

Agenda

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. PUBLIC HEARINGS
 - 4.a. Ordinance 8, Series 2022 - Regarding Fiber on Utility Poles
 - 4.b. Ordinance 9, Series 2022 - Regarding Alcohol in City Parks
5. CITIZENS' COMMUNICATION
6. CITY COUNCIL REPORTS/INFORMATION - Tamara Gulde, Peggy Lindsey, John Wood, Josh Smith, and Ethan Funk
7. DEPARTMENT REPORTS
 - 7.a. City Administrator
 - 7.b. Director of Finance and Administration
 - 7.c. Community Development Director
 - 7.d. Information Technology Director
 - 7.e. Communications and Community Engagement Coordinator
8. ACTION ITEMS
 - 8.a. Ordinance 8, Series 2022 - Regarding Fiber on Utility Poles - Second Reading
 - 8.b. Ordinance 9, Series 2022 - Regarding Alcohol in City Parks - Second Reading
 - 8.c. Ordinance 10, Series 2022 - Modifying Community Economic Development Committee Requirements - First Reading
 - 8.d. Notice to Proceed - Wastewater Treatment Plant Project Construction
 - 8.e. Consideration of CEDC Membership Application - Frank Robertson
 - 8.f. Consideration of CEDC Membership Application - Amber Cunningham
 - 8.g. Funding Request from Home Trust of Ouray County
 - 8.h. Letter of Support for High Alpine Roadmap 9.5
 - 8.i. Consideration of waiving preliminary plat requirements for the PUD Application for property legally described as: Subd: City of Ouray Lot: 11 Block: 8 Subd: City of Ouray Lot: 12 Block: 8 S: 31 T: 44 R: 7; commonly known as "TBD" 9th Avenue; Parcel No. 451531204002
9. DISCUSSION ITEM - Future Agenda Items
10. ADJOURNMENT

CITY OF OURAY

ORDINANCE NO. 08 (Series 2022)

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OURAY,
COLORADO AMENDING OURAY LAND USE CODE SECTION 13-3-F-19
TO ADDRESS UNDERGROUNDING UTILITIES.**

WHEREAS, the City of Ouray requires undergrounding of all new electric, CATV, or communications facilities pursuant to Ouray Municipal Code (OMC) Section 13-3-F-19-a;

WHEREAS, currently there are existing cable lines installed on poles throughout the City which are unusable because the lines have fallen into disrepair;

WHEREAS, more than one small local provider was allowed under Ordinance No. 5, 2020 to install fiber optic cable above ground on existing poles to provide high-speed internet access to the City of Ouray because the costs to underground the fiber optic cables is cost prohibitive for these small providers;

WHEREAS, the COVID-19 pandemic delayed the installation of fiber optic cable on existing poles and the small provides desire a one-year extension to complete its fiber install.

WHEREAS, City Council desires to allow small local providers a one-year extension to install fiber optic cable above ground through a resolution which would exempt them from the underground requirement of the Ouray Municipal Code.

WHEREAS, City Council also desires to make clear that if any poles are damaged, removed or replaced for any reason, then all equipment installed on that pole must be undergrounded.

WHEREAS, pursuant C.R.S. § 31-15-702(1)(a)(VI), the City may regulate communication poles in its right-of-way.

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

SECTION 1: INCORPORATION OF RECITALS

The foregoing recitals are hereby affirmed and incorporated herein by this reference as findings of the City Council.

SECTION 2: AMENDMENTS TO THE CODE

Section 13-3-F-19-d is hereby repealed and replaced as follows:

d. Whenever a pole is substantially damaged such that replacement is necessary or the pole must be moved for any reason, that pole may not be placed above ground and all equipment located on the pole shall be undergrounded at the expense of the pole owner.

SECTION 3: EFFECTIVE DATE

The provisions of this Ordinance shall become effective thirty days after publication in accordance with City of Ouray Charter 3.5(G).

SECTION 4: SAVINGS CLAUSE


The amendment of various provisions of the Ouray Municipal Code by this ordinance shall not affect any offense or act committed, any penalty incurred, any contract, right or duty established or accruing before the effective date of this ordinance.

SECTION 5: 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 5 To 0 vote of the Ouray City Council this 6th day of September 2022.

CITY OF OURAY, COLORADO

By 
Ethan Funk, Mayor

ATTEST:


Melissa M. Drake, City Clerk

INTRODUCED, READ, AND ADOPTED on second reading by _____ vote of the Ouray City Council this ____ day of September 2022.

CITY OF OURAY, COLORADO

By _____
Ethan Funk, Mayor

ATTEST:

Melissa M. Drake, City Clerk

CERTIFICATE OF ATTESTATION

I, Melissa M. Drake, Ouray City Clerk, hereby certify that Ordinance No. 08 (Series No. 2022), was introduced, read, and passed by the Ouray City Council on first reading on September 6 2022. The Ordinance was published, in summary, in the *Ouray County Plaindealer* on SEPTEMBER 8, 2022, and thereafter introduced, read, and adopted by the Ouray City Council on _____, 2022, and thereafter published in the *Ouray County Plaindealer*, as required by law.

Melissa M. Drake, City Clerk

ORDINANCE NO. 09 (Series 2022)

AN ORDINANCE OF THE CITY OF OURAY, COLORADO, REPEALING AND REPLACING SECTION 10-2-BB-2-a-iv AND 10-2-BB-4 OF THE OURAY MUNICIPAL CODE TO ALLOW FOR THE CONSUMPTION OF ALCOHOL BEVERAGES WITHIN FELLIN AND ROTARY CITY PARKS.

WHEREAS, persons at least twenty-one years of age may consume any alcohol beverages in any public place, other than a public right of way, where consumption of alcohol beverages has been specifically authorized by ordinance, resolution, or rule adopted by a municipality pursuant to C.R.S. § 44-3-901(1)(i)(VII).

WHEREAS, in the past the use of alcohol within certain City parks was prohibited except by special permit.

WHEREAS, the COVID-19 pandemic caused City Council to revisit City prohibitions and the City allowed alcohol consumption within certain City parks to achieve public policy considerations regarding social distancing and gathering outdoors.

WHEREAS, allowing alcohol consumption in City parks during the pandemic resulted in no violations, no law enforcement investigations of a violation, and no adverse impact to the public.

WHEREAS, City Council determines it is necessary preserve the public health, safety, and welfare of the community to allow continued consumption of alcohol in certain City parks and regulate the same.

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

SECTION 1:

Section 10-2-BB-2-a-iv is repealed and replaced to read as follows:

iv. Ouray Hot Springs Pool, Box Cañon Park, Woman's Club Park, Lee's Ski Hill, and Cascade Falls Park.

SECTION 2:

Section 10-2-BB-4 is repealed and replaced to read as follows:

4. Exceptions for Certain Parks and Special Event Permits

- a. Alcohol beverages may be consumed or possessed within the City parks known as: Rotary and Fellin, by persons so long as such beverages are not consumed from glass or other breakable containers, the beverage arrives to the park in a sealed container, and no alcohol beverage is consumed in the parking areas.

- b. Private parties, special event permits, and festival permits which reserve a portion of any City property may consume any alcoholic beverages with approval of the City.
- c. Hours for permitted possession and consumption of alcoholic beverages shall be limited from 11:00 a.m. until 8:00 pm daily and extended on July 4th and New Year's Eve/Day until the conclusion of official festivities.

SECTION 3: EFFECTIVE DATE


The provisions of this Ordinance shall become effective on the thirty-first day following publication pursuant to C.R.S. § 31-16-105.

SECTION 4: 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 5 to 0 vote of the Ouray City Council this 6th day of September 2022.

CITY OF OURAY, COLORADO

By 
Ethan Funk, Mayor

ATTEST:


Melissa M. Drake, City Clerk

INTRODUCED, READ, AND ADOPTED on second reading by ____ vote of the Ouray City Council this ____ day of September 2022.

CITY OF OURAY, COLORADO

By _____
Ethan Funk, Mayor

ATTEST:

Melissa M. Drake, City Clerk

CERTIFICATE OF ATTESTATION

I, Melissa M. Drake, Ouray City Clerk, hereby certify that Ordinance No. 09 (Series No. 2022), was introduced, read, and passed by the Ouray City Council on first reading on September ~~6~~ 2022. The Ordinance was published, in summary, in the *Ouray County Plaindealer* on SEPTEMBER 8, 2022, and thereafter introduced, read, and adopted by the Ouray City Council on _____, 2022, and thereafter published in the *Ouray County Plaindealer*, as required by law.

Melissa M. Drake, City Clerk

CITY OF OURAY FUND BALANCE SUMMARY

Through August 2022	GOVERNMENT FUNDS					ENTERPRISE FUNDS					TOTAL CITY HELD FUNDS	FIRE PENSION
	GENERAL	CONSERV.TRUST	TOURISM	CAP. IMPROV.	BEAUTIFICATION	WATER	SEWER	UTILITIES-CI	REFUSE	PARKS		
2019 Audited												
ENDING FUND BALANCE	905,516	145,235	58,615	937,715	110,374	111,201	569,995	622,591	27,512	1,460,023	4,948,777	685,709
2020 AUDITED												
BEGINNING FUND BAL	905,516	145,235	58,615	937,715	110,374	111,201	569,995	622,591	27,512	1,460,023	4,948,777	685,709
ADD: REVENUES	3,031,036	11,573	444,020	515,169	63,794	628,344	895,060	398,018	212,293	1,305,132	7,504,439	113,544
LESS: EXPENDITURES	2,647,092	-	204,126	239,482	51,254	547,646	694,501	212,079	232,831	1,758,317	6,587,328	34,199
ENDING FUND BALANCE	1,289,460	156,808	298,509	1,213,402	122,914	191,899	770,554	808,530	6,974	1,006,838	5,865,888	765,054
2021 UNAUDITED												
BEGINNING FUND BAL	1,289,460	156,808	298,509	1,213,402	122,914	191,899	750,554	808,530	6,974	1,006,838	5,845,888	765,054
ADD: REVENUES	3,878,568	12,953	636,097	692,014	90,294	633,932	1,123,676	643,971	245,765	2,530,798	10,488,068	175,634
LESS: EXPENDITURES	2,925,415	5,493	268,674	324,762	81,782	701,137	1,236,949	363,784	230,094	2,239,703	8,377,793	37,040
ENDING FUND BALANCE	2,242,613	164,268	665,932	1,580,654	131,426	124,694	637,281	1,088,717	22,645	1,297,933	7,956,163	903,648
2022 @ 08/31												
BEGINNING FUND BAL	2,242,613	164,268	665,932	1,580,654	131,426	124,694	637,281	1,088,717	22,645	1,297,933	7,956,163	903,648
ADD: REVENUES	2,701,258	5,929	392,863	363,836	51,514	414,971	545,093	768,289	171,428	1,972,463	7,387,644	(84,280)
LESS: EXPENDITURES	2,231,938	119,916	247,751	505,888	9,683	374,068	442	869,237	165,560	1,784,874	6,309,357	17,413
ENDING FUND BALANCE	2,711,933	50,281	811,044	1,438,602	173,257	165,597	1,181,932	987,769	28,513	1,485,522	9,034,450	801,955
Restricted Fund Balance:												
Council Reserves **	-	(40,000)	(250,000)	(245,000)	-	-	-	-	-	-	(535,000)	
Cumulative flume tax @ 08/31	(464,361)										(464,361)	
	2,247,572	10,281	561,044	1,193,602	173,257	165,597	1,181,932	987,769	28,513	1,485,522	8,035,089	

2014 Note: The General Fund transferred 132,000 from its 2014 beginning fund balance to the Water Fund for debt covenant compliance purposes. This amount is intended to return to GF after loan payoff.

August 2022: Note: \$105,168.62 has been repaid to the General Fund.

** Resolution 18 - 2021 CIF - \$245,000 (10,000 - Gazebo, 65,000 - Pickleball/Basketball Court, 20,000 - Skate Park, 150,000 - Fellin Park Restrooms)
 CTF - \$40,000 - Fellin Park Restrooms
 TF - \$250,000 - Fellin Park Stage

CITY OF OURAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PYTD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	
<u>TAXES</u>								
10-40-4000 LODGING TAXES	15,695.35	6,385.02	8,791.09	5,029.01	5,311.74	8,104.00	2,792.26	279
10-40-4005 STR EXCISE TAX / HOUSING PROJ	.00	.00	.00	.00	141,766.04	200,000.00	58,233.96	582
10-40-4010 OCCUPATIONAL TAX	450.00	1,600.00	1,525.00	1,525.00	1,750.00	1,525.00	(225.00)	225
10-40-4020 PROPERTY TAXES	443,824.21	489,187.69	495,174.87	481,944.57	532,726.77	553,385.00	20,658.23	206
10-40-4030 SALES TAX	1,303,783.83	1,546,289.50	2,079,240.67	1,023,550.74	1,092,703.74	1,897,004.00	804,300.26	804
TOTAL TAXES	1,763,753.39	2,043,462.21	2,584,731.63	1,512,049.32	1,774,258.29	2,660,018.00	885,759.71	885
<u>GRANTS/CONTRIBUTIONS</u>								
10-41-4105 STATE HISTORICAL SOCIETY GRANT	.00	170,042.59	82,326.50	82,326.50	.00	.00	.00	0
10-41-4106 GOCO GRANT FOR OURAY SCHOOL	.00	.00	110,000.00	110,000.00	.00	.00	.00	0
10-41-4119 DOLA DISCRETIONARY GRANT	.00	.00	.00	.00	.00	25,000.00	25,000.00	250
10-41-4120 POLICE GRANTS/DONATIONS	4,145.00	3,596.00	547.00	.00	313.00	.00	(313.00)	313
10-41-4140 FIRE DEPT. GRANTS/DONATIONS	100.00	13,270.33	26,266.33	13,766.33	404,446.64	423,889.00	19,442.36	194
10-41-4186 SIPA MICRO GRANT	.00	.00	4,050.00	.00	.00	.00	.00	0
10-41-4190 CARES ACT REIMB FOR COVID-19	.00	24,208.86	79,920.90	79,920.90	.00	.00	.00	0
TOTAL GRANTS/CONTRIBUTIONS	4,245.00	211,117.78	303,110.73	286,013.73	404,759.64	448,889.00	44,129.36	441

CITY OF OURAY
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PYTD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	
<u>PERMITS & FEES</u>								
10-42-4200 BUILDING PERMITS	27,203.38	32,688.30	88,094.08	61,817.88	40,035.60	80,000.00	39,964.40	399
10-42-4208 BUSINESS LICENSES	.00	.00	.00	.00	10.00-	.00	10.00	10.
10-42-4210 LIQUOR LICENSES/PERMITS	40,228.75	5,507.50	6,473.75-	22,525.00	11,975.00	5,000.00	(6,975.00)	697
10-42-4212 SHORT-TERM RENTAL LIC/FEES	.00	15,000.00	48,900.00	11,250.00	29,900.00	21,000.00	(8,900.00)	890
10-42-4220 MOTOR VEHICLE FEE	5,491.27	5,807.89	5,810.65	3,374.26	3,662.13	5,000.00	1,337.87	133
10-42-4230 PLANNING & ZONNING FEES	3,775.00	1,850.00	9,351.60	2,450.00	6,621.68	6,000.00	(621.68)	621
10-42-4232 ENCROACHMENT PERMITS	13,537.11	200.00	100.00	100.00	100.00	100.00	.00	0.0
10-42-4242 SPECIFIC OWNERSHIP AUTO	65,639.87	68,666.66	68,829.17	43,002.98	45,738.01	69,850.00	24,111.99	241
TOTAL PERMITS & FEES	155,875.38	129,720.35	214,611.75	144,520.12	138,022.42	186,950.00	48,927.58	489

CITY OF OURAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PYTD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	
<u>OTHER REVENUES</u>								
10-43-4032	OURAY SCHOOL FUEL PAYMENT	5,558.33	2,483.97	5,314.80	2,966.66	5,363.94	5,800.00	436.06 436
10-43-4300	CNL RENT	9,600.00	4,800.00	4,800.00	3,200.00	3,200.00	1,000.00	(2,200.00) 220
10-43-4305	CIGARETTE TAX	3,771.66	4,101.90	5,973.22	2,742.16	2,402.99	4,000.00	1,597.01 159
10-43-4310	COURT FINES	5,236.00	5,140.04	13,875.00	9,005.00	9,935.00	10,000.00	65.00 65.
10-43-4311	STR FINES	.00	.00	.00	.00	12,500.00	.00	(12,500.00) 125
10-43-4315	E.S.C. REIMBURSEMENT	9,579.00	4,741.00	3,701.00	.00	.00	5,632.00	5,632.00 563
10-43-4320	FIRE DIST REIMBURSEMENT	30,141.24	29,617.41	36,217.56	.00	.00	42,691.00	42,691.00 426
10-43-4325	FRANCHISE FEES	50,889.73	48,585.97	64,779.14	41,627.38	42,173.23	51,000.00	8,826.77 882
10-43-4330	HIGHWAY DEPT REIMBURSE	9,214.50	4,927.40	4,958.90	4,958.90	9,957.99	5,512.00	(4,445.99) 444
10-43-4333	COUNTY RD & BR SHARING	24,133.96	27,036.00	27,135.62	27,135.62	30,577.01	27,136.00	(3,441.01) 344
10-43-4335	HIGHWAY USERS TAX	51,981.80	38,972.69	47,328.97	22,312.53	22,443.19	50,000.00	27,556.81 275
10-43-4337	FED. MIN. LEASE & ST.SEVERANCE	59,985.81	25,393.02	7,520.40	.00	73,122.64	20,000.00	(53,122.64) 531
10-43-4340	INTEREST INCOME	12,779.84	8,530.10	5,033.85	2,175.57	5,955.24	3,000.00	(2,955.24) 295
10-43-4350	OTHER REVENUE - MISC	10,130.44	4,971.76	10,390.88	2,421.66	10,628.15	1,500.00	(9,128.15) 912
10-43-4351	COPY MACHINE REVENUE	90.25	103.75	133.00	112.00	94.25	100.00	5.75 5.7
10-43-4353	VENDING MACHINE REVENUE	61.51	136.55	132.03	11.59	19.11	10.00	(9.11) 9.11
10-43-4354	PUBLIC WORKS REVENUE	112.70	186.20	1,210.00	535.00	425.00	100.00	(325.00) 325
10-43-4355	VIN INSPECTIONS - POLICE	2,764.16	2,568.64	1,376.40	1,060.00	820.00	1,000.00	180.00 180
10-43-4356	OTHER REVENUE - POLICE	.00	.00	.00	.00	3,300.00	.00	(3,300.00) 330
10-43-4358	POLICE REPORTS	120.00	170.00	177.60	122.60	140.00	125.00	(15.00) 15.
10-43-4365	RESTITUTION FUND	100.00	.00	.00	.00	.00	.00	.00 0
10-43-4367	FIREWORKS REIMBURSEMENT	11,996.59	.00	.00	.00	.00	.00	.00 0
10-43-4368	OTHER REVENUE - FIRE	.00	10,000.00	.00	.00	667.00	.00	(667.00) 667
10-43-4369	PUBLIC RESTROOM REIMB-CLEANING	1,440.00	3,780.00	4,320.00	2,880.00	2,880.00	4,320.00	1,440.00 144
10-43-4370	REBILLING & INTEREST	10,191.39	4,268.45	6,418.76	5,751.96	13,060.72	8,000.00	(5,060.72) 506
10-43-4375	TAXES PENALTY & INT	2,790.38	2,636.57	1,869.54	1,238.93	1,254.51	2,000.00	745.49 745
10-43-4385	TRANSFER FROM REF/REC FUND	9,999.96	10,301.04	10,301.04	6,867.36	9,342.72	14,014.00	4,671.28 467
10-43-4386	TRANSFER FROM CAP.IMPROV.FUND	148,401.42	239,481.81	324,762.39	214,643.35	.00	.00	.00 0
10-43-4388	TRANSFER FROM WF - LOAN REPAY	29,122.15	28,744.48	29,071.90	19,582.86	18,230.09	29,374.00	11,143.91 111
	TOTAL OTHER REVENUES	500,192.82	511,678.75	616,802.00	371,351.13	278,492.78	286,314.00	7,821.22 782

CITY OF OURAY
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PYTD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	
<u>COMMUNITY CENTER</u>								
10-44-4461 USE FEES	8,940.00	1,955.00	4,435.00	870.00	5,055.00	7,000.00	1,945.00	194
10-44-4470 INTERNET CABINET RENT	635.40	635.40	635.40	423.60	423.60	635.00	211.40	211.
TOTAL COMMUNITY CENTER	9,575.40	2,590.40	5,070.40	1,293.60	5,478.60	7,635.00	2,156.40	215
<u>OTHER PARKS REVENUES</u>								
10-45-4060 GEOTHERMAL USE	128.25	712.83	710.92	518.62	488.76	600.00	111.24	111.
10-45-4172 PARC DONATIONS	128.00	207.00	.00	.00	.00	200.00	200.00	200
10-45-4174 PARC LEAGUE FEES	1,650.00	75.00	1,735.00	1,735.00	.00	2,600.00	2,600.00	260
10-45-4175 PARC FUNDRAISER SALES	.00	.00	.00	.00	216.00	.00	(216.00)	216
10-45-4205 SKATE RENTALS	230.00	.00	.00	.00	.00	250.00	250.00	250
10-45-4224 ICE RINK DONATIONS	.00	.00	8,978.05	.00	.00	1,800.00	1,800.00	180
10-45-4310 CITY PARK USE	1,575.00	862.50	1,400.00	125.00	2,200.00	1,000.00	(1,200.00)	120
10-45-4325 PARK DEDICATION PILO	.00	.00	1,203.00	1,203.00	.00	.00	.00	0
10-45-4390 TRANSFR. FROM BEAUTIFICATION FD	25,851.24	42,156.99	50,360.42	935.00	.00	38,000.00	38,000.00	380
TOTAL OTHER PARKS REVENUES	29,562.49	44,014.32	64,387.39	4,516.62	2,904.76	44,450.00	41,545.24	415
<u>PROPERTY TAXES -FLUMES/STREETS</u>								
10-48-4810 DELINQUENT PROP. & INT.	501.84	474.16	337.98	223.98	228.69	230.00	1.31	1.3
10-48-4820 PROPERTY TAXES	79,819.41	87,977.77	89,515.99	87,124.26	97,112.47	100,900.00	3,787.53	378
TOTAL PROPERTY TAXES -FLUMES/STREET	80,321.25	88,451.93	89,853.97	87,348.24	97,341.16	101,130.00	3,788.84	378
TOTAL FUND REVENUE	2,543,525.73	3,031,035.74	3,878,567.87	2,407,092.76	2,701,257.65	3,735,386.00	1,034,128.35	103

CITY OF OURAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PTYD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	CY ESTIMATE	
<u>GENERAL GOVERNMENT EXPENSES</u>									
SALARIES AND WAGES:									
10-50-5000	MAYOR & COUNCIL	15,600.00	7,900.00	6,300.00	3,400.00	10,400.00	15,600.00	5,200.00	.00
10-50-5002	CITY ADMINISTRATOR	10,909.89	9,789.48	10,110.77	6,170.74	7,514.07	16,230.00	8,715.93	.00
10-50-5004	FINANCE & ADMIN. DIRECTOR	19,341.53	7,176.07	20,362.85	13,075.31	14,783.11	22,678.00	7,894.89	.00
10-50-5006	HR MANAGER	9,823.52	10,160.08	10,342.16	6,640.86	10,935.18	10,970.00	34.82	.00
10-50-5008	ADMINISTRATIVE CLERKS	32,075.09	30,498.96	29,929.12	17,551.80	34,966.95	59,900.00	24,933.05	.00
10-50-5010	BUILDING INSPECTION	24,807.70	16,350.12	7,948.10	1,689.68	23,644.14	35,050.00	11,405.86	.00
10-50-5012	COMMUNITY DEVELOPMENT DIRECTOR	.00	35,023.78	35,122.97	19,238.73	32,378.92	46,852.00	14,473.08	.00
10-50-5013	CITY RESOURCES DIRECTOR	8,044.80	8,320.59	8,469.70	5,438.51	6,148.87	8,982.00	2,833.13	.00
10-50-5070	COURT	4,680.00	4,680.00	5,513.00	3,477.00	2,902.00	6,600.00	3,698.00	.00
10-50-5540	CUSTODIAN	11,778.12	12,231.87	12,308.99	7,921.01	8,918.29	13,330.00	4,411.71	.00
10-50-5545	PW MAINTENANCE CREW	5,474.20	.00	.00	.00	.00	.00	.00	.00
10-50-5650	CCEC	13,135.70	14,640.02	6,896.71	2,660.15	10,722.49	16,200.00	5,477.51	.00
10-50-5680	PARKS/FACILITIES MAINT. MGR.	.00	.00	14,336.48	2,532.63	20,907.60	35,640.00	14,732.40	.00
10-50-5681	PARKS/FACILITIES MAINT OPS	.00	.00	5,751.08	.00	24,152.02	24,149.00	3.02-	.00
TOTAL SALARIES AND WAGES		155,670.55	156,770.97	173,391.93	89,796.42	208,373.64	312,181.00	103,807.36	.00
TAXES & BENEFITS:									
10-50-5800	FICA	11,712.11	11,665.14	12,983.90	6,726.49	15,586.16	13,830.00	1,756.16-	.00
10-50-5810	UNEMPLOYMENT	517.01	586.23	593.14	349.85	407.73	625.00	217.27	.00
10-50-5830	WORKERS' COMP	1,661.23	1,337.17	1,154.11	1,112.25	1,135.85	1,637.00	501.15	.00
10-50-5831	FLEX PLAN COSTS	1,398.00	1,260.00	1,248.00	832.00	866.00	1,500.00	634.00	.00
10-50-5840	GROUP TERM LIFE INSURANCE	1,700.98	1,389.16	1,172.27	678.04	1,016.99	2,258.00	1,241.01	.00
10-50-5850	EMPLOYEE HEALTH INSURANCE	60,943.99	69,194.45	61,506.00	42,495.69	68,929.25	88,415.00	19,485.75	.00
10-50-5851	COBRA ADMIN COSTS	208.00	328.00	376.00	264.00	56.00	450.00	394.00	.00
10-50-5870	PENSION	3,685.52	2,524.63	4,548.68	2,192.47	5,539.43	4,585.00	954.43-	.00
TOTAL TAXES & BENEFITS		81,826.84	88,284.78	83,582.10	54,650.79	93,537.41	113,300.00	19,762.59	.00

CITY OF OURAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PTYD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	CY ESTIMATE
OVERHEAD:								
10-50-6010 TELEPHONE / COMMUNICATIONS	12,537.97	14,586.34	18,942.90	12,568.34	10,116.13	14,450.00	4,333.87	.00
10-50-6020 UTILITIES	6,609.11	4,418.31	6,534.34	3,731.39	5,897.76	7,750.00	1,852.24	.00
10-50-6021 TRASH REMOVAL	.00	.00	59.00	59.00	.00	.00	.00	.00
10-50-6030 INSURANCE	17,902.46	18,484.76	19,948.98	14,998.72	16,848.28	22,002.00	5,153.72	.00
10-50-6031 INSURANCE-DEDUCTIONS	1,355.57	.00	.00	.00	.00	.00	.00	.00
10-50-6050 COUNTY TREASURER'S FEES	8,932.32	10,011.06	9,940.99	9,663.77	10,617.81	10,750.00	132.19	.00
10-50-6060 ELECTIONS	410.37	2,518.54	218.46-	.00	.00	3,000.00	3,000.00	.00
10-50-6150 ONLINE PROCESSING FEES	.00	.00	.00	.00	120.08	.00	120.08-	.00
TOTAL OVERHEAD	47,747.80	50,019.01	55,207.75	41,021.22	43,600.06	57,952.00	14,351.94	.00

