel assemblies that fail to remain weather tight within a specified warranty period. 20 Year Warranty

TRIMS AND FLASHING: Material, metal thickness, and finish to match panels. Profiles indicated in Drawings.
Provide manufacturer's standard accessories and other items essential to completeness of standing seam roof installation.

UNDERLAYMENT: Grace MetShield • ASTM D 226, Type II • ICC-ES AC 207 • CSA A 123.3 • ASTM E 108 / UL790 Assembly – Class A • CSA A 220.1

Underlayment Performance Properties
Tensile Strength ASTM D146-04 (lb/in) MD113 CD100
Tear Resistance ASTM D1922-00 (g) MD >3200 CD > 3200
Rupture Resistance ASTM D3462-02 87
Bench Puncture ICC AC-08 Pass
Long Term Sag ICC AC-08 Pass
Liquid Water Transmission ASTM D4869-02 Pass
Ultra Violet Aging ICC AC 207 Pass Accelerated Aging ICC AC 207

WEATHER BARRIER AT EXTERIOR WALLS

Membrane: Carlisle Henry WEATHERSMART or equals

METAL WALL PANELS- EXTERIOR –
Rusted Flat-Lock panels: 24 GA. Natural steel sheet

Corrugated Siding: Western States 7/8" 24 GA. Corrugated Metal Roofing and Siding. Color as selected by Architect for Manuf. Standards

SNOW BRACKETS for winter maintenance access: by Rocky Mountain Snowguards, 2 bar heavy duty H-clamp S-5, provide snow fencing at the loading dock roof and the rear west roof over the barn door.

GUTTER AND DOWNSPOUT – At snow fence locations w/ heat tape.

All flashings in metal locations will match the finish of associated metal. Steel flashing shall be galvanized steel of 24 gauge minimum or corrosion-resistant proprietary flashing not less than 0.019-inch thickness.

SOFFITS to be rough sawn wood panels, 4x8, clear finished.

INSULATION

See drawings and Appendix for R-values.

SPRAYFOAM CLOSED CELL INSULATION

FOAM PLASTIC BOARD INSULATION
Molded-Polystyrene Board Insulation: ASTM C 578, with maximum flame-spread and smoke-developed indexes of 75 and 450, respectively, per ASTM E 84.
Extruded-Polystyrene Board Insulation: ASTM C 578, with maximum flame-spread and smoke-developed indexes of 75 and 450, respectively, per ASTM E 84

Underslab: W.R. Meadows PERMINATOR 15 or equals

WATERPROOFING

Walls: Tremproof 250GC. Polymer-enhanced asphalt liquid-applied membrane and
ASTM E-96, ASTM D-412, ASTM C-836, ASTM E-154, ASTM D-3273, ASTM D-3274
WARM-N-DRIL R-8 2-3/8" Foundation Board or Equal

SOUND BATT INSULATION: All lower level wall Owens Corning.

ACOUSTICAL JOINT SEALANT:
ASTM C639 Standard Test Method for Rheological (Flow) Properties of Elastomeric Sealants.
ASTM C681 Standard Test Method for Volatility of Oil- and Resin-Based, Knife-Grade, Channel Glazing Compounds.
ASTM D750 Standard Test Method for Rubber Deterioration in Carbon-Arc Weathering Apparatus. D.
ASTM D925 Standard Test Methods for Rubber Property-Staining of Surfaces (Contact, Migration, and Diffusion). ASTM D2202 Standard Test Method for Slump of Sealants

Quality Assurance 1. Installer Qualifications: Utilize an installer having demonstrated experience on projects of similar size and complexity.

BlockAid OSI Pro-Series SC175 Acoustical Sound Sealant (or equals)

Apply a full 3/8" bead of Sealant per Drawings and seal openings where wall meets the ceiling, floor and adjoining walls, to the perimeter of all cut-outs including those for outlet boxes, pipes, conduit, vents, etc. and to the joints between panels.

SPECIFICATIONS OUTLINE

DIVISION 8 – DOORS, WINDOWS, AND GLASS

Scope of work includes standard door types, frames, hardware, weather stripping and hardware.