CITY OF OURAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PTYD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	CY ESTIMATE
OPERATING MAINTENANCE:								
10-50-7000 CONTRACT LABOR-GEN GOVT	50,463.46	48,241.10	109,068.82	75,613.18	58,775.71	105,000.00	46,224.29	.00
10-50-7004 IT CONTRACT LABOR	5,183.11	30,538.39	14,485.02	11,675.41	1,783.75	3,640.00	1,856.25	.00
10-50-7010 ENGINEERING	.00	309.00	454.00-	145.00-	.00	.00	.00	.00
10-50-7025 LEGAL FEES	74,509.22	65,073.46	69,368.56	40,415.22	36,959.22	90,000.00	53,040.78	.00
10-50-7027 AUDIT FEES	13,500.00	14,000.00	14,000.00	.00	15,500.00	14,500.00	1,000.00-	.00
10-50-7035 PLANNING COMMISSION	.00	.00	.00	.00	60.98	2,000.00	1,939.02	.00
10-50-7037 COMM. ECON. DEV. COMMITTEE	.00	.00	2,763.27	.00	700.00	12,000.00	11,300.00	.00
10-50-7050 STATE HISTORIC FUND GRANT EXP	.00	256,453.09	11,953.09	11,953.09	.00	.00	.00	.00
10-50-7051 GOCO GRANT FOR OURAY SCHOOL	.00	.00	110,000.00	110,000.00	.00	.00	.00	.00
10-50-7100 C.H. CLEAN/SUPPLIES	3,295.99	5,170.39	4,806.48	2,953.13	1,912.64	4,800.00	2,887.36	.00
10-50-7104 IT SUPPLIES	1,290.41	1,709.39	2,807.41	992.49	2,890.57	1,500.00	1,390.57-	.00
10-50-7400 MAINTENANCE- CITY HALL	4,045.78	10,794.54	6,112.52	4,732.04	5,232.28	7,500.00	2,267.72	.00
10-50-7600 VEHICLE OIL & GAS - ADMIN	743.67	42.92	417.04	342.23	190.11	1,000.00	809.89	.00
10-50-7601 VEHICLE OIL & GAS - SCHOOL	6,302.19	2,122.05	5,201.47	2,823.33	4,721.29	5,500.00	778.71	.00
10-50-7650 VEHICLE R & M/SUPPLIES	.00	.00	717.18	.00	409.10	.00	409.10-	.00
10-50-7720 SAFETY EXPENSE	.00	.00	137.98	137.98	.00	.00	.00	.00
10-50-7800 DUES & SUBSCRIPTIONS	11,457.38	9,057.35	13,959.89	4,019.11	4,439.75	12,000.00	7,560.25	.00
10-50-7804 IT SOFTWARE & SUBSCRIPTIONS	.00	.00	8,016.80	.00	12,298.49	12,015.00	283.49-	.00
10-50-7811 COUNCIL & OTHER MEETINGS	2,089.69	4,261.99	1,174.78	452.92	3,107.59	10,000.00	6,892.41	.00
10-50-7820 HOSTED MEETINGS	529.77	1,215.18	525.48	460.29	2,439.78	5,000.00	2,560.22	.00
10-50-7830 OFFICE SUPPLIES	3,406.34	4,909.22	4,431.65	2,676.33	10,647.14	5,000.00	5,647.14-	.00
10-50-7831 OFFICE SUPPLIES (TO BE ALLOCAT	.00	.00	.00	.00	565.62	.00	565.62-	.00
10-50-7835 COPIER/PRINTER EXPENSE	4,243.62	3,054.14	3,590.97	2,291.26	2,966.32	3,800.00	833.68	.00
10-50-7850 PRINTING/PUBLICATIONS	7,249.18	8,055.49	8,880.90	4,978.27	4,105.78	8,000.00	3,894.22	.00
10-50-7854 DONATIONS TO OTHER ORG.	231.29	3,500.00	1,500.00	500.00	14,500.00	12,500.00	2,000.00-	.00
10-50-7855 GIS COST	.00	.00	.00	.00	.00	3,000.00	3,000.00	.00
10-50-7860 TRAINING	19,022.97	5,207.92	2,640.52	110.00	19,304.20	18,000.00	1,304.20-	.00
10-50-7862 HIRING COST	3,043.34	28,698.68	4,499.63	3,945.93	1,462.80	5,000.00	3,537.20	.00
10-50-7865 EMPLOYEE FUNCTIONS	1,400.95	209.46	1,698.85	65.88	273.18	4,000.00	3,726.82	.00
10-50-7870 UNIFORMS	.00	.00	.00	.00	1,979.77	.00	1,979.77-	.00
10-50-7880 POSTAGE	1,467.00	738.24	959.18	203.40	1,105.37	1,200.00	94.63	.00
10-50-7900 OTHER EXPENSES	226.82	887.10	675.93	354.93	68.17	1,000.00	931.83	.00
TOTAL OPERATING MAINTENANCE	213,702.18	504,249.10	403,939.42	281,551.42	208,399.61	347,955.00	139,555.39	.00

CITY OF OURAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PTYD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	CY ESTIMATE
CAPITAL EXPENDITURES:								
10-50-8100 INVENTORIED EQUIPMENT	264.99	2,264.89	4,633.90	.00	.00	1,500.00	1,500.00	.00
10-50-8104 IT INVENTORIED EQUIPMENT	7,369.38	762.75	14,870.61	4,456.60	1,039.05	2,500.00	1,460.95	.00
10-50-8210 CAPITAL IMPROVEMENTS	23,884.09	722.50	.00	.00	.00	.00	.00	.00
10-50-8250 CITY HALL IMPROVEMENT	408.90	29,167.40	46,521.01	23,251.70	.00	.00	.00	.00
10-50-8400 CAPITAL EQUIPMENT	18,899.00	.00	.00	.00	.00	.00	.00	.00
10-50-8402 IT CAPITAL EXPENDITURES	.00	.00	33,990.91	9,964.81	.00	.00	.00	.00
TOTAL CAPITAL EXPENDITURES	50,826.36	32,917.54	100,016.43	37,673.11	1,039.05	4,000.00	2,960.95	.00
EMERGENCY SERVICES CENTER:								
10-50-9010 E.S.C. MNTCE/OTHER	1,872.68	1,930.36	6,632.50	1,714.46	1,600.05	2,650.00	1,049.95	.00
10-50-9020 E.S.C. UTILITIES	3,177.28	3,218.18	3,074.62	1,980.91	2,402.28	3,155.00	752.72	.00
TOTAL EMERGENCY SERVICES CENTER	5,049.96	5,148.54	9,707.12	3,695.37	4,002.33	5,805.00	1,802.67	.00
TOTAL GENERAL GOVERNMENT EXPENSES	554,823.69	837,389.94	825,844.75	508,388.33	558,952.10	841,193.00	282,240.90	.00

CITY OF OURAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PTYD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	CY ESTIMATE
<u>POLICE DEPT. EXPENSES</u>								
SALARIES AND WAGES:								
10-51-5060 POLICE CHIEF	92,653.77	102,076.23	109,651.95	70,511.76	79,340.60	116,551.00	37,210.40	.00
10-51-5065 OFFICERS	232,693.09	325,414.31	325,418.58	205,653.86	239,811.90	333,160.00	93,348.10	.00
10-51-5068 TRAINING	.00	.00	.00	.00	.00	5,000.00	5,000.00	.00
10-51-5600 VEH. MAINT. - PW CREW	7,509.54	7,040.31	8,122.17	5,208.25	5,723.28	8,450.00	2,726.72	.00
TOTAL SALARIES AND WAGES	332,856.40	434,530.85	443,192.70	281,373.87	324,875.78	463,161.00	138,285.22	.00
TAXES & BENEFITS:								
10-51-5800 FICA	24,702.94	32,571.17	32,971.90	20,885.94	24,116.37	33,840.00	9,723.63	.00
10-51-5810 UNEMPLOYMENT	880.56	1,268.44	1,285.45	819.82	630.48	1,350.00	719.52	.00
10-51-5830 WORKERS' COMP	15,249.19	10,502.06	9,812.71	8,735.55	8,920.89	12,854.00	3,933.11	.00
10-51-5840 GROUP TERM LIFE INSURANCE	2,367.38	3,381.34	2,617.20	1,807.96	1,506.71	3,000.00	1,493.29	.00
10-51-5850 EMPLOYEE HEALTH INSURANCE	71,309.75	77,924.30	69,824.69	52,175.49	54,004.23	97,512.00	43,507.77	.00
10-51-5855 MEDICAL	589.50	200.00	136.00	136.00	175.00	250.00	75.00	.00
10-51-5870 PENSION	6,039.79	6,412.41	11,737.61	7,311.53	8,745.68	11,850.00	3,104.32	.00
TOTAL TAXES & BENEFITS	121,139.11	132,259.72	128,385.56	91,872.29	98,099.36	160,656.00	62,556.64	.00
OVERHEAD:								
10-51-6010 TELEPHONE / COMMUNICATIONS	7,996.79	8,197.33	8,736.41	5,181.18	4,915.79	8,780.00	3,864.21	.00
10-51-6011 DISPATCH COMMUNICATIONS	54,052.96	49,243.16	48,512.88	36,384.66	39,231.54	52,308.72	13,077.18	.00
10-51-6020 UTILITIES	696.48	687.95	678.33	414.49	567.11	850.00	282.89	.00
10-51-6030 INSURANCE	22,895.14	23,600.31	24,741.77	18,705.56	21,390.57	28,090.00	6,699.43	.00
10-51-6031 INSURANCE-DEDUCTIONS	.00	.00	411.75	.00	.00	.00	.00	.00
TOTAL OVERHEAD	85,641.37	81,728.75	83,081.14	60,685.89	66,105.01	90,028.72	23,923.71	.00

CITY OF OURAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PTYD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	CY ESTIMATE
OPERATING MAINTENANCE:								
10-51-7000 CONTRACT LABOR	4,080.00	3,017.00	5,678.56	200.00	11,119.11	4,000.00	7,119.11-	.00
10-51-7004 IT CONTRACT LABOR	2,423.75	1,524.05	6,981.25	3,767.50	860.00	2,080.00	1,220.00	.00
10-51-7060 COMMUNITY POLICING	3,587.36	2,595.33	2,780.74	1,581.77	284.28-	3,500.00	3,784.28	.00
10-51-7100 SUPPLIES	8,158.58	3,213.76	1,081.55	176.20	115.75	6,200.00	6,084.25	.00
10-51-7104 IT SUPPLIES	599.87	766.05	260.00	260.00	973.50	600.00	373.50-	.00
10-51-7180 UNIFORMS	2,935.40	2,618.97	5,441.65	1,856.75	2,447.29	3,300.00	852.71	.00
10-51-7470 TOOLS	.00	.00	.00	.00	26.26	.00	26.26-	.00
10-51-7600 VEHICLE OIL & GAS	9,740.25	10,971.83	16,292.63	8,632.38	12,329.96	11,000.00	1,329.96-	.00
10-51-7650 VEHICLE R & M/SUPPLIES	5,315.41	26,431.87	9,178.99	6,742.78	7,107.60	9,350.00	2,242.40	.00
10-51-7654 RADIO MAINTENANCE	633.00	384.00	558.10	558.10	1,457.75	1,000.00	457.75-	.00
10-51-7800 DUES & SUBSCRIPTIONS	5,334.26	4,413.10	4,467.61	1,162.72	2,217.33	5,200.00	2,982.67	.00
10-51-7804 IT SOFTWARE & SUBSCRIPTIONS	.00	.00	.00	.00	3,293.11	5,130.00	1,836.89	.00
10-51-7830 OFFICE SUPPLIES	2,043.18	3,389.71	3,593.13	1,180.75	1,255.27	2,686.00	1,430.73	.00
10-51-7835 COPIER/PRINTER EXPENSES	.00	.00	633.26	331.89	344.01	500.00	155.99	.00
10-51-7850 ARREST/INVESTIGATION COSTS	4,449.76	6,258.00	2,531.59	18.39	.00	3,000.00	3,000.00	.00
10-51-7855 JUVENILE DIV. PROGRAM	5,000.00	8,800.00	8,800.00	.00	8,800.00	8,800.00	.00	.00
10-51-7856 NEIGHBORHOOD WATCH PROGRAM	.00	547.50	.00	.00	.00	.00	.00	.00
10-51-7860 TRAINING	8,798.45	9,049.19	5,709.33	1,887.86	5,301.29	11,000.00	5,698.71	.00
10-51-7862 HIRING COST	13,339.36	243.95	.00	.00	.00	1,000.00	1,000.00	.00
10-51-7870 ANIMAL CONTROL	105.00	.00	390.00	.00	295.00	600.00	305.00	.00
10-51-7880 POSTAGE	10.35	59.80	98.10	74.10	42.00	50.00	8.00	.00
10-51-7887 SHOOTING RANGE MAINTENANCE	6,644.78	9,868.94	4,316.21	3,987.31	322.15	5,000.00	4,677.85	.00
10-51-7888 FIRE ARMS AND AMMUNITION	.00	.00	1,180.18	.00	11,216.13	5,500.00	5,716.13-	.00
10-51-7900 OTHER EXPENSES	1,674.22	141.48	161.57	210.84	173.24	1,000.00	826.76	.00
TOTAL OPERATING MAINTENANCE	84,872.98	94,294.53	80,134.45	32,629.34	69,412.47	90,496.00	21,083.53	.00

CITY OF OURAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

	<u>PY 3 AUDITED</u>	<u>PY 2 AUDITED</u>	<u>PY ACTUAL</u>	<u>PTYD ACTUAL</u>	<u>CYTD ACTUAL</u>	<u>CY BUDGET</u>	<u>VARIANCE</u>	<u>CY ESTIMATE</u>
CAPITAL EXPENDITURES:								
10-51-8100 INVENTORIED EQUIPMENT	4,233.08	1,272.84	4,162.62	1,724.72	1,275.50	4,800.00	3,524.50	.00
10-51-8104 IT INVENTORIED EQUIPMENT	6,112.74	16.98	3,821.88	3,821.88	1,454.11	.00	1,454.11-	.00
10-51-8200 POLICE RANGE	.00	145.17	.00	.00	.00	.00	.00	.00
10-51-8400 CAPITAL EQUIPMENT	.00	.00	55,386.15	55,386.15	.00	.00	.00	.00
10-51-8402 IT CAPITAL EXPENDITURES	55,212.00	.00	.00	.00	.00	.00	.00	.00
10-51-8420 POLICE CAR	18,899.00	7,336.38	66,170.81	66,170.81	.00	.00	.00	.00
TOTAL CAPITAL EXPENDITURES	84,456.82	8,771.37	129,541.46	127,103.56	2,729.61	4,800.00	2,070.39	.00
TOTAL POLICE DEPT. EXPENSES	708,966.68	751,585.22	864,335.31	593,664.95	561,222.23	809,141.72	247,919.49	.00

CITY OF OURAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PTYD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	CY ESTIMATE
<u>FIRE DEPT. EXPENSES</u>								
SALARIES AND WAGES:								
10-52-5500 FIRE CHIEF	4,528.69	1,818.40	4,291.35	1,872.05	3,092.03	9,600.00	6,507.97	.00
10-52-5600 VEH. MAINT. - PW CREW	3,504.42	3,285.51	3,790.29	2,430.48	2,670.90	5,130.00	2,459.10	.00
TOTAL SALARIES AND WAGES	8,033.11	5,103.91	8,081.64	4,302.53	5,762.93	14,730.00	8,967.07	.00
TAXES & BENEFITS:								
10-52-5800 FICA	599.59	375.45	617.25	328.47	440.23	750.00	309.77	.00
10-52-5810 UNEMPLOYMENT	19.98	14.81	23.24	12.13	11.59	30.00	18.41	.00
10-52-5830 WORKERS' COMP	309.18	171.25	1,159.55	142.47	145.47	210.00	64.53	.00
10-52-5840 GROUP TERM LIFE INSURANCE	17.20	27.47	31.55	23.13	15.75	45.00	29.25	.00
10-52-5850 EMPLOYEE HEALTH INSURANCE	955.48	1,297.70	572.04	400.76	522.63	1,000.00	477.37	.00
10-52-5855 MEDICAL	.00	.00	1,370.00	580.00	285.00	600.00	315.00	.00
10-52-5870 PENSION	.00	56.67	101.83	62.17	75.65	119.00	43.35	.00
TOTAL TAXES & BENEFITS	1,901.43	1,943.35	1,556.36	1,549.13	1,496.32	2,754.00	1,257.68	.00
OVERHEAD:								
10-52-6010 TELEPHONE / COMMUNICATIONS	2,104.86	2,181.61	2,020.20	1,298.57	1,009.34	2,090.00	1,080.66	.00
10-52-6011 DISPATCH COMMUNICATIONS	718.62	742.08	793.76	644.07	967.31	1,450.00	482.69	.00
10-52-6020 UTILITIES	3,403.62	2,991.84	2,806.01	1,712.31	2,432.30	3,700.00	1,267.70	.00
10-52-6030 INSURANCE	16,879.96	17,399.84	18,684.73	14,025.02	15,770.70	20,710.00	4,939.30	.00
10-52-6740 INSPECTIONS	.00	.00	.00	.00	1,495.00	4,500.00	3,005.00	.00
TOTAL OVERHEAD	23,107.06	23,315.37	24,304.70	17,679.97	21,674.65	32,450.00	10,775.35	.00

CITY OF OURAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PTYD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	CY ESTIMATE
OPERATING MAINTENANCE:								
10-52-7000 CONTRACT LABOR	3,000.00	14,649.83	3,000.00	.00	.00	.00	.00	.00
10-52-7004 IT CONTRACT LABOR	192.50	140.00	294.25	161.25	421.25	520.00	98.75	.00
10-52-7100 SUPPLIES	5,298.07	1,532.95	7,296.29	410.43	3,675.97	15,600.00	11,924.03	.00
10-52-7104 IT SUPPLIES	85.72	46.80	52.00	52.00	.00	.00	.00	.00
10-52-7180 UNIFORMS	.00	.00	.00	.00	6,316.50	11,400.00	5,083.50	.00
10-52-7400 BUILDING MAINTENANCE	333.55	160.00	8,833.22	452.51	8,342.38	22,100.00	13,757.62	.00
10-52-7470 TOOLS	.00	.00	1,246.66	.00	111.00	3,000.00	2,889.00	.00
10-52-7600 VEHICLE OIL & GAS	924.50	1,331.98	1,417.83	959.03	2,054.45	1,500.00	554.45-	.00
10-52-7650 VEHICLE R & M/SUPPLIES	7,282.01	4,855.69	12,410.47	2,675.31	2,493.69	8,000.00	5,506.31	.00
10-52-7651 EQUIPMENT MAINTENANCE	4,616.00	1,186.52	2,024.36	2,024.36	1,785.50	1,500.00	285.50-	.00
10-52-7800 DUES & SUBSCRIPTIONS	.00	.00	55.50	55.50	28.00	2,000.00	1,972.00	.00
10-52-7804 IT SOFTWARE & SUBSCRIPTIONS	.00	.00	.00	.00	552.27	1,190.00	637.73	.00
10-52-7830 OFFICE SUPPLIES	.00	.00	100.80	41.78	15.54	300.00	284.46	.00
10-52-7860 TRAINING	7,678.59	5,020.82	9,676.09	820.22	3,973.59	8,500.00	4,526.41	.00
10-52-7890 SOCIAL ACTIVITIES	1,868.16	.00	3,171.03	2,651.17	3,287.76	3,500.00	212.24	.00
10-52-7891 JULY 4TH GAMES	1,200.00	.00	1,767.44	1,599.84	948.27	2,000.00	1,051.73	.00
10-52-7892 FIREWORKS EXPENSE	12,165.32	14,601.11	499.20	346.80	161.98	.00	161.98-	.00
10-52-7900 OTHER EXPENSES	1,370.58	1,320.00	1,320.00	1,320.00	.00	1,320.00	1,320.00	.00
10-52-7910 PENSION FUND CONTRIBUTION	18,000.00	20,027.00	20,027.00	.00	.00	22,631.00	22,631.00	.00
TOTAL OPERATING MAINTENANCE	64,015.00	64,872.70	73,192.14	13,570.20	34,168.15	105,061.00	70,892.85	.00
CAPITAL EXPENDITURES:								
10-52-8100 INVENTORIED EQUIPMENT	9,282.35	23,917.90	.00	15,500.00	10,122.46	23,500.00	13,377.54	.00
10-52-8104 IT INVENTORIED EQUIPMENT	.00	.00	1,120.39	.00	3,404.11	.00	3,404.11-	.00
10-52-8400 CAPITAL EQUIPMENT	.00	34,341.55	77,503.00	46,343.00	444,769.94	429,093.00	15,676.94-	.00
10-52-8420 VEHICLES	.00	.00	1,120.60	1,120.60	.00	.00	.00	.00
TOTAL CAPITAL EXPENDITURES	9,282.35	58,259.45	79,743.99	62,963.60	458,296.51	452,593.00	5,703.51-	.00
DEBT SERVICE:								
10-52-9540 DEBT SERVICE PRINCIPAL	28,644.58	29,474.99	30,329.46	30,329.46	31,208.71	31,209.00	.29	.00
10-52-9545 DEBT SERVICE INTEREST	6,343.53	5,513.12	4,658.65	4,658.65	3,779.40	3,780.00	.60	.00
TOTAL DEBT SERVICE	34,988.11	34,988.11	34,988.11	34,988.11	34,988.11	34,989.00	.89	.00

CITY OF OURAY
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

	<u>PY 3 AUDITED</u>	<u>PY 2 AUDITED</u>	<u>PY ACTUAL</u>	<u>PTYD ACTUAL</u>	<u>CYTD ACTUAL</u>	<u>CY BUDGET</u>	<u>VARIANCE</u>	<u>CY ESTIMATE</u>
TOTAL FIRE DEPT. EXPENSES	141,327.06	188,482.89	221,866.94	135,053.54	556,386.67	642,577.00	86,190.33	.00

CITY OF OURAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PTYD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	CY ESTIMATE
<u>PUBLIC WORKS DEPT. EXPENSES</u>								
SALARIES AND WAGES:								
10-53-5100 PW DIRECTOR	8,012.36	24,261.99	23,967.21	15,389.72	19,007.07	25,422.00	6,414.93	.00
10-53-5110 PW CREW	74,103.83	105,113.11	95,730.17	62,995.58	72,771.72	110,316.00	37,544.28	.00
10-53-5600 VEH. MAINT. - PW CREW	15,637.06	10,325.83	11,912.48	7,638.73	8,394.11	13,163.00	4,768.89	.00
10-53-5700 CITY SHOP MAINT WAGE	.00	.00	.00	.00	169.33	.00	169.33-	.00
TOTAL SALARIES AND WAGES	97,753.25	139,700.93	131,609.86	86,024.03	100,342.23	148,901.00	48,558.77	.00
TAXES & BENEFITS:								
10-53-5800 FICA	7,258.29	10,344.48	9,889.91	6,476.24	7,490.66	10,954.00	3,463.34	.00
10-53-5810 UNEMPLOYMENT	329.64	405.54	381.55	250.79	195.70	430.00	234.30	.00
10-53-5830 WORKERS' COMP	4,020.16	3,569.56	3,232.22	2,969.13	3,032.14	4,369.00	1,336.86	.00
10-53-5840 GROUP TERM LIFE INSURANCE	1,132.41	1,207.16	724.52	442.31	522.10	1,403.00	880.90	.00
10-53-5850 EMPLOYEE HEALTH INSURANCE	15,742.21	9,501.53	10,550.37	6,391.88	11,764.35	13,693.00	1,928.65	.00
10-53-5855 MEDICAL	587.39	233.39	593.93	345.30	345.98	600.00	254.02	.00
10-53-5870 PENSION	2,054.47	3,416.82	3,768.54	2,463.88	2,704.36	4,000.00	1,295.64	.00
TOTAL TAXES & BENEFITS	31,124.57	28,678.48	29,141.04	19,339.53	26,055.29	35,449.00	9,393.71	.00
OVERHEAD:								
10-53-6010 TELEPHONE / COMMUNICATIONS	4,294.00	4,823.63	4,700.15	2,918.97	2,276.15	4,370.00	2,093.85	.00
10-53-6020 UTILITIES	1,876.11	3,131.59	1,925.42	1,204.31	1,500.94	3,500.00	1,999.06	.00
10-53-6021 TRASH REMOVAL	735.51	1,158.85	.00	.00	.00	2,000.00	2,000.00	.00
10-53-6025 STREET LIGHTS	13,668.57	11,770.25	13,311.15	6,831.31	8,111.77	12,000.00	3,888.23	.00
10-53-6029 SANITATION	850.00	.00	.00	.00	.00	1,000.00	1,000.00	.00
10-53-6030 INSURANCE	4,461.28	3,542.93	5,467.15	4,235.62	4,168.11	5,474.00	1,305.89	.00
10-53-6031 INSURANCE-DEDUCTIONS	.00	.00	1,000.00	1,000.00	.00	.00	.00	.00
10-53-6050 COUNTY TREASURER'S FEES	1,606.43	1,800.43	1,797.11	1,746.99	1,935.56	2,295.00	359.44	.00
TOTAL OVERHEAD	27,491.90	26,227.68	28,200.98	17,937.20	17,992.53	30,639.00	12,646.47	.00

CITY OF OURAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PTYD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	CY ESTIMATE
OPERATING MAINTENANCE:								
10-53-7000 CONTRACT LABOR	15,646.36	4,781.98	10,044.17	9,044.17	9,260.00	20,000.00	10,740.00	.00
10-53-7004 IT CONTRACT LABOR	647.50	1,171.55	265.75	265.75	204.75	740.00	535.25	.00
10-53-7104 IT SUPPLIES	210.70	214.95	130.00	130.00	278.12	250.00	28.12-	.00
10-53-7110 STREET PATCHING	77.87	1,900.00	.00	.00	1,148.75	5,000.00	3,851.25	.00
10-53-7112 BRIDGE MATERIAL	1,576.36	703.36	388.50	162.19	141.87	1,500.00	1,358.13	.00
10-53-7120 DRAINAGE MATERIAL	654.27	.00	.00	.00	.00	.00	.00	.00
10-53-7130 FLUME MATERIALS	307.15	.55	.00	.00	.00	1,500.00	1,500.00	.00
10-53-7135 SAND	9,999.94	9,999.83	9,998.77	.00	.00	10,000.00	10,000.00	.00
10-53-7140 ST SUPPLIES/MATERIALS	20,544.34	4,309.68	19,069.56	14,012.95	17,877.64	20,000.00	2,122.36	.00
10-53-7150 DUST CONTROL - CONTRACT	25,515.00	26,460.00	27,090.00	27,090.00	28,854.00	28,000.00	854.00-	.00
10-53-7185 EQUIPMENT RENTAL	1,640.76	.00	336.00	.00	1,351.50	2,500.00	1,148.50	.00
10-53-7200 MAINTENANCE & REPAIRS	4,603.95	4,968.24	5,059.16	779.14	2,115.55	6,000.00	3,884.45	.00
10-53-7470 TOOLS	936.90	400.51	678.46	.00	246.80	1,000.00	753.20	.00
10-53-7600 VEHICLE OIL & GAS	11,062.83	6,168.74	9,219.72	5,162.67	10,979.09	12,000.00	1,020.91	.00
10-53-7650 VEHICLE R & M/SUPPLIES	34,315.54	24,296.63	22,650.52	6,816.02	11,857.51	25,000.00	13,142.49	.00
10-53-7700 CITY SHOP EXPENSE	9,647.60	2,879.65	6,677.35	1,337.01	1,071.77	8,000.00	6,928.23	.00
10-53-7720 SAFETY EXPENSE	317.92	1,093.21	1,148.56	793.66	184.99	1,000.00	815.01	.00
10-53-7800 DUES & SUBSCRIPTIONS	70.00	.00	.00	.00	.00	.00	.00	.00
10-53-7804 IT SOFTWARE & SUBSCRIPTIONS	.00	.00	.00	.00	790.65	770.00	20.65-	.00
10-53-7830 OFFICE SUPPLIES	548.82	444.21	577.21	146.29	357.51	500.00	142.49	.00
10-53-7835 COPIER/PRINTER EXPENSE	342.08	296.70	281.85	214.86	150.24	500.00	349.76	.00
10-53-7860 TRAINING	153.33	.00	.00	.00	74.48	250.00	175.52	.00
10-53-7862 HIRING COST	395.74	704.58	1,621.83	856.94	.00	500.00	500.00	.00
10-53-7870 UNIFORMS	1,200.01	1,200.00	1,724.94	1,200.00	1,110.79	1,600.00	489.21	.00
10-53-7880 POSTAGE	.00	6.75	.00	.00	.00	200.00	200.00	.00
10-53-7900 OTHER	995.19	746.94	1,096.04	319.72-	681.56-	1,000.00	1,681.56	.00
TOTAL OPERATING MAINTENANCE	141,410.16	92,748.06	118,058.39	67,691.93	87,374.45	147,810.00	60,435.55	.00