STANDARD HOLLOW METAL DOORS A. General: Provide doors of design indicated, not less than thickness indicated; fabricated with smooth surfaces, without visible joints or seams on exposed faces unless otherwise indicated. Comply with ANSI/SDI A250.8.

Design: Flush panel.

Core Construction: Manufacturer's standard kraft-paper honeycomb, polystyrene, polyurethane, polyisocyanurate, mineral-board, or vertical steel-stiffener core. Thermal-Rated (Insulated) Doors at exterior; provide doors fabricated with thermal-resistance value (R-value) of not less than 2.4 deg F x h x sq. ft./Btu when tested according to ASTM C 1363. 1) Locations: Exterior doors.

Vertical Edges for Single-Acting Doors: Beveled edge, a. Beveled Edge: 1/8 inch in 2 inches. 4. Top and Bottom Edges: Closed with flush or inverted 0.042-inch- thick, end closures or channels of same material as face sheets. 5. Tolerances: Comply with SDI 117, "Manufacturing Tolerances for Standard Steel Doors and Frames." Hollow Metal Doors and Frames 4 Sample Healthcare Specification

Exterior Doors: Face sheets fabricated from metallic-coated steel sheet. Provide doors complying with requirements indicated below by referencing ANSI/SDI A250.8 for level and model and ANSI/SDI A250.4 for physical performance level: 1. Level 3 and Physical Performance Level A (Extra Heavy Duty), Model 2 (Seamless).

Interior Doors: Face sheets fabricated from cold-rolled steel sheet. Provide doors complying with requirements indicated below by referencing ANSI/SDI A250.8 for level and model and ANSI/SDI A250.4 for physical performance level: 1. Level 2 and Physical Performance Level B (Heavy Duty), Model 2 (Seamless). D. Hardware Reinforcement: Fabricate according to ANSI/SDI A250.6 with reinforcing plates from same material as door face sheets. E. Fabricate concealed stiffeners and hardware reinforcement from either cold- or hot-rolled steel sheet.

Hardware: Schlage Style Lever set or equals, brushed chrome. Bedroom and bathrooms to have privacy locks. All other to be passage. Provide interior doors of ADA unit with level style handle.

Hardware: Schlage Plymouth Style Bell Knob, Keyed, brushed chrome. All storage closets doors to be keyed with corresponding unit entry doors. Provide exterior doors of ADA units with level style handle.

DIVISION 9 – FINESHS

GENERAL

All paints to be no VOC, eggshell, one interior color, Ben Moore Interior Latex; color TBD
5/8" sheetrock throughout w/ light knockdown texture and square corners: Level 3 Finish
Water resistant gypsum wall board at wet locations

STAGE INTERIOR WALL: Provide 1x4 wood slat with 1/2" gap over 1" CFAB cellulose panels by Acoustical Surfaces Inc.

Tubs to have shower /tub insert surrounds

All paints to be no VOC, eggshell, one interior color, Ben Moore Interior Latex; color TBD

FLOORS:

Lower level greenrooms: MOHAWK Discovery Ridge Core Vinyl Plank, color as selected by architect from manuf. Standards. All casings and floor base 1x6 paint grade solid wood square edge .

Exposed concrete floors in: IT room, Mech Rm, Storage/ Utility, and Cooridors.
Base: Johnsonite Rubber Base 4" square base.

Bathrooms: DAL TILE Koncrete KO04Gray 12x12 GENERAL or equals.
Base: 6" Tile Base

DIVISION 10 – SPECIALTIES

Each bathroom to have towel bar (18"), towel ring, TP holder, robe hook; and face mount mirrored. All to be Brush nickel finish.

DIVISION 11 – EQUIPMENT

NOT USED

DIVISION 12 – FURNISHINGS

NOT USED

DIVISION 13 – SPECIAL CONSTRUCTION

NOT USED

DIVISION 14 – CONVEYING SYSTEMS

LIFT: Nationwode Lifts, Apex Hydro or equals, ADA.
Requires a 3" pit or ramp.
Capacity of 1000 lbs
Standard cab size is 36" w x 54" d. Custom sizes up to 18 sq ft available
Travel speed is approx. 20 ft per min.
Travels up to 14 ft.