CITY OF OURAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PTYD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	CY ESTIMATE
CAPITAL EXPENDITURES:								
10-53-8081 STREET PAVING	.00	.00	.00	.00	.00	10,000.00	10,000.00	.00
10-53-8100 INVENTORIED EQUIPMENT	346.73	1,986.45	9,561.32	10,563.26	.00	.00	.00	.00
10-53-8104 IT INVENTORIED EQUIPMENT	2,436.95	1,676.57	4,471.19	.00	.00	.00	.00	.00
10-53-8250 CAPITAL IMPROVEMENTS	.00	64,015.82	17,440.04	17,440.04	.00	.00	.00	.00
10-53-8400 CAPITAL EQUIPMENT	25,492.00	98,317.00	.00	.00	.00	.00	.00	.00
10-53-8420 VEHICLES	.00	500.00	3,500.00	3,500.00	.00	.00	.00	.00
TOTAL CAPITAL EXPENDITURES	28,275.68	166,495.84	34,972.55	31,503.30	.00	10,000.00	10,000.00	.00
DEBT SERVICE:								
10-53-9540 DEBT SERVICE PRINCIPAL	12,288.73	12,927.26	5,384.13	.00	.00	5,384.00	5,384.00	.00
10-53-9545 DEBT SERVICE INTEREST	1,270.92	736.26	326.45	.00	.00	327.00	327.00	.00
TOTAL DEBT SERVICE	13,559.65	13,663.52	5,710.58	.00	.00	5,711.00	5,711.00	.00
CAPITAL IMPRV - FLUMES/STREETS:								
10-53-9570 FLUME REPAIR/IMPROVEMENT	27,320.14	36,467.30	22,227.90	252.04	31,651.21	250,000.00	218,348.79	.00
10-53-9575 DRAINAGE/RIVER DREDGING	15,965.00	.00	.00	.00	.00	.00	.00	.00
TOTAL CAPITAL IMPRV - FLUMES/STREETS	43,285.14	36,467.30	22,227.90	252.04	31,651.21	250,000.00	218,348.79	.00
TOTAL PUBLIC WORKS DEPT. EXPENSES	382,900.35	503,981.81	369,921.30	222,748.03	263,415.71	628,510.00	365,094.29	.00

CITY OF OURAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PTYD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	CY ESTIMATE
<u>COMMUNITY CENTER EXPENSES</u>								
SALARIES AND WAGES:								
10-54-5012 CITY RESOURCES DIRECTOR	8,044.80	8,320.59	8,469.70	5,438.51	6,148.87	8,812.00	2,663.13	.00
10-54-5540 CUSTODIAN / PW MAINTENANCE	26,567.45	22,425.15	22,566.48	14,521.84	16,350.26	23,533.00	7,182.74	.00
10-54-5650 EVENT COORDINATOR	24,082.53	26,839.93	12,643.88	4,876.91	19,657.93	29,700.00	10,042.07	.00
TOTAL SALARIES AND WAGES	58,694.78	57,585.67	43,680.06	24,837.26	42,157.06	62,045.00	19,887.94	.00
TAXES & BENEFITS:								
10-54-5800 FICA	4,299.99	4,172.63	3,103.10	1,744.97	3,024.65	4,482.00	1,457.35	.00
10-54-5810 UNEMPLOYMENT	199.31	163.59	120.49	68.35	74.36	216.00	141.64	.00
10-54-5830 WORKERS' COMP	2,020.96	1,677.97	1,644.65	1,395.72	1,425.33	2,054.00	628.67	.00
10-54-5840 GROUP TERM LIFE INSURANCE	618.25	660.01	409.13	246.98	306.17	745.00	438.83	.00
10-54-5850 EMPLOYEE HEALTH INSURANCE	23,368.10	25,454.55	20,062.06	13,701.33	20,244.15	24,000.00	3,755.85	.00
10-54-5870 PENSION	1,585.77	1,667.09	1,298.02	742.12	1,248.85	1,809.00	560.15	.00
TOTAL TAXES & BENEFITS	32,092.38	33,795.84	26,637.45	17,899.47	26,323.51	33,306.00	6,982.49	.00
OVERHEAD:								
10-54-6010 TELEPHONE / COMMUNICATIONS	2,197.93	2,238.22	2,214.70	1,339.39	1,234.32	2,280.00	1,045.68	.00
10-54-6020 UTILITIES	6,998.86	5,404.21	6,474.42	3,901.91	4,849.91	6,365.00	1,515.09	.00
10-54-6030 INSURANCE	3,871.48	3,990.72	4,285.41	3,216.69	3,617.07	4,750.00	1,132.93	.00
10-54-6100 ADVERTISING	.00	.00	.00	.00	.00	700.00	700.00	.00
10-54-6720 ELEVATOR	4,264.56	3,685.48	3,796.48	2,581.11	2,756.88	5,000.00	2,243.12	.00
TOTAL OVERHEAD	17,332.83	15,318.63	16,771.01	11,039.10	12,458.18	19,095.00	6,636.82	.00

CITY OF OURAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PTYD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	CY ESTIMATE
OPERATING MAINTENANCE:								
10-54-7000 CONTRACT LABOR	799.55	.00	.00	.00	127.50	.00	127.50-	.00
10-54-7004 IT CONTRACT LABOR	621.25	319.89	161.25	161.25	146.25	.00	146.25-	.00
10-54-7100 SUPPLIES	4,059.95	5,163.84	3,800.60	3,594.85	755.68	6,100.00	5,344.32	.00
10-54-7103 LAUNDRY	60.00	.00	140.00	.00	91.00	300.00	209.00	.00
10-54-7104 IT SUPPLIES	27.62	23.40	26.00	26.00	651.01	1,000.00	348.99	.00
10-54-7200 MAINTENANCE & REPAIRS	3,080.54	7,154.46	2,005.25	198.25	412.36	4,000.00	3,587.64	.00
10-54-7804 IT SOFTWARE & SUBSCRIPTIONS	.00	.00	.00	.00	338.10	290.00	48.10-	.00
10-54-7830 OFFICE SUPPLIES	62.05	.00	.00	.00	.00	400.00	400.00	.00
TOTAL OPERATING MAINTENANCE	8,710.96	12,661.59	6,133.10	3,980.35	2,521.90	12,090.00	9,568.10	.00
CAPITAL EXPENDITURES:								
10-54-8100 INVENTORIED EQUIPMENT	1,401.35	3,685.66	4,146.00	.00	.00	3,425.00	3,425.00	.00
10-54-8104 IT INVENTORIED EQUIPMENT	230.17	.00	.00	.00	2,970.64	2,750.00	220.64-	.00
10-54-8250 CAPITAL IMPROVEMENTS	26,634.98	42,693.00	68,354.70	43,554.70	.00	.00	.00	.00
10-54-8400 CAPITAL EQUIPMENT	369.99	.00	.00	.00	.00	.00	.00	.00
TOTAL CAPITAL EXPENDITURES	28,636.49	46,378.66	72,500.70	43,554.70	2,970.64	6,175.00	3,204.36	.00
TOTAL COMMUNITY CENTER EXPENSES	145,467.44	165,740.39	165,722.32	101,310.88	86,431.29	132,711.00	46,279.71	.00

CITY OF OURAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PTYD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	CY ESTIMATE
<u>OTHER PARKS EXPENSES</u>								
SALARIES AND WAGES:								
10-55-5100 PW DIRECTOR	4,552.85	4,852.40	4,793.44	3,077.92	3,801.48	5,085.00	1,283.52	.00
10-55-5520 GARDENERS/MAINT WAGES - SEASON	33,418.67	35,159.01	37,080.56	20,588.52	28,314.71	39,568.00	11,253.29	.00
10-55-5540 CUSTODIAN	569.43	.00	841.08	.00	.00	.00	.00	.00
10-55-5545 PW MAINTENANCE CREW	29,656.22	22,543.39	21,427.89	13,989.03	16,000.10	.00	16,000.10-	.00
10-55-5600 VEH. MAINT. - PW CREW	8,529.68	5,632.22	6,497.88	4,166.77	4,578.38	6,755.00	2,176.62	.00
10-55-5680 PARKS/FACILITIES MAINT. MGR.	.00	.00	9,576.90	2,532.63	10,453.74	17,820.00	7,366.26	.00
10-55-5681 PARKS/FACILITIES MAINT OPS	.00	.00	2,875.53	.00	7,636.17	12,075.00	4,438.83	.00
TOTAL SALARIES AND WAGES	76,726.85	68,187.02	83,093.28	44,354.87	70,784.58	81,303.00	10,518.42	.00
TAXES & BENEFITS:								
10-55-5800 FICA	6,734.86	5,132.40	6,279.88	3,349.61	5,334.60	7,750.00	2,415.40	.00
10-55-5810 UNEMPLOYMENT	338.37	201.47	245.23	131.46	139.76	440.00	300.24	.00
10-55-5830 WORKERS' COMP	3,118.76	2,092.29	1,881.34	1,740.36	1,777.26	2,561.00	783.74	.00
10-55-5840 GROUP TERM LIFE INSURANCE	389.03	415.77	337.61	204.33	248.30	488.00	239.70	.00
10-55-5850 EMPLOYEE HEALTH INSURANCE	11,774.30	12,380.12	12,278.48	8,539.23	11,386.89	16,793.00	5,406.11	.00
10-55-5870 PENSION	835.01	817.50	1,315.57	684.83	1,246.83	1,113.00	133.83-	.00
TOTAL TAXES & BENEFITS	23,190.33	21,039.55	22,338.11	14,649.82	20,133.64	29,145.00	9,011.36	.00
OVERHEAD:								
10-55-6010 TELEPHONE / COMMUNICATIONS	1,313.41	1,178.73	1,284.28	787.07	634.24	1,500.00	865.76	.00
10-55-6020 UTILITIES	6,612.46	6,732.94	6,883.54	5,086.52	7,197.12	7,435.00	237.88	.00
10-55-6021 TRASH REMOVAL	704.07	.00	.00	.00	.00	1,000.00	1,000.00	.00
10-55-6029 SANITATION	1,570.00	5,133.50	11,481.75	6,612.00	4,236.00	5,500.00	1,264.00	.00
10-55-6030 INSURANCE	2,380.08	2,453.36	2,634.54	1,977.52	2,223.66	2,920.00	696.34	.00
10-55-6031 INSURANCE-DEDUCTIONS	1,000.00	.00	.00	.00	.00	.00	.00	.00
TOTAL OVERHEAD	13,580.02	15,498.53	22,284.11	14,463.11	14,291.02	18,355.00	4,063.98	.00

CITY OF OURAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PTYD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	CY ESTIMATE
OPERATING MAINTENANCE:								
10-55-7000 CONTRACT LABOR	339.55	300.00	4,338.25	225.00	.00	1,000.00	1,000.00	.00
10-55-7004 IT CONTRACT LABOR	140.00	140.00	161.25	161.25	246.25	520.00	273.75	.00
10-55-7100 PARKS MAINT SUPPLIES	12,015.69	4,296.09	7,440.32	865.14	3,322.63	8,000.00	4,677.37	.00
10-55-7101 PAPER/CLEANING SUPPLIES	7,818.49	9,244.72	10,070.80	7,889.28	9,200.25	10,000.00	799.75	.00
10-55-7102 PARC SUPPLIES	218.99	102.50	286.99	11.99	616.87	1,420.00	803.13	.00
10-55-7104 IT SUPPLIES	.00	.00	124.96	39.98	.00	250.00	250.00	.00
10-55-7125 FERTILIZER	.00	300.00	572.30	381.52	300.00	600.00	300.00	.00
10-55-7150 TREE MAINTENANCE	3,560.00	3,295.24	4,037.00	2,737.00	5,167.50	7,000.00	1,832.50	.00
10-55-7160 GEOTHERMAL EXPENSES	10,799.19	846.47	1,194.51	1,105.38	139.04	.00	139.04-	.00
10-55-7165 PARKS UNIFORMS	1,394.50	870.26	1,200.24	706.70	1,182.02	3,000.00	1,817.98	.00
10-55-7200 MAINTENANCE & REPAIRS	5,345.90	8,680.13	4,831.33	2,237.30	3,998.33	10,000.00	6,001.67	.00
10-55-7201 MAINT. & REPAIRS - MICROHYDRO	.00	567.14	.00	.00	.00	3,000.00	3,000.00	.00
10-55-7202 MAINT. & REPAIRS - DOG PARK	70.09	300.00	.00	.00	700.00	400.00	300.00-	.00
10-55-7470 TOOLS	464.75	450.35	789.99	.00	.00	1,000.00	1,000.00	.00
10-55-7600 VEHICLE OIL & GAS	6,610.55	3,901.39	6,146.44	3,441.76	7,303.74	6,000.00	1,303.74-	.00
10-55-7650 VEHICLE R & M/SUPPLIES	2,578.89	2,036.15	249.78	.00	140.57	3,000.00	2,859.43	.00
10-55-7720 SAFETY EXPENSE	1,003.06	810.31	370.30	.00	.00	1,000.00	1,000.00	.00
10-55-7804 IT SOFTWARE & SUBSCRIPTIONS	.00	.00	.00	.00	760.37	860.00	99.63	.00
10-55-7830 OFFICE SUPPLIES	393.79	317.79	321.17	161.27	354.22	250.00	104.22-	.00
10-55-7835 COPIER/PRINTER EXPENSE	133.66	98.89	93.94	71.62	50.06	100.00	49.94	.00
10-55-7860 TRAINING	.00	112.50	.00	.00	.00	1,000.00	1,000.00	.00
10-55-7862 HIRING COST	1,417.93	1,426.62	2,050.45	2,050.45	1,606.30	2,200.00	593.70	.00
10-55-7870 SUPPLIES	.00	.00	76.93	.00	4.99	500.00	495.01	.00
10-55-7900 OTHER EXPENSES	916.89	154.78	.00	.00	.00	.00	.00	.00
TOTAL OPERATING MAINTENANCE	55,221.92	38,251.33	44,356.95	22,085.64	35,093.14	61,100.00	26,006.86	.00
CAPITAL EXPENDITURES:								
10-55-8100 INVENTORIED EQUIPMENT	2,047.00	648.95	1,701.93	1,701.93	389.52	7,800.00	7,410.48	.00
10-55-8250 CAPITAL IMPROVEMENTS	.00	6,125.25	239,835.91	26,748.00	23,851.50	.00	23,851.50-	.00
10-55-8400 CAPITAL EQUIPMENT	.00	25,955.00	4,200.00	4,200.00	.00	.00	.00	.00
TOTAL CAPITAL EXPENDITURES	2,047.00	32,729.20	245,737.84	32,649.93	24,241.02	7,800.00	16,441.02-	.00

CITY OF OURAY
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

	<u>PY 3 AUDITED</u>	<u>PY 2 AUDITED</u>	<u>PY ACTUAL</u>	<u>PTYD ACTUAL</u>	<u>CYTD ACTUAL</u>	<u>CY BUDGET</u>	<u>VARIANCE</u>	<u>CY ESTIMATE</u>
DEBT SERVICE:								
10-55-9540 DEBT SERVICE PRINCIPAL	2,000.23	2,084.24	.00	.00	.00	.00	.00	.00
10-55-9545 DEBT SERVICE INTEREST	132.75	68.66	.00	.00	.00	.00	.00	.00
TOTAL DEBT SERVICE	<u>2,132.98</u>	<u>2,152.90</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>
TOTAL OTHER PARKS EXPENSES	<u>172,899.10</u>	<u>177,858.53</u>	<u>417,810.29</u>	<u>128,203.37</u>	<u>164,543.40</u>	<u>197,703.00</u>	<u>33,159.60</u>	<u>.00</u>

CITY OF OURAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PTYD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	CY ESTIMATE
<u>SKI TOW EXPENSES</u>								
SALARIES AND WAGES:								
10-56-5012 CITY RESOURCES DIRECTOR	2,413.55	2,496.39	2,540.90	1,631.57	1,844.77	2,697.00	852.23	.00
10-56-5520 SKI TOW OPERATOR	8,020.01	7,797.59	6,550.24	6,898.64	7,237.50	8,352.00	1,114.50	.00
10-56-5540 PW MAINTENANCE CREW	1,712.78	.00	.00	.00	.00	.00	.00	.00
TOTAL SALARIES AND WAGES	12,146.34	10,293.98	9,091.14	8,530.21	9,082.27	11,049.00	1,966.73	.00
TAXES & BENEFITS:								
10-56-5800 FICA	799.23	786.71	615.18	571.83	694.37	972.00	277.63	.00
10-56-5810 UNEMPLOYMENT	31.45	30.87	27.04	25.66	18.21	45.00	26.79	.00
10-56-5830 WORKERS' COMP	515.00	357.85	338.27	297.66	303.97	438.00	134.03	.00
10-56-5840 GROUP TERM LIFE INSURANCE	35.35	40.38	32.74	22.22	20.05	45.00	24.95	.00
10-56-5850 EMPLOYEE HEALTH INSURANCE	921.31	1,025.03	1,100.85	823.01	851.13	1,275.00	423.87	.00
10-56-5870 PENSION	100.42	72.01	76.17	48.92	55.34	127.00	71.66	.00
TOTAL TAXES & BENEFITS	2,402.76	2,312.85	2,190.25	1,789.30	1,943.07	2,902.00	958.93	.00
OVERHEAD:								
10-56-6020 UTILITIES	675.93	643.43	651.25	474.00	465.63	652.00	186.37	.00
10-56-6029 SANITATION	660.52	585.50	405.00	270.00	270.00	790.00	520.00	.00
10-56-6030 INSURANCE	159.88	164.80	176.96	132.83	149.37	196.00	46.63	.00
10-56-6740 INSPECTIONS	1,223.29	289.95	1,842.87	775.00	245.77	2,300.00	2,054.23	.00
TOTAL OVERHEAD	2,719.62	1,683.68	3,076.08	1,651.83	1,130.77	3,938.00	2,807.23	.00
OPERATING MAINTENANCE:								
10-56-7000 CONTRACT LABOR	.00	.00	.00	.00	.00	6,800.00	6,800.00	.00
10-56-7004 IT CONTRACT LABOR	760.00	.00	.00	.00	.00	.00	.00	.00
10-56-7010 ENGINEERING	.00	.00	.00	.00	.00	5,000.00	5,000.00	.00
10-56-7100 SUPPLIES	95.83	327.01	.47	.47	342.58	1,200.00	857.42	.00
10-56-7200 MAINTENANCE & REPAIRS	740.02	195.02	1,240.00	80.07	4.79	1,000.00	995.21	.00
10-56-7862 HIRING COSTS	.00	.00	132.00	.00	.00	.00	.00	.00
10-56-7900 OTHER EXPENSES	.00	.00	296.00	.00	.00	.00	.00	.00
TOTAL OPERATING MAINTENANCE	1,595.85	522.03	1,668.47	80.54	347.37	14,000.00	13,652.63	.00

CITY OF OURAY
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

	<u>PY 3 AUDITED</u>	<u>PY 2 AUDITED</u>	<u>PY ACTUAL</u>	<u>PTYD ACTUAL</u>	<u>CYTD ACTUAL</u>	<u>CY BUDGET</u>	<u>VARIANCE</u>	<u>CY ESTIMATE</u>
CAPITAL EXPENDITURES:								
10-56-8100 INVENTORIED EQUIPMENT	1,990.06	.00	.00	.00	.00	3,750.00	3,750.00	.00
10-56-8104 IT INVENTORIED EQUIPMENT	69.05	.00	.00	.00	.00	.00	.00	.00
TOTAL CAPITAL EXPENDITURES	2,059.11	.00	.00	.00	.00	3,750.00	3,750.00	.00
TOTAL SKI TOW EXPENSES	20,923.68	14,812.54	16,025.94	12,051.88	12,503.48	35,639.00	23,135.52	.00

CITY OF OURAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PTYD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	CY ESTIMATE	
<u>ICE RINK/ROTARY PARK EXPENSES</u>									
SALARIES AND WAGES:									
10-57-5001	ICE RINK/ROTARY WAGES - SEASON	3,164.92	3,495.28	80.76	.00	1,820.82	4,403.00	2,582.18	.00
10-57-5540	PW MAINTENANCE CREW	978.89	.00	.00	.00	.00	.00	.00	.00
10-57-5680	PARKS/FACILITIES MAINT MGR	.00	.00	1,903.88	.00	4,181.52	7,128.00	2,946.48	.00
10-57-5681	PARKS/FACILITIES MAINT OPS	.00	.00	1,150.23	.00	3,054.48	4,830.00	1,775.52	.00
TOTAL SALARIES AND WAGES		4,143.81	3,495.28	3,134.87	.00	9,056.82	16,361.00	7,304.18	.00
TAXES & BENEFITS:									
10-57-5800	FICA	268.11	267.39	235.47	.00	677.84	1,636.00	958.16	.00
10-57-5810	UNEMPLOYMENT	12.96	10.48	8.96	.00	17.64	82.00	64.36	.00
10-57-5830	WORKERS' COMP	130.39	.00	24.19-	.00	.00	.00	.00	.00
10-57-5840	GROUP TERM LIFE INSURANCE	14.76	16.09	23.64	8.53	27.90	80.00	52.10	.00
10-57-5850	EMPLOYEE HEALTH INSURANCE	457.13	535.89	834.07	441.47	1,200.96	5,000.00	3,799.04	.00
10-57-5870	PENSION	116.05	.00	91.66	.00	217.00	400.00	183.00	.00
TOTAL TAXES & BENEFITS		999.40	829.85	1,169.61	450.00	2,141.34	7,198.00	5,056.66	.00
OVERHEAD:									
10-57-6020	UTILITIES	576.12	839.30	341.59	216.74	537.31	850.00	312.69	.00
10-57-6029	SANITATION	631.24	1,260.50	2,867.50	1,355.00	675.00	.00	675.00-	.00
10-57-6030	INSURANCE	.00	.00	176.96	132.83	149.37	196.00	46.63	.00
TOTAL OVERHEAD		1,207.36	2,099.80	3,386.05	1,704.57	1,361.68	1,046.00	315.68-	.00
OPERATING MAINTENANCE:									
10-57-7100	SUPPLIES	235.86	109.86	24.95	.00	33.47	750.00	716.53	.00
10-57-7102	PARC SUPPLIES	208.25	98.48	.00	.00	.00	.00	.00	.00
10-57-7150	TREE MAINTENANCE	.00	.00	16,037.50	.00	14,916.25	2,500.00	12,416.25-	.00
10-57-7200	MAINTENANCE & REPAIRS	7,416.18	607.32	19,916.87	.00	973.59	11,000.00	10,026.41	.00
10-57-7862	HIRING COSTS	.00	.00	61.00	.00	.00	.00	.00	.00
10-57-7900	OTHER EXPENSES	158.17	.00	157.00	.00	.00	.00	.00	.00
TOTAL OPERATING MAINTENANCE		8,018.46	815.66	36,197.32	.00	15,923.31	14,250.00	1,673.31-	.00

CITY OF OURAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

	<u>PY 3 AUDITED</u>	<u>PY 2 AUDITED</u>	<u>PY ACTUAL</u>	<u>PTYD ACTUAL</u>	<u>CYTD ACTUAL</u>	<u>CY BUDGET</u>	<u>VARIANCE</u>	<u>CY ESTIMATE</u>
TOTAL ICE RINK/ROTARY PARK EXPENSES	14,369.03	7,240.59	43,887.85	2,154.57	28,483.15	38,855.00	10,371.85	.00
TOTAL FUND EXPENDITURES	2,141,677.03	2,647,091.91	2,925,414.70	1,703,575.55	2,231,938.03	3,326,329.72	1,094,391.69	.00
NET REVENUE OVER EXPENDITURES	401,848.70	383,943.83	953,153.17	703,517.21	469,319.62	409,056.28	60,263.34-	1,034,128.35

CITY OF OURAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

WATER FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PYTD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	
<u>CUSTOMER REVENUE</u>								
20-40-4050	464,690.22	477,133.16	518,473.76	345,454.43	358,874.91	549,272.00	190,397.09	190
20-40-4051	17,616.00	18,144.48	19,233.12	12,822.08	13,847.84	20,387.00	6,539.16	653
20-40-4053	669.36	689.40	730.80	487.20	526.16	775.00	248.84	248
20-40-4057	51,970.58	16,351.09	1,071.83-	1,071.83-	17.58-	.00	17.58	17.
20-40-4058	21,945.00	57,647.42	.00	.00	.00	.00	.00	0
20-40-4059	29,122.15	28,750.09	29,051.90	19,582.86	18,230.09	29,375.00	11,144.91	111
20-40-4060	13,653.77	13,703.98	13,863.23	9,237.00	9,274.50	13,886.00	4,611.50	461
20-40-4061	450.00	625.00	462.50	350.00	95.00	500.00	405.00	405
20-40-4062	541.12	240.00	380.00	260.00	200.00	300.00	100.00	100
TOTAL CUSTOMER REVENUE	600,658.20	613,284.62	581,123.48	387,121.74	401,030.92	614,495.00	213,464.08	213
<u>GRANTS</u>								
20-41-4185	.00	.00	42,209.80	42,209.80	.00	.00	.00	0
20-41-4190	.00	314.02	.00	.00	.00	.00	.00	0
TOTAL GRANTS	.00	314.02	42,209.80	42,209.80	.00	.00	.00	0
<u>OTHER REVENUES</u>								
20-43-4300	11,250.00	7,674.55	9,944.11	9,787.87	13,614.48	7,500.00	(6,114.48)	611
20-43-4310	175.19	243.35	337.38	337.38	.00	100.00	100.00	100
20-43-4340	1,754.83	1,550.03	317.66	137.65	325.88	150.00	(175.88)	175
20-43-4350	553.52	.00	.00	.00	.00	.00	.00	0
20-43-4376	82,012.82	34,022.50	.00	.00	.00	.00	.00	0
20-43-4900	2,781.00-	.00	.00	.00	.00	.00	.00	0
TOTAL OTHER REVENUES	92,965.36	43,490.43	10,599.15	10,262.90	13,940.36	7,750.00	(6,190.36)	619

CITY OF OURAY
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING AUGUST 31, 2022

WATER FUND

	<u>PY 3 AUDITED</u>	<u>PY 2 AUDITED</u>	<u>PY ACTUAL</u>	<u>PYTD ACTUAL</u>	<u>CYTD ACTUAL</u>	<u>CY BUDGET</u>	<u>VARIANCE</u>	<u></u>
TOTAL FUND REVENUE	693,623.56	657,089.07	633,932.43	439,594.44	414,971.28	622,245.00	207,273.72	207

CITY OF OURAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

WATER FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PTYD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	CY ESTIMATE
<u>WATER EXPENSES</u>								
SALARIES AND WAGES:								
20-50-5002 CITY ADMINISTRATOR	37,508.93	31,864.08	35,172.82	20,826.47	25,360.03	37,800.00	12,439.97	.00
20-50-5004 FINANCE & ADMIN. DIRECTOR	20,362.10	7,139.67	20,269.57	13,075.31	14,783.11	22,678.00	7,894.89	.00
20-50-5006 HR MANAGER	10,397.34	10,091.99	11,266.68	6,640.86	10,491.55	10,970.00	478.45	.00
20-50-5008 ADMINISTRATIVE CLERKS	45,014.37	45,700.20	46,189.12	26,327.82	39,451.69	64,060.00	24,608.31	.00
20-50-5010 BUILDING INSPECTOR	8,126.08	5,450.08	2,735.57	563.22	7,881.38	11,682.00	3,800.62	.00
20-50-5012 COMMUNITY DEVELOPMENT DIRECTOR	.00	9,426.28	9,034.83	4,886.03	8,223.31	11,714.00	3,490.69	.00
20-50-5100 PW DIRECTOR	33,508.54	19,325.48	20,035.27	12,311.73	14,445.16	20,545.00	6,099.84	.00
20-50-5150 PW CREW	79,365.75	72,935.56	72,684.14	47,007.66	52,025.68	108,520.00	56,494.32	.00
20-50-5600 VEH. MAINT. - PW CREW	15,637.46	10,316.91	12,696.53	7,638.73	7,892.29	13,166.00	5,273.71	.00
20-50-5650 EVENT COORDINATOR	1,102.28	1,219.27	529.47	221.69	893.54	1,350.00	456.46	.00
TOTAL SALARIES AND WAGES	251,022.85	213,469.52	230,614.00	139,499.52	181,447.74	302,485.00	121,037.26	.00
TAXES & BENEFITS:								
20-50-5800 FICA	19,257.20	15,947.75	15,629.87	10,405.97	13,727.43	20,020.00	6,292.57	.00
20-50-5810 UNEMPLOYMENT	739.20	625.64	608.00	408.19	337.59	730.00	392.41	.00
20-50-5830 WORKERS' COMP	7,430.01	4,653.66	4,824.83	3,870.87	3,953.00	5,696.00	1,743.00	.00
20-50-5840 GROUP TERM LIFE INSURANCE	1,954.87	2,177.05	1,895.28	1,266.80	1,251.12	2,540.00	1,288.88	.00
20-50-5850 EMPLOYEE HEALTH INSURANCE	58,986.92	56,884.59	59,183.89	42,866.24	53,377.94	73,500.00	20,122.06	.00
20-50-5855 MEDICAL	587.39	173.39	593.95	345.30	295.98	500.00	204.02	.00
20-50-5870 PENSION	6,047.65	5,360.20	5,958.80	3,903.70	5,375.87	7,852.00	2,476.13	.00
TOTAL TAXES & BENEFITS	95,003.24	85,822.28	88,694.62	63,067.07	78,318.93	110,838.00	32,519.07	.00
OVERHEAD:								
20-50-6010 TELEPHONE / COMMUNICATIONS	630.22	719.14	771.19	494.73	434.43	1,490.00	1,055.57	.00
20-50-6020 UTILITIES	4,525.75	4,178.32	4,261.62	2,812.78	3,408.19	5,400.00	1,991.81	.00
20-50-6030 INSURANCE	7,487.76	7,718.36	8,552.76	6,485.77	6,995.70	9,187.00	2,191.30	.00
20-50-6031 INSURANCE-DEDUCTIONS	.00	.00	.00	.00	6.14	.00	6.14	.00
20-50-6150 ONLINE PROCESSING FEES	3,237.99	3,383.55	3,949.40	2,677.20	2,824.67	3,607.00	782.33	.00
TOTAL OVERHEAD	15,881.72	15,999.37	17,534.97	12,470.48	13,669.13	19,684.00	6,014.87	.00

CITY OF OURAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

WATER FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PTYD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	CY ESTIMATE
OPERATING MAINTENANCE:								
20-50-7000 CONTRACT LABOR	37,017.78	54,987.74	58,181.34	32,118.06	13,481.76	35,000.00	21,518.24	.00
20-50-7004 IT CONTRACT LABOR	2,293.30	3,689.00	1,490.26	1,340.26	1,134.91	520.00	614.91-	.00
20-50-7010 ENGINEERING	.00	10,109.00	6,695.25	6,695.25	1,169.75	10,000.00	8,830.25	.00
20-50-7024 PERMIT FEES	.00	.00	346.54	.00	833.35	.00	833.35-	.00
20-50-7025 LEGAL FEES	21,399.77	4,925.99	22,505.44	18,809.44	8,012.29	10,000.00	1,987.71	.00
20-50-7100 DIST.SYST.SUPPLIES	17,287.48	4,922.74	17,793.09	6,700.89	14,835.04	15,000.00	164.96	.00
20-50-7104 IT SUPPLIES	45.07	40.90	26.00	26.00	281.05	500.00	218.95	.00
20-50-7110 STREET PATCHING	6,423.30	.00	800.00	.00	5,211.81	5,000.00	211.81-	.00
20-50-7185 EQUIPMENT RENTAL	168.88	296.41	.00	.00	.00	2,500.00	2,500.00	.00
20-50-7200 MAINTENANCE & REPAIRS	6,318.62	2,145.12	8,441.07	5,172.71	1,175.13	7,000.00	5,824.87	.00
20-50-7400 WATER SAMPLE	4,020.00	4,138.50	2,733.42	1,096.75	3,279.43	5,000.00	1,720.57	.00
20-50-7450 CHEMICALS	3,611.99	3,135.00	3,636.14	1,893.84	4,115.27	6,000.00	1,884.73	.00
20-50-7460 WATER TANK MAINTENANCE	316.16	1,669.34	1,115.61	1,020.43	1,112.01	3,500.00	2,387.99	.00
20-50-7470 TOOLS	2,812.38	1,531.37	2,677.90	.00	1,466.09	3,500.00	2,033.91	.00
20-50-7600 VEHICLE OIL & GAS	10,837.31	6,753.92	8,866.00	5,678.94	8,216.71	8,000.00	216.71-	.00
20-50-7650 VEHICLE R & M SUPPLIES	7,726.32	8,629.28	3,956.22	137.04	2,330.10	8,000.00	5,669.90	.00
20-50-7700 CITY SHOP EXPENSE	2,273.75	1,925.11	2,125.75	1,950.55	1,418.31	2,500.00	1,081.69	.00
20-50-7720 SAFETY EXPENSE	692.96	525.29	291.45	.00	.00	2,000.00	2,000.00	.00
20-50-7800 DUES & SUBSCRIPTIONS	1,243.00	585.00	465.00	465.00	820.00	1,500.00	680.00	.00
20-50-7804 IT SOFTWARE & SUBSCRIPTIONS	.00	.00	470.20	.00	1,949.82	280.00	1,669.82-	.00
20-50-7830 OFFICE SUPPLIES	486.18	312.58	686.15	146.29	381.18	500.00	118.82	.00
20-50-7835 COPIER/PRINTER EXPENSE	1,573.17	1,212.96	1,359.12	902.23	1,040.06	1,500.00	459.94	.00
20-50-7850 PRINTING & PUBLICATIONS	161.82	.00	.00	.00	40.02	500.00	459.98	.00
20-50-7855 GIS COST	1,026.92	.00	.00	.00	.00	3,000.00	3,000.00	.00
20-50-7860 TRAINING	2,469.93	495.00	1,427.67	756.50	1,440.75	3,000.00	1,559.25	.00
20-50-7862 HIRING COST	343.92	474.73	1,440.93	753.29	.00	1,500.00	1,500.00	.00
20-50-7870 UNIFORMS	1,656.18	1,200.00	1,200.00	1,200.00	316.99	1,600.00	1,283.01	.00
20-50-7880 POSTAGE	950.97	1,329.73	822.23	472.37	835.68	1,000.00	164.32	.00
20-50-7900 OTHER EXPENSES	756.32	382.98	1,307.38	.00	218.25	1,200.00	981.75	.00
20-50-7920 TRANSFER TO GF TO REPAY LOAN	29,122.15	28,744.48	29,051.90	19,582.86	18,230.09	28,300.00	10,069.91	.00
TOTAL OPERATING MAINTENANCE	163,035.63	144,162.17	179,912.06	106,918.70	93,345.85	167,900.00	74,554.15	.00

CITY OF OURAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

WATER FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PTYD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	CY ESTIMATE
CAPITAL EXPENDITURES:								
20-50-8100 INVENTORIED EQUIPMENT	6,692.57	5,400.90	.01-	1,001.93	2,500.10	5,000.00	2,499.90	.00
20-50-8104 IT INVENTORIED EQUIPMENT	1,215.86	1,676.57	2,000.00	.00	.00	2,000.00	2,000.00	.00
20-50-8250 CAPITAL IMPROVEMENTS	.00	.00	7,657.25	7,506.50	.00	.00	.00	.00
20-50-8251 WATER IMPROVEMENTS CAP.	.00	.00	169,181.82	64,384.40	2,477.25	.00	2,477.25-	.00
20-50-8402 IT CAPITAL EXPENDITURES	.00	.00	.00	.00	.00	1,000.00	1,000.00	.00
20-50-8570 NEW LINES / VALVES	.00	.00	.00	.00	314.24	2,000.00	1,685.76	.00
20-50-8571 NEW HYDRANTS	.00	.00	.00	.00	1,994.40	3,000.00	1,005.60	.00
TOTAL CAPITAL EXPENDITURES	7,908.43	7,077.47	178,839.06	72,892.83	7,285.99	13,000.00	5,714.01	.00
DEBT SERVICE:								
20-50-9540 DEBT SERVICE PRINCIPAL	359.24	.00	5,225.77	.00	.00	5,226.00	5,226.00	.00
20-50-9545 DEBT SERVICE INTEREST	1,537.26	318.39	316.85	.00	.00	317.00	317.00	.00
20-50-9560 BOND PRINCIPAL	.49-	.48	.00	.00	.00	.00	.00	.00
20-50-9565 BOND INTEREST	4,333.37	1,529.88	.00	.00	.00	.00	.00	.00
TOTAL DEBT SERVICE	6,229.38	1,848.75	5,542.62	.00	.00	5,543.00	5,543.00	.00
CAPITAL IMPRV - FLUMES/STREETS:								
20-50-9999 DEPRECIATION	172,770.36	159,611.00	.00	.00	.00	.00	.00	.00
TOTAL CAPITAL IMPRV - FLUMES/STREETS	172,770.36	159,611.00	.00	.00	.00	.00	.00	.00
TOTAL WATER EXPENSES	711,851.61	627,990.56	701,137.33	394,848.60	374,067.64	619,450.00	245,382.36	.00
TOTAL FUND EXPENDITURES	711,851.61	627,990.56	701,137.33	394,848.60	374,067.64	619,450.00	245,382.36	.00
NET REVENUE OVER EXPENDITURES	18,228.05-	29,098.51	67,204.90-	44,745.84	40,903.64	2,795.00	38,108.64-	207,273.72

CITY OF OURAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

SEWER FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PYTD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	
<u>CUSTOMER REVENUE</u>								
23-40-4050 SEWER CHARGES - CUSTOMERS	650,609.15	673,089.04	717,190.12	478,036.11	506,768.52	760,077.00	253,308.48	253
23-40-4051 SEWER CHARGES - POOL	13,968.00	14,387.04	15,250.32	10,166.88	10,980.24	16,166.00	5,185.76	518
23-40-4053 SEWER CHARGES - BOX CANON	1,061.52	1,093.32	1,158.96	772.64	834.48	1,229.00	394.52	394
23-40-4060 SERVICE CHARGE - SEWER	13,975.36	14,047.48	14,224.71	9,476.07	9,499.50	14,214.00	4,714.50	471
23-40-4061 TRANSFER CHARGE - SEWER	450.00	625.00	462.50	350.00	75.00	500.00	425.00	425
TOTAL CUSTOMER REVENUE	680,064.03	703,241.88	748,286.61	498,801.70	528,157.74	792,186.00	264,028.26	264
<u>GRANTS</u>								
23-41-4190 CARES ACT REIMB FOR COVID-19	.00	314.02	.00	.00	.00	.00	.00	0
TOTAL GRANTS	.00	314.02	.00	.00	.00	.00	.00	0
<u>OTHER REVENUES</u>								
23-43-4300 INVEST FEE-SEWER(25%)	7,500.00	7,674.60	9,944.23	9,787.96	15,579.88	7,500.00	(8,079.88)	807
23-43-4310 OTHER REVENUE	1,295.70	1,289.70	463.11	463.11	.00	.00	.00	0
23-43-4340 INTEREST INCOME	7,828.28	4,483.98	1,198.14	464.90	1,355.01	1,000.00	(355.01)	355
23-43-4998 TRF FROM UTIL.-CI	.00	178,055.51	363,783.74	150,832.48	.00	.00	.00	0
TOTAL OTHER REVENUES	16,623.98	191,503.79	375,389.22	161,548.45	16,934.89	8,500.00	(8,434.89)	843
TOTAL FUND REVENUE	696,688.01	895,059.69	1,123,675.83	660,350.15	545,092.63	800,686.00	255,593.37	255

CITY OF OURAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

SEWER FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PTYD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	CY ESTIMATE	
<u>SEWER EXPENSES</u>									
SALARIES AND WAGES:									
23-50-5002	CITY ADMINISTRATOR	41,599.86	38,006.53	39,080.85	23,140.40	28,177.87	42,293.00	14,115.13	.00
23-50-5004	FINANCE & ADMIN. DIRECTOR	20,362.40	7,353.27	20,269.57	13,075.31	13,909.64	22,678.00	8,768.36	.00
23-50-5006	HR MANAGER	13,671.60	13,988.40	15,022.15	8,854.42	15,023.73	14,626.00	397.73-	.00
23-50-5008	ADMINISTRATIVE CLERKS	45,089.67	45,983.81	46,189.10	26,327.80	39,451.69	59,740.00	20,288.31	.00
23-50-5010	BUILDING INSPECTOR	8,126.08	5,450.06	2,735.58	563.22	7,881.39	11,685.00	3,803.61	.00
23-50-5012	COMMUNITY DEVELOPMENT DIRECTOR	.00	6,443.50	5,929.17	3,206.48	5,396.57	7,810.00	2,413.43	.00
23-50-5100	PW DIRECTOR	46,764.39	49,545.62	51,419.03	30,779.37	38,774.57	50,841.00	12,066.43	.00
23-50-5150	PW CREW	89,131.91	80,965.47	79,447.37	51,121.35	57,125.05	115,050.00	57,924.95	.00
23-50-5600	VEH. MAINT. - PW CREW	15,637.11	10,369.21	12,647.03	7,638.73	8,895.93	13,164.00	4,268.07	.00
23-50-5650	EVENT COORDINATOR	1,102.28	1,223.56	578.97	221.69	893.54	1,350.00	456.46	.00
TOTAL SALARIES AND WAGES		281,485.30	259,329.43	273,318.82	164,928.77	215,529.98	339,237.00	123,707.02	.00
TAXES & BENEFITS:									
23-50-5800	FICA	21,136.85	19,246.92	18,325.95	12,334.68	16,116.14	23,460.00	7,343.86	.00
23-50-5810	UNEMPLOYMENT INSURANCE	805.91	754.70	712.19	483.43	421.15	920.00	498.85	.00
23-50-5830	WORKERS' COMP	7,017.87	4,619.53	4,881.89	3,842.49	3,924.02	5,654.00	1,729.98	.00
23-50-5840	GROUP TERM LIFE INSURANCE	2,054.87	2,344.49	2,058.00	1,380.28	1,351.36	2,735.00	1,383.64	.00
23-50-5850	EMPLOYEE HEALTH INSURANCE	65,585.37	61,779.08	64,924.81	47,175.14	58,096.22	79,623.00	21,526.78	.00
23-50-5855	MEDICAL	587.52	173.42	594.10	345.40	296.03	500.00	203.97	.00
23-50-5870	PENSION	4,797.81	6,672.08	7,041.73	4,682.71	6,323.28	9,201.00	2,877.72	.00
TOTAL TAXES & BENEFITS		101,986.20	95,590.22	98,538.67	70,244.13	86,528.20	122,093.00	35,564.80	.00
OVERHEAD:									
23-50-6010	TELEPHONE / COMMUNICATIONS	1,006.38	1,270.05	1,398.72	918.78	863.69	1,490.00	626.31	.00
23-50-6020	UTILITIES	29,915.86	26,739.99	27,521.55	16,670.25	23,251.87	30,000.00	6,748.13	.00
23-50-6030	INSURANCE	6,658.64	7,863.72	7,635.03	5,796.91	6,221.07	8,170.00	1,948.93	.00
23-50-6150	ONLINE PROCESSING FEES	3,238.03	3,383.54	3,949.37	2,677.19	2,824.67	4,140.00	1,315.33	.00
TOTAL OVERHEAD		40,818.91	39,257.30	40,504.67	26,063.13	33,161.30	43,800.00	10,638.70	.00

CITY OF OURAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

SEWER FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PTYD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	CY ESTIMATE
OPERATING MAINTENANCE:								
23-50-7000 CONTRACT LABOR	33,005.78	30,625.01	41,094.00	29,010.15	29,190.84	35,000.00	5,809.16	.00
23-50-7004 IT CONTRACT LABOR	2,293.33	2,487.17	2,295.76	1,704.76	1,976.38	520.00	1,456.38-	.00
23-50-7010 ENGINEERING	81,796.41	12,085.83	.00	.00	.00	.00	.00	.00
23-50-7025 LEGAL FEES	11,038.00	2,336.58	1,480.00	1,020.00	467.00	2,000.00	1,533.00	.00
23-50-7075 DISCHARGE PERMIT FEES	2,316.00-	1,501.00	2,874.00	.00	1,096.00	1,500.00	404.00	.00
23-50-7100 SUPPLIES-WWTP	2,309.35	1,664.35	794.82	97.50	4,552.45	6,000.00	1,447.55	.00
23-50-7101 SUPPLIES-COLLECTION LINES	702.44	682.04	89.48	89.48	590.84	3,000.00	2,409.16	.00
23-50-7104 IT SUPPLIES	45.07	40.89	26.00	26.00	416.51	500.00	83.49	.00
23-50-7110 STREET PATCHING	.00	.00	.00	.00	.00	5,000.00	5,000.00	.00
23-50-7185 EQUIPMENT RENTAL	.00	.00	.00	.00	.00	2,500.00	2,500.00	.00
23-50-7200 MAINTENANCE & REPAIRS	17,792.61	15,646.90	27,500.96	7,897.86	32,065.65	18,000.00	14,065.65-	.00
23-50-7250 CHEMICALS	6,235.36	1,202.28	16,437.08	9,633.71	14,021.00	15,000.00	979.00	.00
23-50-7276 LAB TESTS	2,756.50	4,109.00	4,644.00	3,514.50	2,889.00	5,000.00	2,111.00	.00
23-50-7470 TOOLS	573.16	198.84	289.98	.00	137.84	1,000.00	862.16	.00
23-50-7600 VEHICLE OIL & GAS	4,963.94	3,314.66	5,521.04	2,581.32	8,216.71	5,300.00	2,916.71-	.00
23-50-7650 VEHICLE R & M	8,188.60	12,037.45	8,465.19	1,620.95-	1,519.53	8,000.00	6,480.47	.00
23-50-7700 CITY SHOP EXPENSE	5,201.76	7,417.62	6,126.80	2,260.68	2,687.75	5,000.00	2,312.25	.00
23-50-7720 SAFETY EXPENSE	2,802.16	321.83	1,974.95	717.65	.00	2,000.00	2,000.00	.00
23-50-7800 DUES & SUBSCRIPTIONS	1,593.00	92.00	.00	.00	.00	250.00	250.00	.00
23-50-7804 IT SOFTWARE & SUBSCRIPTIONS	.00	.00	470.20	.00	1,949.82	280.00	1,669.82-	.00
23-50-7830 OFFICE SUPPLIES	516.07	386.38	316.19	146.29	354.22	500.00	145.78	.00
23-50-7835 COPIER/PRINTER EXPENSE	1,573.17	1,212.96	1,359.13	902.22	1,040.14	.00	1,040.14-	.00
23-50-7850 PRINTING & PUBLICATION	.00	38.28	.00	.00	91.35	.00	91.35-	.00
23-50-7855 GIS COST	1,026.91	.00	.00	.00	.00	3,000.00	3,000.00	.00
23-50-7860 TRAINING	1,258.37	585.00	1,098.66	467.50	1,937.36	3,000.00	1,062.64	.00
23-50-7862 HIRING COST	337.11	647.94	1,441.04	753.32	.00	500.00	500.00	.00
23-50-7870 UNIFORMS	789.79	1,332.97	1,108.49	829.47	1,465.75	1,600.00	134.25	.00
23-50-7880 POSTAGE	332.78	553.53	872.95	472.38	182.30	500.00	317.70	.00
23-50-7900 OTHER EXPENSES	765.82	392.49	816.31	.00	.00	1,200.00	1,200.00	.00
TOTAL OPERATING MAINTENANCE	185,581.49	100,913.00	127,097.03	60,503.84	106,848.44	126,150.00	19,301.56	.00

CITY OF OURAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

SEWER FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PTYD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	CY ESTIMATE
CAPITAL EXPENDITURES:								
23-50-8100 INVENTORIED EQUIPMENT	4,122.07	1,492.49	2,450.00	1,001.93	.00	4,000.00	4,000.00	.00
23-50-8104 IT INVENTORIED EQUIPMENT	1,215.86	1,676.57	876.95	.00	.00	.00	.00	.00
23-50-8251 SEWER IMPROVEMENTS CAPITAL	.00	.00	688,620.18	241,113.74	.00	.00	.00	.00
23-50-8402 IT CAPITAL EXPENDITURES	.00	.00	.00	.00	.00	1,000.00	1,000.00	.00
23-50-8520 LINES	.00	.00	.00	.00	.00	2,500.00	2,500.00	.00
23-50-8570 LIFT STATION	.00	.00	.00	.00	110.33	2,000.00	1,889.67	.00
TOTAL CAPITAL EXPENDITURES	5,337.93	3,169.06	691,947.13	242,115.67	110.33	9,500.00	9,389.67	.00
DEBT SERVICE:								
23-50-9540 DEBT SERVICE PRINCIPAL	359.24	.00	5,225.77	.00	.00	5,226.00	5,226.00	.00
23-50-9545 DEBT SERVICE INTEREST	1,537.27	318.38	316.85	.00	.00	317.00	317.00	.00
TOTAL DEBT SERVICE	1,896.51	318.38	5,542.62	.00	.00	5,543.00	5,543.00	.00
CAPITAL IMPRV - FLUMES/STREETS:								
23-50-9999 DEPRECIATION	44,388.85	40,363.00	.00	.00	.00	.00	.00	.00
TOTAL CAPITAL IMPRV - FLUMES/STREETS	44,388.85	40,363.00	.00	.00	.00	.00	.00	.00
TOTAL SEWER EXPENSES	661,495.19	538,940.39	1,236,948.94	563,855.54	442,178.25	646,323.00	204,144.75	.00
TOTAL FUND EXPENDITURES	661,495.19	538,940.39	1,236,948.94	563,855.54	442,178.25	646,323.00	204,144.75	.00
NET REVENUE OVER EXPENDITURES	35,192.82	356,119.30	113,273.11-	96,494.61	102,914.38	154,363.00	51,448.62	255,593.37

CITY OF OURAY
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING AUGUST 31, 2022

REFUSE/RECYCLE FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PYTD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE		
<u>REFUSE REVENUE</u>									
25-40-4040	REFUSE CHARGES	142,406.65	148,351.97	167,267.80	110,913.74	115,332.83	173,617.00	58,284.17	582
25-40-4060	SERVICE CHARGE - REF/REC	10,385.46	10,431.00	10,819.00	7,006.50	9,410.50	14,014.00	4,603.50	460
	TOTAL REFUSE REVENUE	152,792.11	158,782.97	178,086.80	117,920.24	124,743.33	187,631.00	62,887.67	628
<u>RECYCLE REVENUE</u>									
25-41-4040	RECYCLING CHARGES	50,595.17	53,510.27	67,678.21	44,912.79	46,684.70	70,837.00	24,152.30	241
	TOTAL RECYCLE REVENUE	50,595.17	53,510.27	67,678.21	44,912.79	46,684.70	70,837.00	24,152.30	241
	TOTAL FUND REVENUE	203,387.28	212,293.24	245,765.01	162,833.03	171,428.03	258,468.00	87,039.97	870

CITY OF OURAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

REFUSE/RECYCLE FUND

	<u>PY 3 AUDITED</u>	<u>PY 2 AUDITED</u>	<u>PY ACTUAL</u>	<u>PTYD ACTUAL</u>	<u>CYTD ACTUAL</u>	<u>CY BUDGET</u>	<u>VARIANCE</u>	<u>CY ESTIMATE</u>
<u>REFUSE EXPENSES</u>								
OPERATING MAINTENANCE:								
25-50-7000 CONTRACT HAULING	112,068.22	142,418.81	140,667.55	92,807.36	99,449.54	160,750.00	61,300.46	.00
25-50-7010 SPRING CLEANING	.00	.00	.00	.00	1,208.29	.00	1,208.29-	.00
25-50-7020 TRANSFER TO GF - ADMIN. FEE	6,399.96	6,593.04	6,593.04	4,395.36	5,979.36	8,969.00	2,989.64	.00
TOTAL OPERATING MAINTENANCE	118,468.18	149,011.85	147,260.59	97,202.72	106,637.19	169,719.00	63,081.81	.00
TOTAL REFUSE EXPENSES	118,468.18	149,011.85	147,260.59	97,202.72	106,637.19	169,719.00	63,081.81	.00

CITY OF OURAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

REFUSE/RECYCLE FUND

	<u>PY 3 AUDITED</u>	<u>PY 2 AUDITED</u>	<u>PY ACTUAL</u>	<u>PTYD ACTUAL</u>	<u>CYTD ACTUAL</u>	<u>CY BUDGET</u>	<u>VARIANCE</u>	<u>CY ESTIMATE</u>
<u>RECYCLE EXPENSES</u>								
OPERATING MAINTENANCE:								
25-51-7000 CONTRACT HAULING	63,038.38	80,110.50	79,125.51	52,204.16	55,559.40	83,500.00	27,940.60	.00
25-51-7020 TRANSFER TO GF - ADMIN. FEE	3,600.00	3,708.00	3,708.00	2,472.00	3,363.36	5,045.00	1,681.64	.00
TOTAL OPERATING MAINTENANCE	66,638.38	83,818.50	82,833.51	54,676.16	58,922.76	88,545.00	29,622.24	.00
TOTAL RECYCLE EXPENSES	66,638.38	83,818.50	82,833.51	54,676.16	58,922.76	88,545.00	29,622.24	.00
TOTAL FUND EXPENDITURES	185,106.56	232,830.35	230,094.10	151,878.88	165,559.95	258,264.00	92,704.05	.00
NET REVENUE OVER EXPENDITURES	18,280.72	20,537.11-	15,670.91	10,954.15	5,868.08	204.00	5,664.08-	87,039.97