DIVISION 15 – MECHANICAL

PLUMBING FIXTURES (Proflo noted, American Standard and Sterling equals)
ALL FUACETS TO BE DELTA.
All shower heads, bathroom and kitchen faucets to a flow no greater that 2.0gmp.

Toilet: Proflo PFCT101HEWH
Tub: ProFlo PFB14R with Surround or Equal
Vanity Sink: American Standard Decorum Wall Hung
Tub/ Shower Faucet: Delta T13420 Classic 13 series or equals
Vanity Faucet: Delta Foundations 4 in. Single Handle or equals
Drinking Fountain: Elkay ezH2O Vandal-Resistant Bottle Filling Station & Single Cooler, Non-Filtered Non-Refrigerated Stainless, Model EZSDWSLK.

DIVISION 16 – ELECTRICAL

Units to be metered per civil and electrical drawings and coordinated with Town of Telluride Housing Committee.

METERING
Refer to civil

HEAT TAPE

See specifications per Division 7

General house and emergency lighting to be provided. All house lighting will be LED. Electrical parameters are as follows: 400 amp for lighting, 200 amp for sound. Stage power, 6-8 20 amp dedicated electrical outlets. Front and sides cable management inlaid pits/ramps covered with grates. Provide data and Wi-Fi to the lawn tent, green rooms, and the stage left and right.

Lighting:
Stage House lighting: Springtree: Spatial Wash COB Warm White, 120 Watt, 10 fixture count.
Lower level LED: Lithonia FML4W.
Corridors: 12 count.
Green rooms: 2 fixture count each, dimmable
Restrooms: 2 fixture count each
IT and Mechanical, Janitor Closet: 1 fixture count each
Storage/ Utility: 6 fixture count.
Emergency lighting: Lithonia ELM2L Black

Wall sconce at all exterior doors, 1 per door: WAC Lighting 120V LED110 Horizontal Wall Light
Mfr Id: WL-LED110-C-BZ.

END OF SPECIFICATION OUTLINE

ACOUSTICAL ENGINEER

SPENDIARIAN & WILLIS ASSOCIATES

320 W. ALTURAS ST

TUCSON, AZ 85705

TELE: (520) 623-6003



TELLURIDE TOWN PARK STAGE REPLACEMENT

Town of Telluride

Construction Design Budget - October 06, 2015

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10/7/2015 11:39 AM

Tell Town Stage CD 15-10-06 Tier 1.pee

Estimate Totals

Description	Amount	Totals	Rate
Labor	91,438		
Material	134,734		
Subcontract	1,674,298		
	1,900,470	1,900,470	
General Liability	26,738		1.270 %
Builders Risk	7,369		0.350 %
Warranty Reserve	8,632		0.410 %
P & P Bond	22,317		1.060 %
Cloud Technology Services	2,105		0.100 %
	67,161	1,967,631	
Contractor Contingency			
Contractor Fee	137,734		7.000 %
Total		2,105,365	

202.751 /GSF

DATE 10/25/24
ISSUANCE SD PROGRESS
PRICING SET

FELLIN PARK STAGE

FELLIN PARK,
OURAY, CO 81427

SPECIFICATIONS

SPEC 2

Future Agenda Items/Work Sessions

- Restroom Cleaning and Vault Pumping Agreement Between City, OIPI, and FOVF (City to supply toilet paper but OIPI & FOVF will stock & clean)
- Dark Sky Ordinance – August/September
- Huckstering Permit/Permit, Fees and Fine Schedule/Enforcement - May
- Via Ferrata Agreement (Expires April 30, 2025)
- Parking Study and Bicycle usage on municipal trails (regulations for Ebikes) - June
- Bed & Breakfast Discussion - March
- Revisiting Fire Protection District payment equation/Fire District increase mill levy. Work session to be help with Fire Protection District board members and Hannah – April
- Review of City Committees – October
- Bathhouse Discussion – March
- Revisit Water Agreement with the Ouray Ice Park - June
- Business License Renewals – having issues with business’s not renewing
- **Work Session** - Fellin Park Stage Discussion – March 3rd.