CITY OF OURAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

UTILITY - CI FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PYTD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	
<u>WATER REVENUES</u>								
28-40-4005 STR EXCISE TAX FOR WATER DEBT	.00	.00	.00	.00	71,209.15	100,000.00	28,790.85	287
28-40-4300 INVEST FEE-WATER(75%)	33,750.00	23,023.78	29,832.53	29,363.78	40,625.00	22,500.00	(18,125.00)	181
28-40-4320 WATER SYS UPGRADES - MONTHLY	99,005.39	107,682.78	222,858.63	143,841.85	217,133.84	308,239.00	91,105.16	911
28-40-4340 INTEREST WATER	7,707.94	5,464.89	1,494.11	547.58	2,232.91	1,000.00	(1,232.91)	123
28-40-4500 SRF LOAN - WATER	.00	.00	.00	.00	.00	6,000,000.00	6,000,000.00	600
28-40-4505 AM RESCUE PLAN REV	.00	.00	.00	.00	.00	259,895.64	259,895.64	259
TOTAL WATER REVENUES	140,463.33	136,171.45	254,185.27	173,753.21	331,200.90	6,691,634.64	6,360,433.74	636
<u>SEWER REVENUES</u>								
28-41-4005 STR EXCISE TAX FOR SEWER DEBT	.00	.00	.00	.00	68,563.97	100,000.00	31,436.03	314
28-41-4300 INVEST FEE-SEWER(75%)	22,500.00	23,023.75	29,832.50	29,363.75	40,625.00	22,500.00	(18,125.00)	181
28-41-4330 WWTP CIP REPLACE/UPDATE CHARGE	215,557.99	238,821.77	359,952.88	232,746.34	327,898.80	491,885.00	163,986.20	163
28-41-4500 SRF LOAN WWTP	.00	.00	.00	.00	.00	10,000,000.00	10,000,000.00	100
TOTAL SEWER REVENUES	238,057.99	261,845.52	389,785.38	262,110.09	437,087.77	10,614,385.00	10,177,297.23	101
TOTAL FUND REVENUE	378,521.32	398,016.97	643,970.65	435,863.30	768,288.67	17,306,019.64	16,537,730.97	165

CITY OF OURAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

UTILITY - CI FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PTYD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	CY ESTIMATE	
<u>UTILITY-CI WATER EXPENSES</u>									
CAPITAL EXPENDITURES:									
28-50-8252	WATER METER PROJECT	.00	.00	.00	.00	297,000.00	297,000.00	.00	
28-50-8253	WATER PLANT CONSTRUCTION PROJ	.00	.00	.00	.00	5,959,000.00	5,959,000.00	.00	
28-50-8254	WATER PLANT PROJ ENGINEERING	.00	.00	.00	.00	219,751.37	35,000.00	184,751.37-	
28-50-8255	WATER PLANT PROJECT LEGAL	.00	.00	.00	.00	1,600.00	6,000.00	4,400.00	
28-50-8260	SPRING BOX IMPROVEMENTS	.00	.00	.00	.00	75,000.00	75,000.00	.00	
28-50-8510	WATER LINES	82,012.82	.00	.00	.00	.00	.00	.00	
28-50-8590	TRANSFER TO WF FOR CAP EXP	.00	34,022.50	.00	.00	.00	.00	.00	
TOTAL CAPITAL EXPENDITURES		82,012.82	34,022.50	.00	.00	221,351.37	6,372,000.00	6,150,648.63	.00
DEBT SERVICE:									
28-50-9540	DEBT SERVICE PRINCIPAL	.00	.00	.00	.00	.00	1.00	1.00	.00
28-50-9545	DEBT SERVICE INTEREST	.00	.00	.00	.00	.00	1.00	1.00	.00
TOTAL DEBT SERVICE		.00	.00	.00	.00	.00	2.00	2.00	.00
TOTAL UTILITY-CI WATER EXPENSES		82,012.82	34,022.50	.00	.00	221,351.37	6,372,002.00	6,150,650.63	.00

CITY OF OURAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

UTILITY - CI FUND

	<u>PY 3 AUDITED</u>	<u>PY 2 AUDITED</u>	<u>PY ACTUAL</u>	<u>PTYD ACTUAL</u>	<u>CYTD ACTUAL</u>	<u>CY BUDGET</u>	<u>VARIANCE</u>	<u>CY ESTIMATE</u>	
<u>UTILITY-CI SEWER EXPENSES</u>									
CAPITAL EXPENDITURES:									
28-51-8253	WWTP CONSTRUCTION PROJECT	.00	.00	.00	.00	19,505.08	9,794,000.00	9,774,494.92	.00
28-51-8254	WWTP PROJ ENGINEERING	.00	.00	.00	.00	339,004.94	200,000.00	139,004.94-	.00
28-51-8255	WWTP PROJECT LEGAL	.00	.00	.00	.00	15,500.00	6,000.00	9,500.00-	.00
28-51-8590	TRANSFER TO SF FOR CAP EXP	.00	178,055.51	363,783.74	150,832.48	.00	.00	.00	.00
TOTAL CAPITAL EXPENDITURES		.00	178,055.51	363,783.74	150,832.48	374,010.02	10,000,000.00	9,625,989.98	.00
DEBT SERVICE:									
28-51-9540	DEBT SERVICE PRINCIPAL	.00	.00	.00	.00	88,772.00	1.00	88,771.00-	.00
28-51-9545	DEBT SERVICE INTEREST	.00	.00	.00	.00	185,103.55	1.00	185,102.55-	.00
TOTAL DEBT SERVICE		.00	.00	.00	.00	273,875.55	2.00	273,873.55-	.00
TOTAL UTILITY-CI SEWER EXPENSES		.00	178,055.51	363,783.74	150,832.48	647,885.57	10,000,002.00	9,352,116.43	.00
TOTAL FUND EXPENDITURES		82,012.82	212,078.01	363,783.74	150,832.48	869,236.94	16,372,004.00	15,502,767.06	.00
NET REVENUE OVER EXPENDITURES		<u>296,508.50</u>	<u>185,938.96</u>	<u>280,186.91</u>	<u>285,030.82</u>	<u>100,948.27-</u>	<u>934,015.64</u>	<u>1,034,963.91</u>	<u>16,537,730.97</u>

CITY OF OURAY
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING AUGUST 31, 2022

CAPITAL IMPROVEMENTS FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PYTD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	
<u>CAPITAL IMPROVEMENT REVENUES</u>								
30-40-4030 SALES TAX 1%	433,761.02	515,168.85	692,013.76	341,024.84	363,836.35	632,034.00	268,197.65	268
TOTAL CAPITAL IMPROVEMENT REVENUES	433,761.02	515,168.85	692,013.76	341,024.84	363,836.35	632,034.00	268,197.65	268
TOTAL FUND REVENUE	433,761.02	515,168.85	692,013.76	341,024.84	363,836.35	632,034.00	268,197.65	268

CITY OF OURAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

CAPITAL IMPROVEMENTS FUND

	<u>PY 3 AUDITED</u>	<u>PY 2 AUDITED</u>	<u>PY ACTUAL</u>	<u>PTYD ACTUAL</u>	<u>CYTD ACTUAL</u>	<u>CY BUDGET</u>	<u>VARIANCE</u>	<u>CY ESTIMATE</u>
<u>CAPITAL IMPROVEMENT EXPENSES</u>								
CAPITAL EXPENDITURES:								
30-50-8250 CAPITAL IMPROVEMENTS	148,401.42	239,481.81	324,762.39	214,643.35	505,887.60	965,580.00	459,692.40	.00
TOTAL CAPITAL EXPENDITURES	148,401.42	239,481.81	324,762.39	214,643.35	505,887.60	965,580.00	459,692.40	.00
TOTAL CAPITAL IMPROVEMENT EXPENSES	148,401.42	239,481.81	324,762.39	214,643.35	505,887.60	965,580.00	459,692.40	.00
TOTAL FUND EXPENDITURES	148,401.42	239,481.81	324,762.39	214,643.35	505,887.60	965,580.00	459,692.40	.00
NET REVENUE OVER EXPENDITURES	285,359.60	275,687.04	367,251.37	126,381.49	142,051.25-	333,546.00-	191,494.75-	268,197.65

CITY OF OURAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

PARKS FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PYTD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	
<u>POOL REVENUES</u>								
50-40-4030 SWIM. POOL ADMISSIONS	1,558,055.14	785,637.28	1,634,397.42	1,257,890.72	1,145,339.60	1,650,000.00	504,660.40	504
50-40-4031 OVER/SHORT	622.42-	852.98-	539.46-	328.62-	279.53	.00	(279.53)	279
50-40-4033 MEMBERSHIP PASS REVENUE	391,219.84	118,160.00	289,380.00	214,744.00	344,517.95	320,000.00	(24,517.95)	245
50-40-4034 FACILITY RENTAL REVENUE	1,013.60	38.40	120.00	.00	.00	.00	.00	0
50-40-4035 SLIDE ADMISSIONS	2,841.00	.00	48,506.15	48,511.70	36,184.50	50,000.00	13,815.50	138
50-40-4040 LOCKER AND MISC. RENTALS	59,004.70	9,139.60	10,124.00	6,936.00	7,929.00	32,000.00	24,071.00	240
50-40-4045 SALES-POOL MERCHANDISE	755.72	8,153.91	59,749.74	39,204.88	89,937.66	60,000.00	(29,937.66)	299
50-40-4047 SWIM TEAM	12,473.99	.00	.00	.00	.00	3,500.00	3,500.00	350
50-40-4048 SWIM LESSONS	.00	.00	.00	.00	.00	7,800.00	7,800.00	780
50-40-4049 PROGRAMS REVENUE	5,035.00	.00	3,919.00	3,289.00	6,345.00	.00	(6,345.00)	634
50-40-4050 GRANTS/DONATIONS	.00	.00	.00	.00	6,300.00	.00	(6,300.00)	630
50-40-4052 MASSAGE RENT	3,000.00	1,955.00	2,750.00	2,000.00	2,000.00	3,000.00	1,000.00	100
50-40-4053 SWIM SHOP RENT	3,555.00	1,185.00	.00	.00	.00	.00	.00	0.0
50-40-4054 SWIM SHOP MDSE. SALES	22.40	.00	.00	.00	.00	.00	.00	0
50-40-4320 VENDING MACHINE REVENUE	440.43	167.21	213.86	113.33	84.58	400.00	315.42	315
50-40-4340 INTEREST INCOME	12,275.74	9,236.41	1,782.75	476.46	2,002.38	.00	(2,002.38)	200
50-40-4350 MISC. REVENUE	2,112.28	3,349.70	5,540.51	5,494.83	986.00	.00	(986.00)	986
TOTAL POOL REVENUES	2,051,182.42	936,169.53	2,055,943.97	1,578,332.30	1,641,906.20	2,126,700.00	484,793.80	484
<u>BOX CANON REVENUES</u>								
50-41-4010 BOX CANON ADMISSIONS	299,940.63	319,613.58	384,124.45	294,781.10	257,175.00	384,120.00	126,945.00	126
50-41-4015 BC DONATIONS	1,406.16	3,100.60	3,545.73	2,364.64	2,706.67	3,400.00	693.33	693
50-41-4020 CONCESSIONS	30,402.79	22,056.11	49,670.48	37,306.49	33,249.63	50,000.00	16,750.37	167
50-41-4031 OVER/SHORT	298.75	1,135.55-	352.49	159.37	6.08	.00	(6.08)	6.0
50-41-4190 CARES ACT REIMB FOR COVID-19	.00	10,533.20	.00	.00	.00	.00	.00	0
50-41-4320 VENDING MACHINE REVENUE	103.63	.00	196.37	.00	110.43	200.00	89.57	89.
TOTAL BOX CANON REVENUES	332,151.96	354,167.94	437,889.52	334,611.60	293,247.81	437,720.00	144,472.19	144

CITY OF OURAY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

PARKS FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PYTD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	
<u>ROTARY PARK / ICE RINK REV.</u>								
50-42-4003	PARC LEAGUE FEES	.00	150.00	.00	.00	.00	.00	0
50-42-4005	SKATE RENTALS	135.00	1,080.00	.00	.00	.00	.00	0
50-42-4390	TRSF.R.FROM BEAUTIFICATION FUND	301,025.00	.00	.00	.00	.00	.00	0
	TOTAL ROTARY PARK / ICE RINK REV.	301,160.00	1,230.00	.00	.00	.00	.00	0
<u>GYM REVENUES</u>								
50-43-4010	GYM ADMISSIONS	30,844.16	2,505.00	25,521.10	16,024.50	21,959.14	2,040.86	204
50-43-4012	MERCHANDISE SALES	.00	.00	.10	.00	.00	.00	0
	TOTAL GYM REVENUES	30,844.16	2,505.00	25,521.20	16,024.50	21,959.14	2,040.86	204
<u>ICE PARK REVENUES</u>								
50-47-4047	ICE PARK GUIDE DONATIONS	9,657.69	.00	.00	.00	.00	.00	0
50-47-4048	ICE PARK FEES	13,366.97	11,059.90	11,443.50	.00	.00	11,000.00	110
	TOTAL ICE PARK REVENUES	23,024.66	11,059.90	11,443.50	.00	.00	11,000.00	110
<u>VIA FERRATA REVENUES</u>								
50-48-4048	VIA FERRATA FEES	.00	.00	.00	.00	15,350.00	.00 (15,350.00) 153
	TOTAL VIA FERRATA REVENUES	.00	.00	.00	.00	15,350.00	.00 (15,350.00) 153
	TOTAL FUND REVENUE	2,738,363.20	1,305,132.37	2,530,798.19	1,928,968.40	1,972,463.15	2,599,420.00	626,956.85 626

CITY OF OURAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

PARKS FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PTYD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	CY ESTIMATE
<u>POOL EXPENSES</u>								
SALARIES AND WAGES:								
50-50-5012 CITY RESOURCES DIRECTOR	53,574.79	36,081.05	55,881.03	30,999.55	35,048.60	51,204.00	16,155.40	.00
50-50-5520 CASHIERS	88,021.01	68,830.10	90,592.44	60,016.98	86,589.17	101,792.00	15,202.83	.00
50-50-5524 POOL MANAGER	58,481.30	26,776.96	47,421.54	17,844.82	52,685.87	83,265.00	30,579.13	.00
50-50-5525 POOL ASSISTANT MANAGER	3,502.97	.00	.00	.00	34,615.50	72,720.00	38,104.50	.00
50-50-5532 AQUATICS COORDINATORS	29,523.99	30,679.58	52,663.62	32,662.92	35,873.99	56,560.00	20,686.01	.00
50-50-5533 LEAD LIFEGUARDS	77,116.74	71,284.01	101,144.52	72,872.31	65,302.87	89,250.00	23,947.13	.00
50-50-5534 PART-TIME LIFEGUARDS	241,832.34	122,632.00	192,843.58	154,264.57	141,103.56	279,666.00	138,562.44	.00
50-50-5536 SWIM LESSON WAGE	7,001.17	.00	2,311.61	2,229.44	7,002.65	8,100.00	1,097.35	.00
50-50-5538 POOL ATTENDANTS	7,844.88	.00	6,144.14	5,674.70	6,951.33	9,100.00	2,148.67	.00
50-50-5540 POOL CLEANING WAGE	48,493.29	45,202.07	52,160.02	33,011.66	35,735.99	56,080.00	20,344.01	.00
50-50-5545 POOL MAINT.WAGE	31,114.71	39,072.76	48,425.84	27,987.53	40,203.20	77,620.00	37,416.80	.00
50-50-5550 POOL FILTRATION WAGE	36,934.82	43,047.74	53,207.18	30,162.48	40,203.20	77,620.00	37,416.80	.00
50-50-5680 PARKS/FACILITIES MAINT MGR	.00	.00	1,622.37	.00	2,181.17	3,564.00	1,382.83	.00
50-50-5681 PARKS/FACILITIES MAINT OPS	.00	.00	622.78	.00	1,436.54	2,415.00	978.46	.00
TOTAL SALARIES AND WAGES	683,442.01	483,606.27	705,040.67	467,726.96	584,933.64	968,956.00	384,022.36	.00
TAXES & BENEFITS:								
50-50-5800 FICA	50,061.44	39,420.63	50,588.67	35,673.17	44,600.42	.00	44,600.42-	.00
50-50-5810 UNEMPLOYMENT	1,802.37	1,417.25	1,882.68	1,313.11	1,187.70	.00	1,187.70-	.00
50-50-5830 WORKERS' COMP	36,411.51	25,299.38	25,783.13	21,043.77	21,490.32	30,964.00	9,473.68	.00
50-50-5840 GROUP TERM LIFE INSURANCE	1,770.55	2,049.80	1,664.99	1,014.76	1,629.73	2,200.00	570.27	.00
50-50-5850 EMPLOYEE HEALTH INSURANCE	50,762.45	35,291.93	51,947.46	33,854.55	66,607.41	60,000.00	6,607.41-	.00
50-50-5855 MEDICAL	1,223.50	136.00	.00	.00	50.00	1,000.00	950.00	.00
50-50-5870 PENSION	2,546.62	1,967.51	6,339.11	3,734.04	7,771.48	6,500.00	1,271.48-	.00
50-50-5999 DEPRCIATION	601,671.00	595,248.00	.00	.00	.00	.00	.00	.00
TOTAL TAXES & BENEFITS	746,249.44	700,830.50	138,206.04	96,633.40	143,337.06	100,664.00	42,673.06-	.00

CITY OF OURAY
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PARKS FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PTYD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	CY ESTIMATE
OVERHEAD:								
50-50-6010 TELEPHONE / COMMUNICATIONS	5,697.52	5,117.11	5,420.45	3,331.89	2,951.45	4,970.00	2,018.55	.00
50-50-6020 UTILITIES	65,423.02	50,311.27	50,123.17	30,817.58	37,788.31	68,959.00	31,170.69	.00
50-50-6021 TRASH REMOVAL	817.04	.00	.00	.00	.00	.00	.00	.00
50-50-6024 WATER CHARGE	22,848.00	23,376.48	24,573.48	16,382.32	33,662.24	20,387.00	13,275.24-	.00
50-50-6026 SEWER CHARGE	18,486.00	19,205.04	22,506.72	15,004.48	17,796.32	16,166.00	1,630.32-	.00
50-50-6030 INSURANCE	7,943.52	8,235.85	8,792.80	6,600.00	7,421.52	9,746.00	2,324.48	.00
50-50-6031 INSURANCE-DEDUCTIONS	2,242.81	1,489.94	.00	.00	.00	.00	.00	.00
50-50-6100 ADVERTISING	4,729.43	2,008.75	1,720.00	720.00	370.00	14,000.00	13,630.00	.00
50-50-6101 PROMOTION	8,287.00	2,124.00	3,098.07	770.82	17,685.00	4,500.00	13,185.00-	.00
50-50-6150 BANKCARD CHARGE-VISA/MC	65,045.27	34,536.43	73,381.81	46,252.29	41,607.32	42,000.00	392.68	.00
50-50-6740 INSPECTIONS	.00	3,114.00	.00	.00	.00	3,850.00	3,850.00	.00
TOTAL OVERHEAD	201,519.61	149,518.87	189,616.50	119,879.38	159,282.16	184,578.00	25,295.84	.00

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PARKS FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PTYD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	CY ESTIMATE
OPERATING MAINTENANCE:								
50-50-7000 CONTRACT LABOR	46,208.60	10,263.88	8,107.28	3,665.75	750.00	5,000.00	4,250.00	.00
50-50-7004 IT CONTRACT LABOR	13,127.37	6,149.97	38,468.86	4,159.64	20,407.31	5,210.00	15,197.31-	.00
50-50-7010 ENGINEERING	.00	.00	.00	.00	562.00	.00	562.00-	.00
50-50-7100 SUPPLIES	23,210.96	11,710.50	14,352.55	9,936.63	13,683.66	20,000.00	6,316.34	.00
50-50-7104 IT SUPPLIES	96.24	2,229.87	1,983.12	1,469.68	715.67	1,500.00	784.33	.00
50-50-7120 UNIFORMS	5,004.78	3,338.19	5,550.23	1,946.55	4,455.73	8,000.00	3,544.27	.00
50-50-7170 SWIM TEAM	15,193.69	.00	.00	.00	.00	3,500.00	3,500.00	.00
50-50-7200 FACILITIES MAINT/SUPPLY	27,238.59	13,422.26	27,189.91	22,134.50	28,748.59	33,000.00	4,251.41	.00
50-50-7201 SWIM LESSONS SUPPLIES	262.65	.00	497.33	237.52	.00	500.00	500.00	.00
50-50-7202 SPECIAL EVENTS SUPPLIES	1,826.61	478.70	1,040.61	667.63	1,860.39	1,500.00	360.39-	.00
50-50-7204 DAILY CLEANING SUPPLIES	1,146.24	2,837.62	3,588.64	868.79	6,438.91	6,000.00	438.91-	.00
50-50-7400 WATER SAMPLE	22,168.34	19,957.87	25,235.93	14,233.62	16,404.55	26,000.00	9,595.45	.00
50-50-7450 CHEMICALS	89,311.24	94,128.11	82,179.89	45,619.31	58,366.53	90,000.00	31,633.47	.00
50-50-7470 TOOLS	19.99	.00	478.30	.00	.00	750.00	750.00	.00
50-50-7475 FEES	1,480.00	1,480.00	2,428.00	2,383.00	3,013.00	3,500.00	487.00	.00
50-50-7500 FILTRATION MAINTENANCE	30,400.04	14,196.29	17,482.78	14,449.94	21,435.23	18,000.00	3,435.23-	.00
50-50-7720 SAFETY/FIRST AID SUPPLIES	1,575.59	1,218.60	6,328.61	1,962.23	3,437.48	5,600.00	2,162.52	.00
50-50-7800 PURCHASES-POOL MERCHANDISE	210.99	4,256.89	33,958.54	16,761.08	39,024.65	36,000.00	3,024.65-	.00
50-50-7804 IT SOFTWARE & SUBSCRIPTIONS	.00	.00	.00	.00	2,185.32	8,990.00	6,804.68	.00
50-50-7830 OFFICE SUPPLIES	1,689.29	360.87	2,423.31	1,036.85	2,261.07	2,000.00	261.07-	.00
50-50-7835 COPIER/PRINTER EXPENSE	1,150.33	1,521.71	1,979.57	1,496.68	1,873.96	1,800.00	73.96-	.00
50-50-7860 TRAINING	11,168.59	3,236.50	2,973.32	2,379.17	2,192.26	10,000.00	7,807.74	.00
50-50-7862 HIRING COST	13,328.04	2,123.20	19,462.23	15,104.61	6,655.69	18,000.00	11,344.31	.00
50-50-7879 MILEAGE	182.03	201.78	.00	.00	.00	1,000.00	1,000.00	.00
50-50-7880 POSTAGE	55.00	.00	.00	.00	1.96	.00	1.96-	.00
50-50-7900 OTHER EXPENSES	400.00	400.00	1,045.55	145.55	46.10	200.00	153.90	.00
TOTAL OPERATING MAINTENANCE	306,455.20	193,512.81	296,754.56	160,658.73	234,520.06	306,050.00	71,529.94	.00

CITY OF OURAY
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PARKS FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PTYD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	CY ESTIMATE
CAPITAL EXPENDITURES:								
50-50-8100 INVENTORIED EQUIPMENT	627.30	.00	849.00	.00	16,687.60	47,900.00	31,212.40	.00
50-50-8104 IT INVENTORIED EQUIPMENT	2,498.25	.00	5,935.53	2,445.11	2,535.97	3,600.00	1,064.03	.00
50-50-8250 CAPITAL IMPROVEMENTS	85,302.31-	.00	.00	.00	5,500.00	.00	5,500.00-	.00
50-50-8270 FILTRATION ENGINEERING	260.00	.00	.00	.00	.00	.00	.00	.00
50-50-8275 FILTRATION EQUIPMENT	.00	432.38	9,467.08	9,467.08	.00	10,000.00	10,000.00	.00
50-50-8400 CAPITAL EQUIPMENT	.00	.00	7,885.00	7,885.00	25,339.52	35,000.00	9,660.48	.00
50-50-8402 IT CAPITAL EXPENDITURES	.00	.00	.00	.00	.00	3,000.00	3,000.00	.00
TOTAL CAPITAL EXPENDITURES	81,916.76-	432.38	24,136.61	19,797.19	50,063.09	99,500.00	49,436.91	.00
DEBT SERVICE:								
50-50-9540 DEBT SERVICE PRINCIPAL	.00	.00	85,922.49	77.51-	.00	108,000.00	108,000.00	.00
50-50-9545 DEBT SERVICE INTEREST	110,991.67	107,966.66	85,295.82	57,295.56	29,910.05	59,821.00	29,910.95	.00
50-50-9560 DEBT SERVICE - BOND PRINCIPAL	.00	.00	146,666.63	106,666.64	106,666.64	160,000.00	53,333.36	.00
50-50-9565 DEBT SERVICE - BOND INTEREST	192,625.00	189,625.00	170,647.92	124,350.00	121,683.36	182,525.00	60,841.64	.00
TOTAL DEBT SERVICE	303,616.67	297,591.66	488,532.86	288,234.69	258,260.05	510,346.00	252,085.95	.00
TOTAL POOL EXPENSES	2,159,366.17	1,825,492.49	1,842,287.24	1,152,930.35	1,430,396.06	2,170,094.00	739,697.94	.00

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PARKS FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PTYD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	CY ESTIMATE
<u>BOX CANON EXPENSES</u>								
SALARIES AND WAGES:								
50-51-5012 CITY RESOURCES DIRECTOR	19,562.12	22,921.75	19,607.46	10,877.09	12,297.74	17,970.00	5,672.26	.00
50-51-5520 CASHIERS	38,471.28	29,956.59	44,481.41	28,887.72	29,217.00	53,000.00	23,783.00	.00
50-51-5540 CUSTODIAN	5,661.71	6,215.24	6,221.74	3,960.45	4,459.17	6,667.00	2,207.83	.00
50-51-5650 EVENT COORDINATOR	4,215.10	4,864.07	2,315.84	886.66	3,574.17	5,400.00	1,825.83	.00
50-51-5680 PARKS/FACILITIES MAINT. MGR.	.00	.00	4,829.96	1,077.32	4,181.52	7,128.00	2,946.48	.00
50-51-5681 PARKS/FACILITIES MAINT OPS	.00	.00	1,245.72	.00	3,054.48	4,830.00	1,775.52	.00
TOTAL SALARIES AND WAGES	67,910.21	63,957.65	78,702.13	45,689.24	56,784.08	94,995.00	38,210.92	.00
TAXES & BENEFITS:								
50-51-5800 FICA	5,228.05	4,812.92	5,094.42	3,409.42	4,275.03	6,480.00	2,204.97	.00
50-51-5810 UNEMPLOYMENT	254.60	185.68	199.01	133.73	111.75	250.00	138.25	.00
50-51-5830 WORKERS' COMP	203.01	58.28	29.29	48.48	49.50	72.00	22.50	.00
50-51-5840 GROUP TERM LIFE INSURANCE	227.94	274.65	208.06	130.73	145.02	500.00	354.98	.00
50-51-5850 EMPLOYEE HEALTH INSURANCE	7,687.73	8,275.46	7,463.19	5,154.60	7,220.70	10,223.00	3,002.30	.00
50-51-5870 PENSION	798.38	178.46	688.99	487.77	824.04	887.00	62.96	.00
TOTAL TAXES & BENEFITS	14,399.71	13,785.45	13,682.96	9,364.73	12,626.04	18,412.00	5,785.96	.00
OVERHEAD:								
50-51-6010 TELEPHONE / COMMUNICATIONS	.00	41.60	124.80	83.20	83.20	150.00	66.80	.00
50-51-6020 UTILITIES	1,478.89	1,351.31	1,737.51	411.04	500.99	1,750.00	1,249.01	.00
50-51-6024 WATER CHARGE	999.96	1,020.00	1,110.60	740.40	842.48	775.00	67.48-	.00
50-51-6026 SEWER CHARGE	1,421.52	1,476.12	1,727.04	1,151.36	1,363.52	1,229.00	134.52-	.00
50-51-6030 INSURANCE	1,082.32	1,115.64	1,198.02	899.25	1,011.18	1,328.00	316.82	.00
50-51-6100 ADVERTISING	742.21	532.50	535.00	535.00	565.44	1,000.00	434.56	.00
50-51-6150 BANKCARD CHARGE-VISA/MC	4,668.35	6,252.82	8,936.01	5,340.77	4,947.77	8,000.00	3,052.23	.00
50-51-6800 CONCESSIONS	14,513.50	10,544.05	24,754.12	20,434.22	17,839.59	27,000.00	9,160.41	.00
TOTAL OVERHEAD	24,906.75	22,334.04	40,123.10	29,595.24	27,154.17	41,232.00	14,077.83	.00

CITY OF OURAY
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PARKS FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PTYD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	CY ESTIMATE
OPERATING MAINTENANCE:								
50-51-7000 CONTRACT LABOR	3,460.00	.00	7,210.00	3,640.00	3,945.00	.00	3,945.00-	.00
50-51-7004 IT CONTRACT LABOR	581.88	249.89	333.62	200.62	133.12	360.00	226.88	.00
50-51-7024 PERMITS FEES	.00	.00	.00	.00	462.00	.00	462.00-	.00
50-51-7100 SUPPLIES	799.54	1,433.26	6,451.69	5,672.58	2,115.01	6,600.00	4,484.99	.00
50-51-7150 FACILITY MAINTENANCE	30,933.66	2,654.27	8,647.95	2,519.88	4,138.69	18,500.00	14,361.31	.00
50-51-7151 TREE MAINTENANCE	.00	.00	6,737.50	.00	8,568.75	.00	8,568.75-	.00
50-51-7155 MAINTENANCE SUPPLIES	.00	.00	9.47	4.98	.00	.00	.00	.00
50-51-7804 IT SOFTWARE & SUBSCRIPTIONS	.00	.00	.00	.00	105.00	210.00	105.00	.00
50-51-7830 OFFICE SUPPLIES	839.22	625.82	210.48	210.48	.00	1,200.00	1,200.00	.00
50-51-7835 COPIER/PRINTER EXPENSE	1,860.47	1,367.67	1,436.37	916.49	1,186.53	.00	1,186.53-	.00
50-51-7862 HIRING COST	218.75	648.35	498.50	498.50	.00	1,000.00	1,000.00	.00
50-51-7900 OTHER EXPENSES	28.19	8.98	.00	.00	.00	.00	.00	.00
TOTAL OPERATING MAINTENANCE	38,721.71	6,988.24	31,535.58	13,663.53	20,654.10	27,870.00	7,215.90	.00
CAPITAL EXPENDITURES:								
50-51-8100 INVENTORIED EQUIPMENT	.00	.00	13,236.62	13,236.62	.00	3,000.00	3,000.00	.00
50-51-8104 IT INVENTORIED EQUIPMENT	460.36	.00	799.00	.00	1,797.31	3,600.00	1,802.69	.00
50-51-8250 CAPITAL IMPROVEMENTS	.00	.00	15,811.00	.00	50,682.50	69,687.00	19,004.50	.00
50-51-8400 CAPITAL EQUIPMENT	.00	.00	.00	.00	3,967.80	.00	3,967.80-	.00
50-51-8402 IT CAPITAL EXPENDITURES	.00	.00	.00	.00	.00	3,000.00	3,000.00	.00
TOTAL CAPITAL EXPENDITURES	460.36	.00	29,846.62	13,236.62	56,447.61	79,287.00	22,839.39	.00
TOTAL BOX CANON EXPENSES	146,398.74	107,065.38	193,890.39	111,549.36	173,666.00	261,796.00	88,130.00	.00

CITY OF OURAY
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PARKS FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PTYD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	CY ESTIMATE
<u>ROTARY / ICE RINK EXPENSES</u>								
SALARIES AND WAGES:								
50-52-5540 PW MAINTENANCE CREW	122.50	.00	.00	.00	.00	.00	.00	.00
TOTAL SALARIES AND WAGES	122.50	.00	.00	.00	.00	.00	.00	.00
TAXES & BENEFITS:								
50-52-5800 FICA	8.42	.00	.00	.00	.00	.00	.00	.00
50-52-5810 UNEMPLOYMENT	.33	.00	.00	.00	.00	.00	.00	.00
50-52-5870 PENSION	3.30	.00	.00	.00	.00	.00	.00	.00
TOTAL TAXES & BENEFITS	12.05	.00	.00	.00	.00	.00	.00	.00
OVERHEAD:								
50-52-6020 UTILITIES	68.84	.00	.00	.00	.00	.00	.00	.00
50-52-6029 SANITATION	110.00	.00	.00	.00	.00	.00	.00	.00
TOTAL OVERHEAD	178.84	.00	.00	.00	.00	.00	.00	.00
OPERATING MAINTENANCE:								
50-52-7000 CONTRACT LABOR	560.00	.00	.00	.00	.00	.00	.00	.00
50-52-7200 MAINTENANCE & REPAIRS	34.99	.00	.00	.00	.00	.00	.00	.00
TOTAL OPERATING MAINTENANCE	594.99	.00	.00	.00	.00	.00	.00	.00
TOTAL ROTARY / ICE RINK EXPENSES	908.38	.00	.00	.00	.00	.00	.00	.00

CITY OF OURAY
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PARKS FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PTYD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	CY ESTIMATE
<u>GYM EXPENSES</u>								
OVERHEAD:								
50-53-6020 UTILITIES	1,486.09	977.67	838.91	519.75	1,229.21	1,000.00	229.21-	.00
50-53-6030 INSURANCE	198.60	204.72	219.82	165.00	185.55	244.00	58.45	.00
50-53-6100 ADVERTISING	.00	.00	.00	.00	.00	300.00	300.00	.00
TOTAL OVERHEAD	1,684.69	1,182.39	1,058.73	684.75	1,414.76	1,544.00	129.24	.00
OPERATING MAINTENANCE:								
50-53-7000 CONTRACT LABOR	1,077.00	1,450.00	187.50	.00	.00	6,000.00	6,000.00	.00
50-53-7100 SUPPLIES	1,105.29	721.75	1,040.30	541.20	131.19	1,200.00	1,068.81	.00
50-53-7150 MAINTENANCE	1,190.98	5,005.11	2,273.78	1,892.00	165.16	2,000.00	1,834.84	.00
TOTAL OPERATING MAINTENANCE	3,373.27	7,176.86	3,501.58	2,433.20	296.35	9,200.00	8,903.65	.00
CAPITAL EXPENDITURES:								
50-53-8100 INVENTORIED EQUIPMENT	.00	.00	.00	.00	.00	4,500.00	4,500.00	.00
TOTAL CAPITAL EXPENDITURES	.00	.00	.00	.00	.00	4,500.00	4,500.00	.00
TOTAL GYM EXPENSES	5,057.96	8,359.25	4,560.31	3,117.95	1,711.11	15,244.00	13,532.89	.00

CITY OF OURAY
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PARKS FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PTYD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	CY ESTIMATE
<u>ADMINISTRATION EXPENSES</u>								
SALARIES AND WAGES:								
50-57-5002 CITY ADMINISTRATOR	39,441.70	42,638.11	45,594.29	26,997.21	32,874.25	51,500.00	18,625.75	.00
50-57-5004 FINANCE & ADMIN. DIRECTOR	20,362.38	6,979.34	20,269.45	13,075.18	14,783.11	22,678.00	7,894.89	.00
50-57-5006 HR MANAGER	34,657.38	32,641.77	37,555.18	22,135.91	36,450.29	38,395.00	1,944.71	.00
50-57-5008 ADMINISTRATIVE CLERKS	29,315.81	30,324.71	30,792.25	17,551.66	27,263.67	46,561.00	19,297.33	.00
50-57-5012 COMMUNITY DEVELOPMENT DIRECTOR	.00	6,423.61	5,929.17	3,206.48	5,396.57	8,200.00	2,803.43	.00
TOTAL SALARIES AND WAGES	123,777.27	119,007.54	140,140.34	82,966.44	116,767.89	167,334.00	50,566.11	.00
TAXES & BENEFITS:								
50-57-5800 FICA	9,008.28	6,823.19	9,440.52	6,191.69	8,794.21	10,750.00	1,955.79	.00
50-57-5810 UNEMPLOYMENT	333.69	267.62	367.50	242.79	229.56	421.00	191.44	.00
50-57-5830 WORKERS' COMP	118.73	.00	10.70	.00	.00	.00	.00	.00
50-57-5840 GROUP TERM LIFE INSURANCE	1,079.20	980.26	1,036.86	707.59	715.77	1,450.00	734.23	.00
50-57-5850 EMPLOYEE HEALTH INSURANCE	27,804.01	25,441.59	27,800.23	20,375.08	28,069.08	37,366.00	9,296.92	.00
50-57-5870 PENSION	3,024.24	3,061.11	3,671.33	2,360.52	3,482.79	4,250.00	767.21	.00
TOTAL TAXES & BENEFITS	41,368.15	36,573.77	42,305.74	29,877.67	41,291.41	54,237.00	12,945.59	.00
OPERATING MAINTENANCE:								
50-57-7000 CONTRACT LABOR	13,705.11	11,567.68	4,684.10	3,301.47	2,971.20	7,000.00	4,028.80	.00
50-57-7025 LEGAL FEES	.00	300.00	5,528.00	700.00	.00	1,500.00	1,500.00	.00
50-57-7804 IT SOFTWARE AND SUBSCRIPTIONS	.00	.00	266.80	.00	1,079.14	.00	1,079.14	.00
TOTAL OPERATING MAINTENANCE	13,705.11	11,867.68	10,478.90	4,001.47	4,050.34	8,500.00	4,449.66	.00
TOTAL ADMINISTRATION EXPENSES	178,850.53	167,448.99	192,924.98	116,845.58	162,109.64	230,071.00	67,961.36	.00

CITY OF OURAY
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING AUGUST 31, 2022

PARKS FUND

	<u>PY 3 AUDITED</u>	<u>PY 2 AUDITED</u>	<u>PY ACTUAL</u>	<u>PTYD ACTUAL</u>	<u>CYTD ACTUAL</u>	<u>CY BUDGET</u>	<u>VARIANCE</u>	<u>CY ESTIMATE</u>
<u>ICE PARK EXPENSES</u>								
OPERATING MAINTENANCE:								
50-58-7700 ICE PARK EXPENSES	2,848.00	10,200.00	6,040.50	670.00	1,324.00	.00	1,324.00-	.00
TOTAL OPERATING MAINTENANCE	2,848.00	10,200.00	6,040.50	670.00	1,324.00	.00	1,324.00-	.00
TOTAL ICE PARK EXPENSES	2,848.00	10,200.00	6,040.50	670.00	1,324.00	.00	1,324.00-	.00

CITY OF OURAY
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING AUGUST 31, 2022

PARKS FUND

	<u>PY 3 AUDITED</u>	<u>PY 2 AUDITED</u>	<u>PY ACTUAL</u>	<u>PTYD ACTUAL</u>	<u>CYTD ACTUAL</u>	<u>CY BUDGET</u>	<u>VARIANCE</u>	<u>CY ESTIMATE</u>
<u>VIA FERRATA EXPENSES</u>								
OPERATING MAINTENANCE:								
50-59-7700 VIA FERRATA EXPENSES	.00	.00	.00	.00	15,667.23	.00	15,667.23-	.00
TOTAL OPERATING MAINTENANCE	.00	.00	.00	.00	15,667.23	.00	15,667.23-	.00
TOTAL VIA FERRATA EXPENSES	.00	.00	.00	.00	15,667.23	.00	15,667.23-	.00
TOTAL FUND EXPENDITURES	2,493,429.78	2,118,566.11	2,239,703.42	1,385,113.24	1,784,874.04	2,677,205.00	892,330.96	.00
NET REVENUE OVER EXPENDITURES	244,933.42	813,433.74-	291,094.77	543,855.16	187,589.11	77,785.00-	265,374.11-	626,956.85

CITY OF OURAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

POOL RENOVATION FUND

	<u>PY 3 AUDITED</u>	<u>PY 2 AUDITED</u>	<u>PY ACTUAL</u>	<u>PTYD ACTUAL</u>	<u>CYTD ACTUAL</u>	<u>CY BUDGET</u>	<u>VARIANCE</u>	<u>CY ESTIMATE</u>
<u>PROJECT EXPENDITURES</u>								
CAPITAL EXPENDITURES:								
55-50-8250 CAPITAL IMPROVEMENTS	301,024.56	.00	.00	.00	.00	.00	.00	.00
TOTAL CAPITAL EXPENDITURES	301,024.56	.00	.00	.00	.00	.00	.00	.00
TOTAL PROJECT EXPENDITURES	301,024.56	.00	.00	.00	.00	.00	.00	.00
TOTAL FUND EXPENDITURES	301,024.56	.00	.00	.00	.00	.00	.00	.00
NET REVENUE OVER EXPENDITURES	301,024.56-	.00	.00	.00	.00	.00	.00	.00

CITY OF OURAY
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING AUGUST 31, 2022

TOURISM FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PYTD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	
<u>REVENUE</u>								
60-40-4000 LODGING OCCUPATION TAX	415,882.44	443,754.42	635,338.77	373,874.17	369,165.89	586,762.00	217,596.11	217
60-40-4020 CONCESSIONS	.00	.00	.00	.00	3,093.31	50,000.00	46,906.69	469
60-40-4050 DONATIONS	.00	265.48	758.00	343.00	20,603.67	500.00	(20,103.67)	201
TOTAL REVENUE	415,882.44	444,019.90	636,096.77	374,217.17	392,862.87	637,262.00	244,399.13	244
TOTAL FUND REVENUE	415,882.44	444,019.90	636,096.77	374,217.17	392,862.87	637,262.00	244,399.13	244

CITY OF OURAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

TOURISM FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PTYD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	CY ESTIMATE
<u>TOURISM EXPENSES</u>								
SALARIES AND WAGES:								
60-50-5654 TOURISM & DEST. MKTG. DIR.	.00	.00	.00	.00	20,423.08	.00	20,423.08-	.00
60-50-5655 VC WAGES	.00	.00	28,053.06	11,730.17	30,773.31	90,000.00	59,226.69	.00
TOTAL SALARIES AND WAGES	.00	.00	28,053.06	11,730.17	51,196.39	90,000.00	38,803.61	.00
TAXES & BENEFITS:								
60-50-5800 FICA	.00	.00	2,146.09	897.36	3,909.27	3,445.00	464.27-	.00
60-50-5810 UNEMPLOYMENT	.00	.00	83.36	35.20	102.22	135.00	32.78	.00
60-50-5840 GROUP TERM LIFE INS	.00	.00	.00	.00	185.40	.00	185.40-	.00
60-50-5850 EMPLOYEE HEALTH INS	.00	.00	.00	.00	6,731.68	.00	6,731.68-	.00
60-50-5870 PENSION	.00	.00	.00	.00	519.25	.00	519.25-	.00
TOTAL TAXES & BENEFITS	.00	.00	2,229.45	932.56	11,447.82	3,580.00	7,867.82-	.00
OVERHEAD:								
60-50-6010 TELEPHONE / COMMUNICATIONS	.00	.00	439.66	123.00	497.07	840.00	342.93	.00
60-50-6150 CREDIT CARD PROCESSING FEES	.00	.00	.00	.00	55.11	.00	55.11-	.00
60-50-6800 CONCESSIONS	.00	.00	.00	.00	10,362.76	27,000.00	16,637.24	.00
TOTAL OVERHEAD	.00	.00	439.66	123.00	10,914.94	27,840.00	16,925.06	.00

CITY OF OURAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

TOURISM FUND

	<u>PY 3 AUDITED</u>	<u>PY 2 AUDITED</u>	<u>PY ACTUAL</u>	<u>PTYD ACTUAL</u>	<u>CYTD ACTUAL</u>	<u>CY BUDGET</u>	<u>VARIANCE</u>	<u>CY ESTIMATE</u>
OPERATING MAINTENANCE:								
60-50-7004 IT CONTRACT LABOR	.00	.00	80.00	80.00	.00	440.00	440.00	.00
60-50-7025 LEGAL FEES	.00	680.00	380.00	380.00	760.00	1,000.00	240.00	.00
60-50-7104 IT SUPPLIES	.00	.00	28.04	28.04	3,767.81	100.00	3,667.81-	.00
60-50-7700 MARKETING EXPENSE	381,965.63	156,791.14	105,473.50	59,995.97	15,873.89	210,000.00	194,126.11	.00
60-50-7701 PROMOTIONAL ACTIVITIES	8,000.00	.00	27,898.24	27,812.75	97,764.00	95,000.00	2,764.00-	.00
60-50-7702 FIREWORKS	.00	.00	21,999.32	21,999.32	13,606.78	25,000.00	11,393.22	.00
60-50-7703 ALPINE RANGER PROGRAM	.00	.00	5,000.00	5,000.00	6,860.00	6,860.00	.00	.00
60-50-7720 VISITOR CENTER OPERATIONS	25,555.37	46,376.57	32,373.86	14,078.19	9,579.80	23,320.00	13,740.20	.00
60-50-7721 VISITOR CENTER MAINTENANCE	.00	278.19	35,555.68	27,768.16	4,585.41	2,000.00	2,585.41-	.00
60-50-7740 WAY-FINDING PROJECT	.00	.00	353.12	353.12	13,620.00	100,000.00	86,380.00	.00
60-50-7741 SIDEWALK REPLACEMENT PROJECT	.00	.00	6,103.75	.00	.00	20,000.00	20,000.00	.00
60-50-7804 IT SOFTWARE & SUBSCRIPTIONS	.00	.00	.00	.00	504.17	570.00	65.83	.00
60-50-7830 OFFICE SUPPLIES	.00	.00	.00	.00	28.89	.00	28.89-	.00
60-50-7835 COPIER/PRINTER EXPENSE	.00	.00	962.62	.00	2,423.96	.00	2,423.96-	.00
60-50-7854 SMALL TOURISM GRANT PROGRAM	.00	.00	.00	.00	2,000.00	10,000.00	8,000.00	.00
60-50-7862 VC HIRING COSTS	.00	.00	346.00	308.25	1,159.28	400.00	759.28-	.00
TOTAL OPERATING MAINTENANCE	415,521.00	204,125.90	236,554.13	157,803.80	172,533.99	494,690.00	322,156.01	.00
CAPITAL EXPENDITURES:								
60-50-8104 IT INVENTORIED EQUIPMENT	.00	.00	1,397.82	1,397.82	1,657.78	3,600.00	1,942.22	.00
60-50-8402 IT CAPITAL EQIPMENT	.00	.00	.00	.00	.00	42,530.00	42,530.00	.00
TOTAL CAPITAL EXPENDITURES	.00	.00	1,397.82	1,397.82	1,657.78	46,130.00	44,472.22	.00
TOTAL TOURISM EXPENSES	415,521.00	204,125.90	268,674.12	171,987.35	247,750.92	662,240.00	414,489.08	.00
TOTAL FUND EXPENDITURES	415,521.00	204,125.90	268,674.12	171,987.35	247,750.92	662,240.00	414,489.08	.00
NET REVENUE OVER EXPENDITURES	361.44	239,894.00	367,422.65	202,229.82	145,111.95	24,978.00-	170,089.95-	244,399.13

CITY OF OURAY
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING AUGUST 31, 2022

BEAUTIFICATION FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PYTD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	
<u>TAXES & INTEREST</u>								
65-40-4000 LODGING OCCUPATION TAX BC	56,847.93	60,657.09	86,844.88	51,105.11	50,461.51	80,205.00	29,743.49	297
65-40-4340 INTEREST INCOME	1,451.40	842.06	205.82	75.96	292.11	100.00	(192.11)	192
TOTAL TAXES & INTEREST	58,299.33	61,499.15	87,050.70	51,181.07	50,753.62	80,305.00	29,551.38	295
<u>GRANTS/DONATIONS</u>								
65-41-4346 FLOWER POT DONATIONS	3,007.00	2,295.00	3,243.00	2,855.00	760.00	3,150.00	2,390.00	239
TOTAL GRANTS/DONATIONS	3,007.00	2,295.00	3,243.00	2,855.00	760.00	3,150.00	2,390.00	239
TOTAL FUND REVENUE	61,306.33	63,794.15	90,293.70	54,036.07	51,513.62	83,455.00	31,941.38	319

CITY OF OURAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

BEAUTIFICATION FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PTYD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	CY ESTIMATE	
<u>BEAUTIFICATION EXPENSES</u>									
OPERATING MAINTENANCE:									
65-50-7700	GENERAL EXPENSES	878.87	501.32	13,413.44	529.10	683.52	12,000.00	11,316.48	.00
65-50-7720	SEASONAL DECORATIONS	1,222.01	1,091.84	1,375.47	218.24	111.98	32,000.00	31,888.02	.00
65-50-7735	NOC MAINTENANCE	.00	.00	.00	.00	.00	25,000.00	25,000.00	.00
65-50-7740	PLANTERS AND FLOWERS	7,079.43	7,503.73	15,132.99	15,132.99	8,859.69	15,800.00	6,940.31	.00
65-50-7750	CLEAN & GREEN	.00	.00	1,500.00	1,500.00	.00	.00	.00	.00
65-50-7790	TRANSFER TO GENERAL FUND	25,851.24	42,156.99	50,360.42	935.00	.00	38,000.00	38,000.00	.00
TOTAL OPERATING MAINTENANCE		35,031.55	51,253.88	81,782.32	18,315.33	9,655.19	122,800.00	113,144.81	.00
CAPITAL EXPENDITURES:									
65-50-8250	CAPITAL IMPROVEMENTS	.00	.00	.00	.00	27.36	.00	27.36-	.00
65-50-8400	CAPITAL EQUIPMENT	.00	.00	.00	.00	.00	22,000.00	22,000.00	.00
TOTAL CAPITAL EXPENDITURES		.00	.00	.00	.00	27.36	22,000.00	21,972.64	.00
TOTAL BEAUTIFICATION EXPENSES		35,031.55	51,253.88	81,782.32	18,315.33	9,682.55	144,800.00	135,117.45	.00
TOTAL FUND EXPENDITURES		35,031.55	51,253.88	81,782.32	18,315.33	9,682.55	144,800.00	135,117.45	.00
NET REVENUE OVER EXPENDITURES		26,274.78	12,540.27	8,511.38	35,720.74	41,831.07	61,345.00-	103,176.07-	31,941.38

CITY OF OURAY
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING AUGUST 31, 2022

CONSERVATION TRUST FUND

	PY 3 AUDITED	PY 2 AUDITED	PY ACTUAL	PYTD ACTUAL	CYTD ACTUAL	CY BUDGET	VARIANCE	
<u>STATE REVENUE & INTEREST</u>								
70-40-4100 STATE ENTITLEMENT	11,845.63	10,533.65	12,716.33	6,644.75	5,790.35	12,000.00	6,209.65	620
70-40-4340 INTEREST INCOME	1,928.58	1,039.29	236.42	89.62	138.86	10.00	(128.86)	128
TOTAL STATE REVENUE & INTEREST	13,774.21	11,572.94	12,952.75	6,734.37	5,929.21	12,010.00	6,080.79	608
TOTAL FUND REVENUE	13,774.21	11,572.94	12,952.75	6,734.37	5,929.21	12,010.00	6,080.79	608

CITY OF OURAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

CONSERVATION TRUST FUND

	<u>PY 3 AUDITED</u>	<u>PY 2 AUDITED</u>	<u>PY ACTUAL</u>	<u>PTYD ACTUAL</u>	<u>CYTD ACTUAL</u>	<u>CY BUDGET</u>	<u>VARIANCE</u>	<u>CY ESTIMATE</u>
<u>CONSERVATION TRUST EXPENSES</u>								
CAPITAL EXPENDITURES:								
70-50-8250 CAPITAL PROJECTS	.00	.00	5,492.78	.00	119,916.22	125,000.00	5,083.78	.00
TOTAL CAPITAL EXPENDITURES	.00	.00	5,492.78	.00	119,916.22	125,000.00	5,083.78	.00
TOTAL CONSERVATION TRUST EXPENSES	.00	.00	5,492.78	.00	119,916.22	125,000.00	5,083.78	.00
TOTAL FUND EXPENDITURES	.00	.00	5,492.78	.00	119,916.22	125,000.00	5,083.78	.00
NET REVENUE OVER EXPENDITURES	13,774.21	11,572.94	7,459.97	6,734.37	113,987.01-	112,990.00-	997.01	6,080.79

CITY OF OURAY
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING AUGUST 31, 2022

FIREMEN'S PENSION FUND

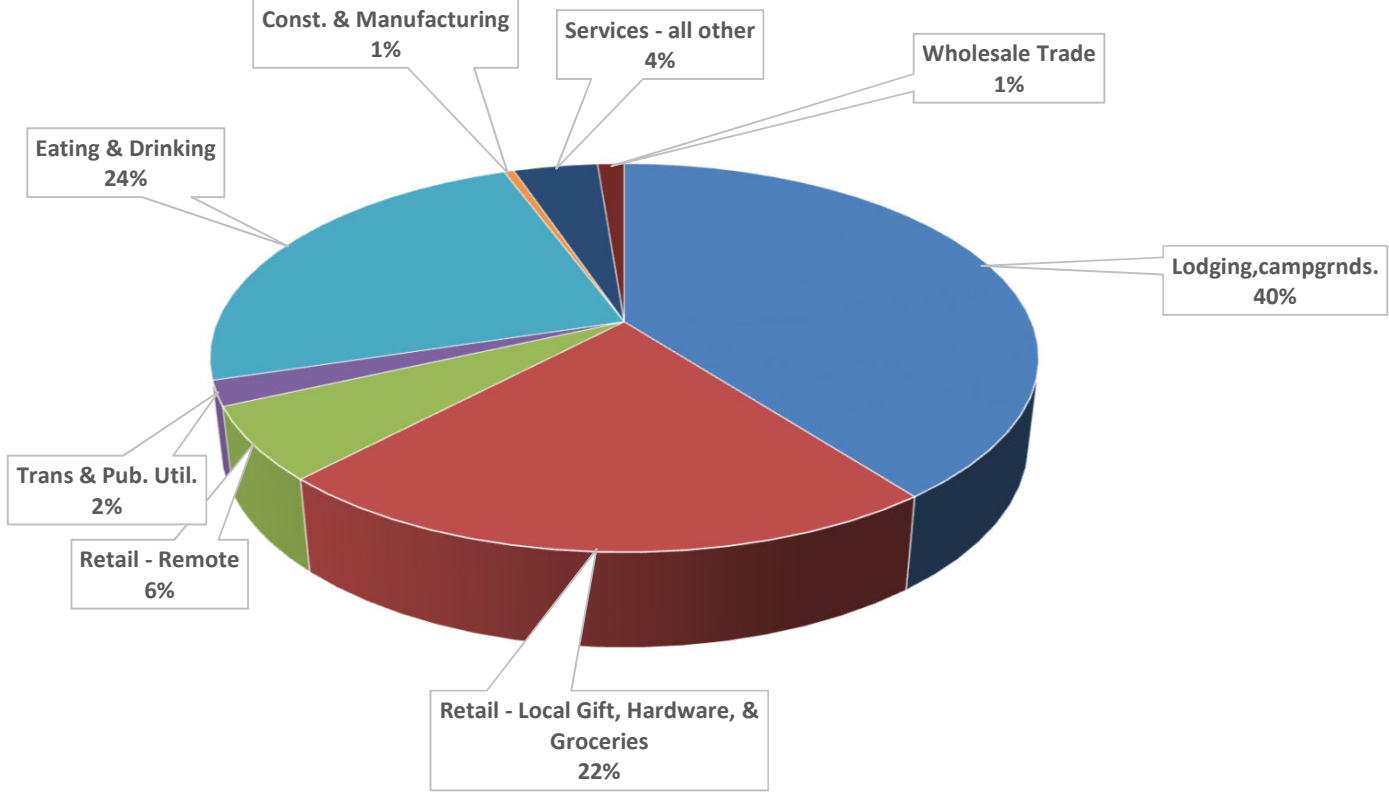
	<u>PY 3 AUDITED</u>	<u>PY 2 AUDITED</u>	<u>PY ACTUAL</u>	<u>PYTD ACTUAL</u>	<u>CYTD ACTUAL</u>	<u>CY BUDGET</u>	<u>VARIANCE</u>	
<u>CONTRIBUTIONS & EARNINGS</u>								
80-40-4030 CONTRIBUTIONS	34,200.00	20,027.00	54,092.00	16,042.00	.00	30,000.00	30,000.00	300
80-40-4040 INVESTMENT INCOME	101,107.53	93,517.48	121,542.47	75,778.38	84,280.10-	50,000.00	134,280.10	134
TOTAL CONTRIBUTIONS & EARNINGS	135,307.53	113,544.48	175,634.47	91,820.38	84,280.10-	80,000.00	164,280.10	164
TOTAL FUND REVENUE	135,307.53	113,544.48	175,634.47	91,820.38	84,280.10-	80,000.00	164,280.10	164

CITY OF OURAY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

FIREMEN'S PENSION FUND

	<u>PY 3 AUDITED</u>	<u>PY 2 AUDITED</u>	<u>PY ACTUAL</u>	<u>PTYD ACTUAL</u>	<u>CYTD ACTUAL</u>	<u>CY BUDGET</u>	<u>VARIANCE</u>	<u>CY ESTIMATE</u>
<u>FIREMEN'S PENSION EXPENSES</u>								
OVERHEAD:								
80-50-6000 FEES	17,022.38	13,355.22	16,304.32	6,954.45	7,530.75	17,000.00	9,469.25	.00
80-50-6010 BENEFITS	21,843.00	20,844.00	20,736.00	10,764.00	9,882.00	22,000.00	12,118.00	.00
TOTAL OVERHEAD	38,865.38	34,199.22	37,040.32	17,718.45	17,412.75	39,000.00	21,587.25	.00
TOTAL FIREMEN'S PENSION EXPENSES	38,865.38	34,199.22	37,040.32	17,718.45	17,412.75	39,000.00	21,587.25	.00
TOTAL FUND EXPENDITURES	38,865.38	34,199.22	37,040.32	17,718.45	17,412.75	39,000.00	21,587.25	.00
NET REVENUE OVER EXPENDITURES	96,442.15	79,345.26	138,594.15	74,101.93	101,692.85	41,000.00	142,692.85	164,280.10

City of Ouray
July 2022 Sales Tax Revenues by Business Category
(received in September 2022)

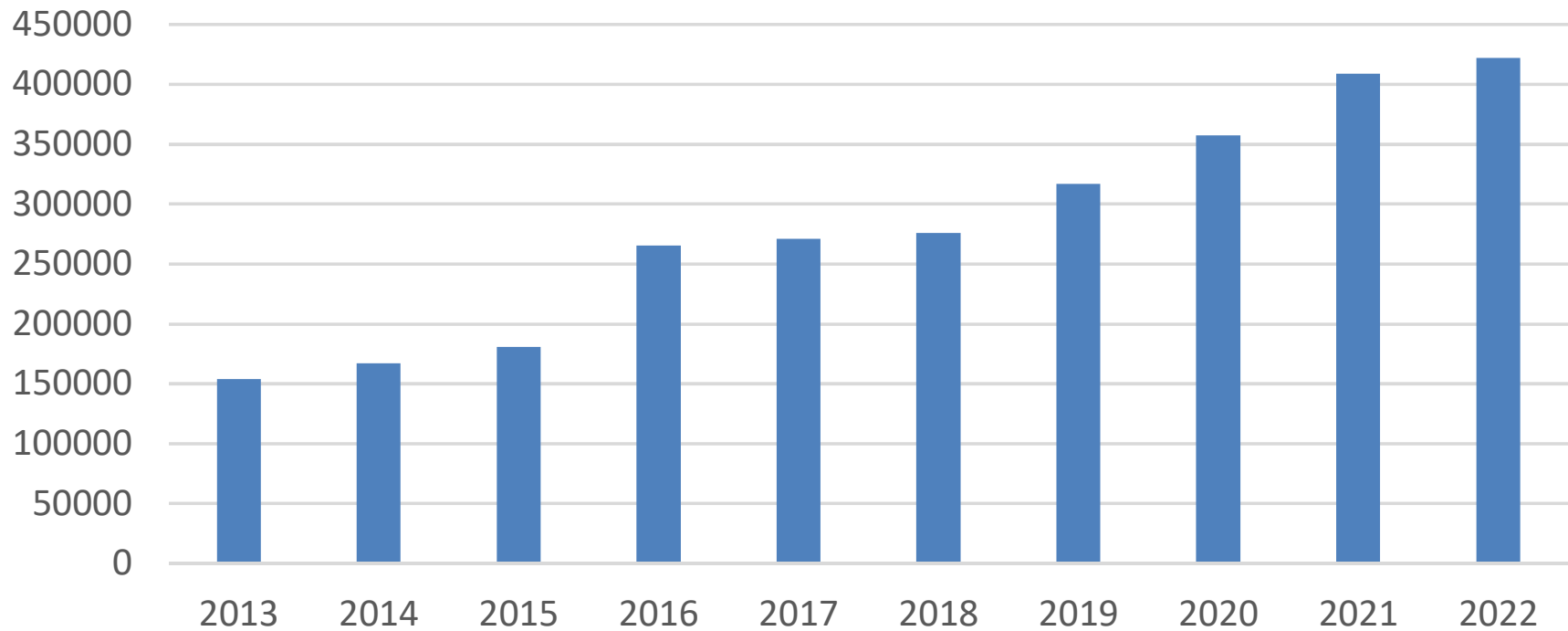


CITY OF OURAY
2022 MONTHLY SALES TAX REVENUES BY BUSINESS CATEGORY

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

2022 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, campgrnds.	\$ 36,442.44	\$ 48,592.86	\$ 43,048.97	\$ 57,820.63	\$ 45,728.44	\$ 28,128.12	
Retail - Local Gift, Hardware, & Groce	\$ 31,458.66	\$ 39,424.05	\$ 31,597.29	\$ 27,054.56	30,059.48	\$ 21,674.57	
Retail - Remote	\$ 37,822.36	\$ 39,440.45	\$ 21,455.17	\$ 20,865.37	22,287.27	\$ 23,101.37	
Trans & Pub. Util.	10,595.57	11,994.95	13,844.21	14,646.02	13,342.30	10,377.29	
Eating & Drinking	18,180.96	29,458.33	29,869.52	30,031.16	32,268.20	27,580.09	
Const. & Manufacturing	7,699.75	6,439.43	5,300.13	9,370.64	7,619.18	6,415.68	
Services - all other	1,736.77	5,116.91	1,312.15	1,292.90	2,608.43	1,714.48	
Wholesale Trade	1,723.78	1,747.95	2,148.26	2,019.23	1,890.44	1,476.27	
TOTAL	\$ 145,660.29	\$ 182,214.93	\$ 148,575.70	\$ 163,100.51	\$ 155,803.74	\$ 120,467.87	
Business Category	July	August	September	October	November	December	Year-to-date
Lodging, campgrnds.	\$ 61,984.11	\$ 120,413.40	\$ 167,117.51				\$ 609,276.48
Retail - Local Gift, Hardware, & Groce	\$ 39,990.95	\$ 77,459.81	\$ 94,700.55				\$ 393,419.92
Retail - Remote	\$ 31,169.26	\$ 33,912.32	\$ 25,705.46				\$ 255,759.03
Trans & Pub. Util.	9,387.38	8,968.41	8,751.17				101,907.30
Eating & Drinking	35,355.48	81,135.99	101,857.71				385,737.44
Const. & Manufacturing	5,606.42	7,405.18	1,965.22				57,821.63
Services - all other	4,139.70	13,784.39	16,540.83				48,246.56
Wholesale Trade	3,143.58	5,437.80	5,248.93				24,836.24
TOTAL	\$ 190,776.88	\$ 348,517.30	\$ 421,887.38	\$ -	\$ -	\$ -	\$ 1,877,004.60

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



Notes: Figures represent revenue received in September
Sales Tax increased from 3% to 4% on January 1, 2016

CITY OF OURAY
SALES TAX REVENUES BY BUSINESS CATEGORY 2013-2022

SALES TAX REVENUES BY BUSINESS CATEGORY

Business Category	Funds received by City in September (mostly re: July) of:									
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Lodging, campgrnds.	\$ 55,669.37	\$ 64,733.86	\$ 61,071.24	\$ 90,544.16	\$ 99,431.29	\$ 112,988.15	\$ 126,807.22	\$ 138,029.22	\$ 161,952.13	\$ 167,117.51
Retail - Local Gift, Hardware, & Groce	18,476.48	17,626.49	25,248.04	36,648.52			66,406.83	83,403.22	97,886.15	94,700.55
Retail - Remote	15,795.85	18,277.55	18,119.97	26,921.45			23,844.82	26,273.14	39,290.50	25,705.46
Retail - groceries, liquor, candy, hardw	6,439.99	6,873.57	6,548.37	7,557.69	35,795.43	39,710.28				
Retail - gift, souvenir, variety, books	29,034.73	30,582.58	33,058.00	53,120.40	26,720.55	23,940.58				
Trans & Pub. Util.	13,279.07	14,166.16	17,305.76	24,409.82	7,313.49	7,620.27	8,481.85	7,618.04	8,917.35	8,751.17
Eating & Drinking	2,691.21	2,929.74	2,618.39	7,429.28	51,789.07	48,960.24	82,551.16	71,465.90	73,214.65	101,857.71
Const. & Manufacturing	12,541.96	11,764.93	16,137.44	18,755.74	23,542.83	24,435.26	4,389.99	3,089.93	2,022.14	1,965.22
Services - all other	124.16	158.00	658.84	197.56	11,446.96	9,124.30	2,109.50	24,523.99	21,820.16	16,540.83
Finance, Ins. Real Estate					14,858.76	8,558.28				
Wholesale Trade					164.71	538.27	2,151.08	2,880.66	3,970.04	5,248.93
Mining	-	-	-	-	-	-	-	-	-	-
All Other	2.85	-	2.85	-	-	-	-	-	-	-
TOTAL	\$ 154,055.67	\$ 167,112.88	\$ 180,768.90	\$ 265,584.62	\$ 271,063.09	\$ 275,875.63	\$ 316,742.45	\$ 357,284.10	\$ 409,073.12	\$ 421,887.38

\$4,991.24 out-of-period \$6,946.65 out-of-period \$23,636.19 out-of-period \$4,412.48 out-of-period \$32,377.83 out-of-period

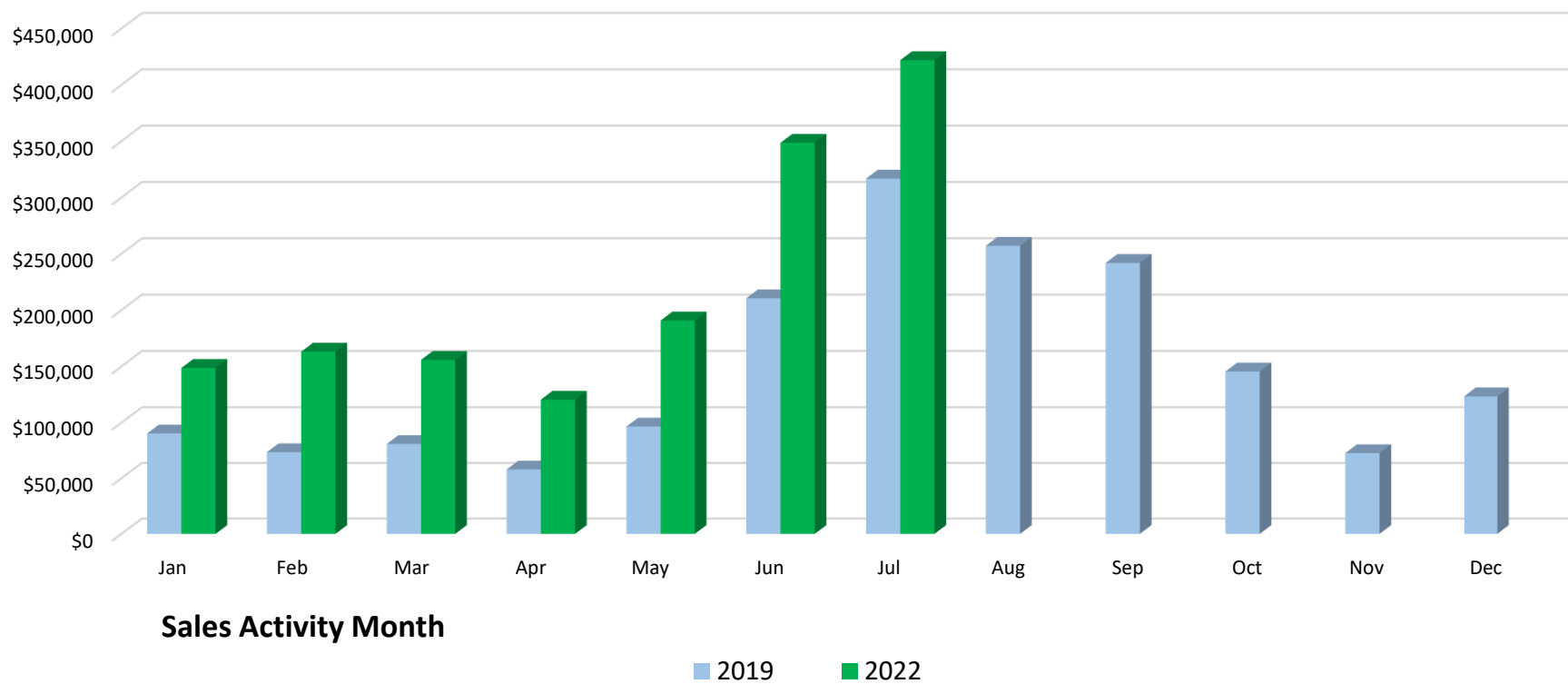
Year to Date Sales Tax Comparison

Percentage Change
from 2021

July 2021 Activity	\$	409,073.12	
July 2022 Activity	\$	421,887.38	3.13%
Jan-Jul 2021	\$	1,529,827.05	
Jan-Jul 2022	\$	1,549,129.38	1.26%

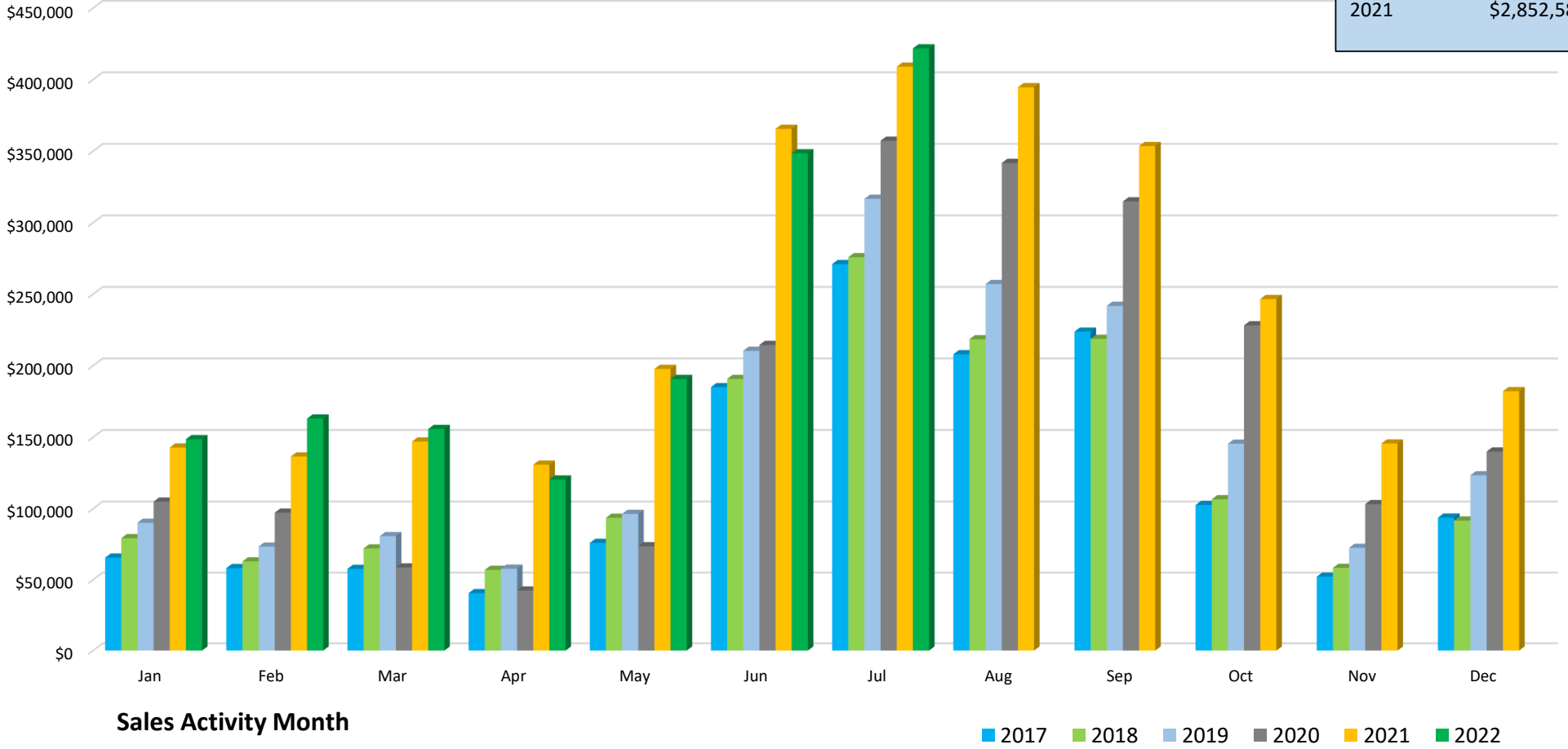
City of Ouray Sales Tax Revenue 2022 vs. 2019

Note: 2019 was a record year prior to the COVID 19 Pandemic



City of Ouray Sales Tax Revenue 2017 - 2022 YTD

Total Revenue by Year	
2017	\$1,435,062
2018	\$1,526,139
2019	\$1,766,678
2020	\$2,077,298
2021	\$2,852,584



Ouray Lodging Occ. Tax Collection Summary

ROOMS	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	22 vs 21
Month											
January	4343	4349	5712	5826	5113	5782	6196	6245	5936	7718	30.02%
February	3673	3874	4816	5226	4509	5085	5593	4641	7189	7776	8.17%
March	2746	2949	3394	3638	3499	4763	4152	1952	6993	6782	-3.02%
April	1661	1836	2236	2660	2411	3080	2857	32	4941	4285	-13.28%
May	4248	4149	5047	5850	5939	7396	7894	3111	11093	10002	-9.84%
June	10971	10718	12015	13521	14494	14578	15026	12736	17520	15570	-11.13%
July	16285	17248	19171	19960	20248	19802	19482	20444	20509	16486	-19.62%
August	13688	15198	16477	16949	17344	17613	18629	16919	20798		
September	12004	13377	15478	16149	16526	17743	18498	17564	13517		
October	5825	6450	7937	7691	7762	7462	9407	12877	12038		
November	2084	1936	2141	2113	2674	2856	3237	3864	3199		
December	3589	3696	3656	3382	4226	5038	4268	5153	5237		
Total Rooms	81117	85780	98080	102965	104745	111198	115239	105538	128970	68619	

DOLLARS											
January	\$11,729	\$11,848	\$15,867	\$15,819	\$13,795	\$16,294	\$22,444	\$25,204	\$27,107	\$29,038	7.12%
February	\$9,749	\$10,430	\$12,468	\$13,908	\$12,648	\$14,021	\$19,580	\$18,464	\$28,191	\$36,284	28.71%
March	\$7,260	\$7,945	\$9,240	\$9,505	\$9,529	\$12,884	\$14,526	\$6,834	\$27,858	\$30,334	8.89%
April	\$4,475	\$4,975	\$5,701	\$6,633	\$6,294	\$8,090	\$8,312	\$107	\$18,324	\$18,466	0.77%
May	\$11,738	\$11,357	\$13,876	\$15,372	\$15,734	\$19,031	\$22,068	\$7,922	\$41,033	\$43,131	5.11%
June	\$28,572	\$28,419	\$31,431	\$34,498	\$36,654	\$36,236	\$62,392	\$51,634	\$100,852	\$95,347	-5.46%
July	\$42,369	\$44,740	\$47,884	\$49,767	\$50,344	\$49,371	\$110,244	\$114,230	\$138,864	\$130,514	-6.01%
August	\$35,708	\$40,035	\$41,643	\$41,801	\$42,090	\$43,236	\$90,952	\$92,809	\$127,157		
September	\$32,326	\$35,960	\$40,336	\$41,704	\$41,965	\$44,480	\$79,505	\$93,050	\$98,575		
October	\$15,848	\$17,556	\$21,385	\$20,717	\$20,355	\$19,711	\$37,511	\$60,690	\$54,480		
November	\$5,348	\$5,092	\$5,136	\$5,802	\$7,079	\$7,000	\$10,367	\$15,399	\$14,134		
December	\$9,816	\$9,918	\$9,571	\$9,590	\$11,882	\$13,622	\$17,593	\$24,892	\$29,038		
Total Dollars	\$214,938	\$228,275	\$254,538	\$265,116	\$268,369	\$283,976	\$495,494	\$511,234	\$705,613	\$383,114	

Data represents rooms and dollars for month in which lodging activity occurred.
 LOT report and payment are due by 20th of following month.
 "ROOMS" data includes exempt rooms.

OURAY LODGING OCCUPANCY TRENDS

Based on Lodging Occupation Tax Collections

	2020				2021				2022			
	Avail.	Rooms		Exempt	Avail.	Rooms		Exempt	Avail.	Rooms		Exempt
	Rooms	Rented	Occ.%	Rooms	Rooms	Rented	Occ.%	Rooms	Rooms	Rented	Occ.%	Rooms
	+ RVs, Unfurnished Cabins				+ RVs, Unfurnished Cabins				+ RVs, Unfurnished Cabins			
January	19301	6245	32.4%	61	16357	5936	36.3%	61	17411	5237	30.1%	0
February	15753	4641	29.5%	103	17752	7189	40.5%	209	16580	7776	46.9%	0
March	13973	1952	14.0%	18	18804	6993	37.2%	364	17657	6782	38.4%	7
April	42	32	76.2%	10	16716	4941	29.6%	191	16620	4285	25.8%	31
May	12725	3111	24.4%	29	20240	11093	54.8%	213	21206	10002	47.2%	57
June	21195	12736	60.1%	28	21576	17520	81.2%	88	19967	15570	78.0%	13
July	22744	20444	89.9%	654	22375	20509	91.7%	121	20584	16486	80.1%	432
August	18745	16919	90.3%	10	23292	20798	89.3%	215				
September	20654	17564	85.0%	30	19088	13517	70.8%	209				
October	19127	12877	67.3%	18	17778	12038	67.7%	95				
November	13475	3864	28.7%	40	13529	3199	23.6%	54				
December	16609	5153	31.0%	107	17411	5237	30.1%	12				
Total	194343	105538	54.3%	1108	224918	128970	57.3%	1832	130025	66138		540

Data represents rooms for month in which lodging activity occurred.

LOT report and payment are due by 20th of following month.

"Rooms Rented" columns includes exempt rooms.

"Exempt Rooms" columns are for memo purposes only.

2022 Lodging Occupation Tax, By Business Category

AVAILABLE ROOMS	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Hotel, Motel	12,692	11,596	12,584	12,116	12,429	11,386	12,074						84,877
Bed and Breakfast	297	697	501	561	859	900	549						4,364
House, Townhouse, Condo (1)	2,779	2,803	4,572	2,353	3,720	3,241	3,373						22,841
RV Space, Unfurnished Cabin	1,643	1,484	-	1,590	4,198	4,440	4,588						17,943
Total Rooms	17,411	16,580	17,657	16,620	21,206	19,967	20,584	-	-	-	-	-	130,025

ROOMS RENTED	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Hotel, Motel	4,010	5,581	4,982	3,182	5,623	8,781	9,585						41,744
Bed and Breakfast	71	279	75	113	433	742	487						2,200
House, Townhouse, Condo (1)	547	1,117	1,725	277	902	1,709	2,099						8,376
RV Space, Unfurnished Cabin	609	799	-	713	3,044	4,338	4,315						13,818
Total Rooms	5,237	7,776	6,782	4,285	10,002	15,570	16,486	-	-	-	-	-	66,138

DOLLARS	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
													-
Hotel, Motel	\$ 19,790.24	\$ 25,318.17	\$ 22,198.46	\$ 13,846.46	\$ 30,523.48	\$ 64,864.59	\$ 85,157.64						\$ 261,699.04
Bed and Breakfast	\$ 365.84	\$ 1,584.64	\$ 366.12	\$ 649.27	\$ 2,479.26	\$ 4,682.15	\$ 3,401.40						\$ 13,528.68
House, Townhouse, Condo (1)	\$ 7,795.38	\$ 8,247.12	\$ 7,769.91	\$ 2,836.37	\$ 7,059.80	\$ 16,872.14	\$ 31,365.68						\$ 81,946.40
RV Space, Unfurnished Cabin	\$ 1,086.55	\$ 1,133.94	\$ -	\$ 1,133.94	\$ 3,068.18	\$ 9,116.42	\$ 10,589.22						\$ 26,128.25
Total Dollars	\$ 29,038.01	\$ 36,283.87	\$ 30,334.49	\$ 18,466.04	\$ 43,130.72	\$ 95,535.30	\$ 130,513.94	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 383,302.37

(1) For a property that is marketed as a stand-alone short-term rental, for which there are no hotel/motel amenities offered.
 Data represents rooms for month in which lodging activity occurred.
 LOT report and payment are due by 20th of following month.
 "Rooms Rented" columns includes exempt rooms.

City of Ouray Short-term Rental Excise Tax Collection

Activity month	January	February	March	April	May	June	
2022 Excise Tax Receipts	\$ 25,996.85	\$ 32,000.56	\$ 28,077.24	\$ 6,747.56	\$ 23,386.51	\$ 69,632.15	
	July	August	September	October	November	December	Year to Date Total
	\$ 100,349.77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 286,190.64

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

(Source: Point of Sale Software)

VISITORS	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	% change from 2021
January	7,639	7,496	9,160	9,287	36	9,392	8,553	8,149	4,961	5,258	5.99%
February	6,380	6,177	7,158	9,095	13	7,342	5,970	7,836	4,824	6,660	38.06%
March	8,367	7,832	10,045	10,087	58	10,468	9,118	3,638	7,697	8,621	12.00%
April	5,056	4,277	5,691	6,195	16	7,048	5,481	-	7,104	5,249	-26.11%
May	10,407	10,040	11,798	12,065	2,984	13,346	11,397	-	11,580	9,549	-17.54%
June	18,494	18,294	20,970	22,404	18,175	24,764	24,525	1,540	25,977	20,156	-22.41%
July	30,652	29,009	32,485	36,116	37,483	35,943	36,986	6,416	30,994	26,286	-15.19%
August	18,875	21,625	22,377	22,353	25,486	23,936	23,274	12,622	22,179	19,101	-13.88%
September	10,825	10,617	14,334	9,258	16,065	16,397	14,833	11,946	13,612		
October	5,741	6,473	7,360	62	9,834	8,771	9,596	10,699	9,368		
November	6,052	6,576	6,878	49	7,077	7,043	6,920	4,644	6,782		
December	7,117	7,158	7,646	47	10,753	9,046	8,174	4,439	6,317		
TOTAL YEAR	135,605	135,574	155,902	137,018	127,980	173,496	164,827	71,929	151,395		

REVENUE	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	% change from 2021
January	\$ 69,592.57	\$ 70,853.78	\$ 84,848.13	\$ 85,983.09	\$ 2,189.00	\$ 89,885.46	\$ 95,701.53	\$ 99,306.81	\$ 66,989.85	\$ 63,150.43	-5.73%
February	\$ 53,942.51	\$ 58,070.40	\$ 62,350.28	\$ 78,569.69	\$ 724.00	\$ 70,970.13	\$ 65,918.59	\$ 97,215.12	\$ 61,086.55	\$ 85,924.20	40.66%
March	\$ 71,253.08	\$ 73,228.30	\$ 92,289.88	\$ 84,745.80	\$ 1,012.00	\$ 102,232.15	\$ 108,526.39	\$ 47,810.30	\$ 106,419.45	\$ 126,759.01	19.11%
April	\$ 40,718.09	\$ 35,578.60	\$ 50,940.75	\$ 52,112.54	\$ 2,234.00	\$ 72,957.12	\$ 62,025.47	\$ -	\$ 98,819.49	\$ 152,003.71	53.82%
May	\$ 92,099.46	\$ 90,214.50	\$ 109,383.77	\$ 108,047.29	\$ 123,474.60	\$ 155,881.40	\$ 138,237.34	\$ -	\$ 162,720.12	\$ 143,279.82	-11.95%
June	\$ 184,665.49	\$ 175,517.27	\$ 186,061.57	\$ 211,853.56	\$ 166,974.02	\$ 317,542.31	\$ 311,093.17	\$ 19,273.04	\$ 352,538.72	\$ 321,377.13	-8.84%
July	\$ 273,929.96	\$ 278,448.14	\$ 300,620.51	\$ 332,026.16	\$ 479,802.39	\$ 455,519.84	\$ 474,330.32	\$ 74,169.01	\$ 428,489.09	\$ 452,460.99	5.59%
August	\$ 169,419.68	\$ 196,542.94	\$ 194,321.61	\$ 198,465.34	\$ 326,151.96	\$ 308,882.04	\$ 295,953.46	\$ 165,977.58	\$ 312,872.14	\$ 316,183.52	1.06%
September	\$ 90,904.86	\$ 93,619.70	\$ 127,909.15	\$ 80,149.87	\$ 184,807.92	\$ 200,777.07	\$ 188,131.33	\$ 158,666.78	\$ 186,412.51	\$ -	
October	\$ 51,079.71	\$ 56,515.76	\$ 63,216.05	\$ 2,737.00	\$ 82,537.92	\$ 99,235.68	\$ 120,843.43	\$ 145,302.53	\$ 131,806.01	\$ -	
November	\$ 48,744.63	\$ 55,891.66	\$ 54,218.80	\$ 1,796.25	\$ 62,435.74	\$ 84,885.49	\$ 83,976.37	\$ 58,403.16	\$ 88,639.21	\$ -	
December	\$ 75,289.46	\$ 73,048.24	\$ 74,421.59	\$ 1,957.00	\$ 112,212.40	\$ 111,645.98	\$ 105,050.32	\$ 60,304.81	\$ 79,891.78	\$ -	
TOTAL YEAR	\$ 1,221,639.50	\$ 1,257,529.29	\$ 1,400,582.09	\$ 1,238,443.59	\$ 1,544,555.95	\$ 2,070,414.67	\$ 2,049,787.72	\$ 926,429.14	\$ 2,076,684.92		

CITY OF OURAY BOX CAÑON FALLS VISITOR CENTER - VISITOR AND REVENUE TRENDS

VISITORS

	2017	2018	2019	2020	2021	2022	Incr./Decr. Visitors	22 vs. 21 %
MAY	4979	6048	4065		8454	7619	(835)	-9.88%
JUNE	13176	11793	13729	9252	20138	17165	(2,973)	-14.76%
JULY	18650	17819	20914	21473	23929	20702	(3,227)	-13.49%
AUGUST	12290	11737	13872	17086	15821	14428	(1,393)	-8.80%
SEPTEMBER	9092	8914	9903	14033	12245			
OCTOBER	5070	3963	5721	10540	8022			
TOTAL VISITORS	63,257	60,274	68,204	72,494	88,696	60,204	(8,225)	

REVENUES

	2017		2018		2019		2020		2021		2022		Incr./Decr. \$	22 vs. 21 %
	Adm.	Conc.	Adm.	Conc.	Adm.	Conc.	Adm.	Conc.	Adm.	Conc.	Adm.	Conc.		
MAY	\$ 17,486.88	\$ 2,198.68	\$ 25,699.50	\$ 2,682.41	\$ 21,118.11	\$ 2,427.75			\$ 37,554.63	\$ 4,489.23	\$ 33,477.00	\$ 4,754.40	\$ (3,812.46)	-9.07%
JUNE	\$ 45,389.73	\$ 5,015.46	\$ 50,013.95	\$ 5,058.44	\$ 62,137.51	\$ 6,338.97	\$ 41,263.44	\$ 2,884.13	\$ 86,023.51	\$ 11,273.73	\$ 72,989.00	\$ 8,865.86	\$ (15,442.38)	-15.87%
JULY	\$ 64,319.24	\$ 8,230.02	\$ 75,561.60	\$ 7,576.29	\$ 89,005.01	\$ 8,540.88	\$ 92,936.75	\$ 5,933.87	\$ 102,023.52	\$ 12,507.75	\$ 87,714.00	\$ 10,907.87	\$ (15,909.40)	-13.89%
AUGUST	\$ 42,591.00	\$ 5,426.30	\$ 50,370.69	\$ 5,159.73	\$ 59,804.50	\$ 5,944.70	\$ 75,438.78	\$ 5,170.58	\$ 68,804.43	\$ 8,937.53	\$ 61,701.00	\$ 8,385.38	\$ (7,655.58)	-9.85%
SEPTEMBER	\$ 31,767.24	\$ 4,029.89	\$ 39,016.59	\$ 3,853.74	\$ 43,140.50	\$ 4,469.76	\$ 62,818.85	\$ 4,760.34	\$ 54,165.46	\$ 7,832.49				
OCTOBER	\$ 17,605.00	\$ 2,560.93	\$ 17,605.00	\$ 2,358.41	\$ 24,735.00	\$ 2,398.45	\$ 46,641.76	\$ 3,253.98	\$ 35,177.89	\$ 4,531.50				
TOTAL \$	\$ 219,159.09	\$ 27,461.28	\$ 258,267.33	\$ 26,689.02	\$ 299,940.63	\$ 30,120.51	\$ 319,099.58	\$ 22,002.90	\$ 384,124.45	\$ 49,614.46	\$ 257,175.00	\$ 32,945.40	\$ (41,911.17)	

Admission rate increased by \$1.00 in 2018

CITY OF OURAY VISITOR CENTER - REVENUE TRENDS

REVENUES

	2022
	Concessions
January	
February	
March	
April	
May	
June	
July	\$ 1,125.80
August	\$ 1,965.90
September	
October	
November	
December	
TOTAL \$	\$ 3,091.70

320 6th Avenue
PO Box 468
Ouray, Colorado 81427



970.325.7211
Fax 970.325.7212
www.cityofouray.com

TO: Ouray City Council
FROM: Lily Oswald, Community Development Director
DATE: September 15, 2022
FOR: September 19, 2022
SUBJECT: Community Development Department Report

CURRENT PLANNING

Staff is working on the following projects:

- Managing Short-Term Rental coordination (applications, renewals, expiration notifications, Building Inspection updates). Working with STR owners/managers through new policies/changes to status.
- Hosting various preapplications for small-and large-scale land use projects, lot splits, rezones, minor subdivisions, condominiumization, replats, new single- and multi-family housing unit projects.
- Processing Temporary/Fixed Encroachment, Site Development, and other Land Use/Building Permits.
- Updating the existing Community Development/Building Department forms, processes, and webpages for easier/transparent processing (website changes: [STR webpage](#), [Backflow Prevention webpage](#), [Land Use Code Update webpage](#), [FEMA Flood Map webpage](#)).
- Administering CDPHE's backflow and cross connection program, as required for the City's water system.
 - **REMINDER:** *all timelines and restrictions are State requirements and cannot be administratively extended or changed. Potential noncompliance from affected property owners will result in the City being issued a violation from CDPHE and the City sending notices to all water customers of said properties and their uncontrolled cross-connections.*

CODE ENFORCEMENT

Code enforcement cases continue to be monitored and enforced. Matt Haldeman, the City's Building Inspector, is working on building and STR inspections, plan review, enforcing building and land use codes, and administering and surveying properties for the backflow program (in accordance with CDPHE requirements).

BACKFLOW PREVENTION PROGRAM

Matt Haldeman has been comprehensively administering and surveying properties for the City's backflow program (in accordance with CDPHE requirements, see "Reminder" above). There is a [dedicated webpage](#) for this program to provide public resources. The City is working to ensure property owners submit testing reports on an annual basis **and still need some property owners' testing reports before the end of December 31, 2022 to remain in compliance with CDPHE.**

BUILDING & SIGN PERMITS

One (1) building permit and no sign permits were issued by the department in the month of August.

LAND USE & DEVELOPMENT AND SIGN CODE UPDATE

- Staff is working with Short Elliott Hendrickson, Inc. (SEH) to update the City's Land Use & Development and Sign Code chapters. The following items are updates to this ongoing process:
 - March 21: SEH hosted a kick-off meeting with City Council and the Planning Commission.
 - April 13: SEH met with Planning Commission to go over the rough outline of the Land Use Code.
 - June 14: SEH presented a rough draft of the land use code for Planning Commission consideration.

- July 12: SEH presented a second draft of the land use code for Planning Commission consideration.
- August 9: SEH presented a third draft of the land use code for Planning Commission consideration.
- September 13: SEH presented a fourth draft of the land use code for Planning Commission consideration.
- October 18: SEH plans to present an updated draft of the land use and sign code for the Planning Commission.
- Staff created a community-input survey for Ouray’s land use code and development priorities/concerns as part of this process. This survey was included in recent City Newsletters and is linked on [the City’s webpage](#).
 - There have been 67 survey respondents to date and remains open for responses.

COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE (CEDC)

The CEDC held a regular meeting on September 8 and discussed the following:

- Fall Business Roundtable **October 12 at 9:00am**. Focus on economic resilience for business owners/employers for the next 6-12 months. Featuring discussion and presentation from West End Economic Development Corporation (WEEDC)/Small Business Development Center (SBDC).
- The Micro Grant Program and funding match updates. Citizen’s State Bank has contributed \$1,000.00 to the Micro Grant Program for 2022; Ouray Chamber Resort Association (OCRA) has contributed \$5,000.00 to the program. **The total funding pool for Micro Grants is now \$11,000.00.** [More information here.](#)

Upcoming Micro Grant Program dates:

- All applications must be submitted to Evan Cockrum via mail or email by **September 30, 2022**.
- Applications will be reviewed and scored by the CEDC during their next regular meeting on **October 13, 2022**.
- Micro-grant recipients will be announced at the CEDC regular meeting on **November 10, 2022**.
- All funding requests must be ready for expenditure/reimbursement within **90-days of the micro-grant award**.

The next regular CEDC meeting is on **October 13, 2022 at 8:30am**.

PLANNING COMMISSION (PC)

The Planning Commission held a regular meeting on September 13. The Planning Commission agenda included the following:

- Discussion on the updated draft Land Use Code with SEH
- Action Item/Public Hearing for a Sketch Plan PUD Application for Parcel No. 451531204002
 - Planning Commission voted to approve the sketch plan PUD application and recommended to waive preliminary plat requirements due to the scope of the PUD project.

The next Planning Commission meeting is scheduled for **October 18 at 4:00pm** and will include an updated code draft.

MISCELLANEOUS PROJECTS

The following miscellaneous projects have also been taken on by community development staff:

- Compiling a list of properties within Ouray with “erroneous” zoning boundaries.
- Mapping updates, including city-owned parcel maps and reference materials for housing decisions.
- Ongoing addressing discrepancies in city parcels/lots/blocks. 43 address assignments/changes have been made.
- Research into housing solutions, opportunities, and partnerships in the region and meetings with various stakeholders. Research into similar municipal fee schedules and land use regulations.
- Research into funding and grant opportunities for community- and land use-related projects.
 - [The City received a SIPA grant for \\$6,500 to go towards digitalizing archived records.](#)
 - Staff submitted a LOI for DOLA’s HB21-1271 Incentives Grant Program (IHOI) - \$3.75M for the Telluride Foundation project to help cover infrastructure costs.

SHORT TERM RENTAL (STR) LICENSES

The table below summarizes STR license status and counts including applications that have been submitted to the City. Non-inspection-ready applications are not included in the table below, per Council request.

Table 1. STR Status and Counts (updated 9/15/2022)

Identifier	Status	Number of Units
A	Active; Non-Expired Licenses	113
B	Renewal Applications; In process	2
C	New Applications; In process	2
D	Total Active + Applications In Process (A+B+C)	117

August 2022 IT Highlights

- Worked with lead developer from Finance Software Vendor to setup Caselle Connect Online 2022 Projected and 2023 Budget for Directors and Managers web input. A bug was identified last year and the lead developer will coordinate the fix this year after key staff left their company. I will continue to work with the developer to coordinate workaround process required because of this bug.
- Interviews will be held this week of Sep 19th for the part time IT Tech position.
- Budget numbers are ready for 2023 IT recommendations. I coordinated with Directors and Managers.
- New wireless Access Points are added to Massard and San Juan rooms for better placement and performance. All network updates and security patches are in place.
- Supply chain delays continue to be a problem for information technology and electronic items.
- Visitor Center Conference room networking equipment and wiring was moved to make it a more quiet and usable space.
- Security Awareness training continuation was released last week to keep staff and council aware of phishing and social engineering attacks. I try to keep the training to 30 minutes of time and will continue to release new training later in the year. Random phishing tests are included in this training to keep everybody alert to attacks. The completion of these trainings and testing help reduce the City's risk score. A downward trend in security risk score has been seen since starting this training which is good.



Communications & Community Engagement Coordinator- Autumn bailey

STATUS REPORT 09/16

PROJECT UPDATES

Website Updates

1. A listing of registered businesses can now be found on the Business Registration & Licensing page. List includes Registration #, Business Name, Industry, and their website address if provided. They are grouped by Industry alphabetically. At the time of this report, there were 68 businesses listed. Julie has reported there are 3-4 more new additions I need to add to the website.
2. Micro Grant information was added to the homepage in "Latest News", as well as on the Committee page.

Website Overhaul

3. Development Phase (CMS) reported complete 8/17
 - a. Migration is complete and we are now verifying data and links.
4. After data migration, we have four weeks until "Go Live" date
5. Revize will provide training for new site to employees

Main Street Program

1. Finalized boundaries for the Main Street Program

2. Facilitation of a “Vision-Mission-Strategic Plan-Annual Work Pan” (VMSW) session is being scheduled for early October with Matt Ashby from Ayres Associates. This will provide positive impact strategies on the effectiveness of boards, identifying action items, and streamlining/prioritizing tasks.
3. Visit Ouray City Tourist Maps are being distributed to lodgers and businesses

Upcoming Events

1. September: National Suicide Prevention Month
2. Volunteer for Outdoor CO: September 9- 12
3. World Suicide Prevention Day: September 10
4. Imogene Pass Run: September 10
5. Annual Patriots Day: September 11
6. Love Your Gorge: September 17
7. Election Security Meeting by League of Women Voters: September 17
8. OuROCK! Festival: September 18
9. Main Street Steering Committee Vision/ Mission/ Strategic Plan Meeting: September 22
10. Jeep Jamboree: September 22-24
11. OktoberFest: September 24
12. Ouray Mountain Trail Run: September 24
13. CML District 10 Fall Meeting: September 27

CITY OF OURAY

ORDINANCE NO. 08 (Series 2022)

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OURAY,
COLORADO AMENDING OURAY LAND USE CODE SECTION 13-3-F-19
TO ADDRESS UNDERGROUNDING UTILITIES.**

WHEREAS, the City of Ouray requires undergrounding of all new electric, CATV, or communications facilities pursuant to Ouray Municipal Code (OMC) Section 13-3-F-19-a;

WHEREAS, currently there are existing cable lines installed on poles throughout the City which are unusable because the lines have fallen into disrepair;

WHEREAS, more than one small local provider was allowed under Ordinance No. 5, 2020 to install fiber optic cable above ground on existing poles to provide high-speed internet access to the City of Ouray because the costs to underground the fiber optic cables is cost prohibitive for these small providers;

WHEREAS, the COVID-19 pandemic delayed the installation of fiber optic cable on existing poles and the small provides desire a one-year extension to complete its fiber install.

WHEREAS, City Council desires to allow small local providers a one-year extension to install fiber optic cable above ground through a resolution which would exempt them from the underground requirement of the Ouray Municipal Code.

WHEREAS, City Council also desires to make clear that if any poles are damaged, removed or replaced for any reason, then all equipment installed on that pole must be undergrounded.

WHEREAS, pursuant C.R.S. § 31-15-702(1)(a)(VI), the City may regulate communication poles in its right-of-way.

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

SECTION 1: INCORPORATION OF RECITALS

The foregoing recitals are hereby affirmed and incorporated herein by this reference as findings of the City Council.

SECTION 2: AMENDMENTS TO THE CODE

Section 13-3-F-19-d is hereby repealed and replaced as follows:

d. Whenever a pole is substantially damaged such that replacement is necessary or the pole must be moved for any reason, that pole may not be placed above ground and all equipment located on the pole shall be undergrounded at the expense of the pole owner.

SECTION 3: EFFECTIVE DATE

The provisions of this Ordinance shall become effective thirty days after publication in accordance with City of Ouray Charter 3.5(G).

SECTION 4: SAVINGS CLAUSE


The amendment of various provisions of the Ouray Municipal Code by this ordinance shall not affect any offense or act committed, any penalty incurred, any contract, right or duty established or accruing before the effective date of this ordinance.

SECTION 5: 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 5 To 0 vote of the Ouray City Council this 6th day of September 2022.

CITY OF OURAY, COLORADO

By 
Ethan Funk, Mayor

ATTEST:


Melissa M. Drake, City Clerk

INTRODUCED, READ, AND ADOPTED on second reading by _____ vote of the Ouray City Council this ____ day of September 2022.

CITY OF OURAY, COLORADO

By _____
Ethan Funk, Mayor

ATTEST:

Melissa M. Drake, City Clerk

CERTIFICATE OF ATTESTATION

I, Melissa M. Drake, Ouray City Clerk, hereby certify that Ordinance No. 08 (Series No. 2022), was introduced, read, and passed by the Ouray City Council on first reading on September 6 2022. The Ordinance was published, in summary, in the *Ouray County Plaindealer* on SEPTEMBER 8, 2022, and thereafter introduced, read, and adopted by the Ouray City Council on _____, 2022, and thereafter published in the *Ouray County Plaindealer*, as required by law.

Melissa M. Drake, City Clerk

ORDINANCE NO. 09 (Series 2022)

AN ORDINANCE OF THE CITY OF OURAY, COLORADO, REPEALING AND REPLACING SECTION 10-2-BB-2-a-iv AND 10-2-BB-4 OF THE OURAY MUNICIPAL CODE TO ALLOW FOR THE CONSUMPTION OF ALCOHOL BEVERAGES WITHIN FELLIN AND ROTARY CITY PARKS.

WHEREAS, persons at least twenty-one years of age may consume any alcohol beverages in any public place, other than a public right of way, where consumption of alcohol beverages has been specifically authorized by ordinance, resolution, or rule adopted by a municipality pursuant to C.R.S. § 44-3-901(1)(i)(VII).

WHEREAS, in the past the use of alcohol within certain City parks was prohibited except by special permit.

WHEREAS, the COVID-19 pandemic caused City Council to revisit City prohibitions and the City allowed alcohol consumption within certain City parks to achieve public policy considerations regarding social distancing and gathering outdoors.

WHEREAS, allowing alcohol consumption in City parks during the pandemic resulted in no violations, no law enforcement investigations of a violation, and no adverse impact to the public.

WHEREAS, City Council determines it is necessary preserve the public health, safety, and welfare of the community to allow continued consumption of alcohol in certain City parks and regulate the same.

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

SECTION 1:

Section 10-2-BB-2-a-iv is repealed and replaced to read as follows:

iv. Ouray Hot Springs Pool, Box Cañon Park, Woman's Club Park, Lee's Ski Hill, and Cascade Falls Park.

SECTION 2:

Section 10-2-BB-4 is repealed and replaced to read as follows:

4. Exceptions for Certain Parks and Special Event Permits

- a. Alcohol beverages may be consumed or possessed within the City parks known as: Rotary and Fellin, by persons so long as such beverages are not consumed from glass or other breakable containers, the beverage arrives to the park in a sealed container, and no alcohol beverage is consumed in the parking areas.

- b. Private parties, special event permits, and festival permits which reserve a portion of any City property may consume any alcoholic beverages with approval of the City.
- c. Hours for permitted possession and consumption of alcoholic beverages shall be limited from 11:00 a.m. until 8:00 pm daily and extended on July 4th and New Year's Eve/Day until the conclusion of official festivities.

SECTION 3: EFFECTIVE DATE


The provisions of this Ordinance shall become effective on the thirty-first day following publication pursuant to C.R.S. § 31-16-105.

SECTION 4: 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 5 to 0 vote of the Ouray City Council this 6th day of September 2022.

CITY OF OURAY, COLORADO

By 
Ethan Funk, Mayor

ATTEST:


Melissa M. Drake, City Clerk

INTRODUCED, READ, AND ADOPTED on second reading by ____ vote of the Ouray City Council this ____ day of September 2022.

CITY OF OURAY, COLORADO

By _____
Ethan Funk, Mayor

ATTEST:

Melissa M. Drake, City Clerk

CERTIFICATE OF ATTESTATION

I, Melissa M. Drake, Ouray City Clerk, hereby certify that Ordinance No. 09 (Series No. 2022), was introduced, read, and passed by the Ouray City Council on first reading on September ~~6~~ 2022. The Ordinance was published, in summary, in the *Ouray County Plaindealer* on SEPTEMBER 8, 2022, and thereafter introduced, read, and adopted by the Ouray City Council on _____, 2022, and thereafter published in the *Ouray County Plaindealer*, as required by law.

Melissa M. Drake, City Clerk

ORDINANCE NO. 10 (Series No. 2022)

AN ORDINANCE OF THE CITY OF OURAY, COLORADO, REPEALING AND REPLACING OURAY MUNICIPAL CODE SECTION 2-14-A TO RENAME THE COMMUNITY ECONOMIC DEVELOPMENT COMMITTEE (CEDC) TO THE OURAY ECONOMIC DEVELOPMENT COMMITTEE (OEDC) AND REVISE QUALIFICATIONS AND RESPONSIBILITIES OF THE COMMITTEE

WHEREAS, the Council believes it is best to revise the qualifications required for members and the responsibilities of the committee to better reflect the needs of the city; and

WHEREAS, the Council has the power to act by ordinance pursuant to City of Ouray Home Rule Charter, Article 3.5.

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

SECTION 1:

Chapter 2, Section 14, of the Code of the City of Ouray, Colorado is repealed and replaced as follows:

2-14 Ouray Economic Development Committee (OEDC)

- A At its first meeting in January, City Council shall appoint a minimum of five (5) and a maximum of nine (9) members to the Ouray Economic Development Committee (OEDC) for three (3) year staggered terms. One (1) member shall be from City management, four (4) members shall be residents of or business owners within the City of Ouray, and a maximum of two (2) members may reside outside the City of Ouray.
- B The OEDC shall be solely an advisory committee and its function as a City committee is limited to making recommendations to City Council and the City Administrator. Such Committee shall have no authority to enter contracts which are binding upon the City, to authorize any expenditures binding upon the City, or to otherwise take any action as a City committee. The scope of recommendations to City Council and the City Administrator shall be in the following areas.
 - 1. Development and implementation of tools to evaluate strengths and weaknesses of current economic development conditions.

2. Creation and implementation of an Economic Development Plan and economic development incentives in line with the values and guidelines of the Community Plan and broad community input.
 3. Collaborative regional economic development efforts with the Town of Ridgway, Ouray County, and Region 10.
 4. Business expansion and retention planning and related concerns expressed by the community.
 5. Administer economic development related grants as budgeted by City Council.
- C. Members may be removed by City Council for malfeasance, any act in violation of C.R.S. § 24-18-101 et seq., or for substantial failure to attend scheduled meetings.
- D. Any member who owns a business within the City of Ouray shall have an active business registration.
- E. At least one OEDC member shall be appointed to any Community Development Plan committee.

SECTION 2: Effective Date

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

SECTION 4: Savings Clause

The repeal and amendment of various provisions of the Ouray Municipal Code by this ordinance shall not affect any offense or act committed, any penalty incurred, any contract, right, or duty established or accruing before the effective date of this ordinance.

SECTION 5: 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 19th day of
September 2022.

CITY OF OURAY, COLORADO

By _____
Ethan Funk, Mayor

ATTEST:

Melissa M. Drake, City Clerk

INTRODUCED, READ, AND ADOPTED on second reading by _____ vote of the Ouray City Council, this ____ day of _____, 2022.

CITY OF OURAY, COLORADO

By _____
Ethan Funk, Mayor

ATTEST:

Melissa M. Drake, City Clerk

CERTIFICATE OF ATTESTATION

I, Melissa M. Drake, Ouray City Clerk, hereby certify that Ordinance No. 10 (Series No. 2022), was introduced, read, passed on first reading on _____, 2022. The Ordinance was published, by title and summary, in the *Ouray County Plaindealer* on _____, 2022, and thereafter introduced, read, and adopted by the Ouray City Council on _____, 2022, and thereafter published in the *Ouray County Plaindealer* as required by law.

Melissa M. Drake, City Clerk

NOTICE TO PROCEED

Owner: City of Ouray Owner's Project No.: NA
Engineer: JVA, Inc. Engineer's Project No.: 1008.5e
Contractor: Aslan Construction Contractor's Project No.: _____
Project: City of Ouray Wastewater Treatment Facility Expansion
Contract Name: City of Ouray WWTF Expansion
Effective Date of Contract: September 19, 2022

Owner hereby notifies Contractor that the Contract Times under the above Contract will commence to run on September 19, 2022 pursuant to Paragraph 4.01 of the General Conditions. On that date, Contractor shall start performing its obligations under the Contract Documents. No Work will be done at the Site prior to such date. In accordance with the Agreement, the date by which Substantial Completion must be achieved is May 11, 2024, and the date by which readiness for final payment must be achieved is August 19, 2024.

Before starting any Work at the Site, Contractor must comply with the following:

Paragraph 2.01B of the General Conditions provides that the Contractor and Owner must each deliver to the other (with copies to Engineer and other identified additional insureds and loss payees) certificates of insurance which each is required to purchase and maintain in accordance with the Contract Documents.

Owner: **City of Ouray**
By (signature): _____
Name (printed): _____
Title: _____
Date Issued: _____
Copy: Engineer



APPLICATION FOR PARTICIPATION ON A CITY COMMITTEE

City of Ouray
320 6th Avenue
PO Box 468
Ouray, Colorado 81427
Telephone: (970) 325 7211 FAX: (970) 325 7212

An Equal Employment Opportunity Employer

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 DATA

Full Name: Frank Robertson
Physical Address: [Redacted]
Mailing Address: Ridgway, CO 81432
E-Mail Address: [Redacted]@outlook.com
Home Telephone Number: [Redacted]
Business Telephone Number:
Present job title: Ouray Ice Park Board member
Present employment is (check one) Full-time Part-time (Retired)
May we contact you at work for committee related issues? Yes No

PART 2: BACKGROUND INFORMATION

Please write the name of the committee for which you would like to be appointed:
Community Economic Development Committee
How long have you lived in the City of Ouray? 17 years in Ouray County
What do you think are the major issues affecting our City?
Winter economy
Mechanized recreation
Infrastructure
How do you envision your contribution to this committee?
Address issues above

Signature: [Handwritten Signature]
Print Name: Frank Robertson

Date: August 26, 2022

If you are interested in this opportunity to serve your community, please fill out the application and return to the above address. For more information, please call Human Resources at 325-7062.



APPLICATION FOR PARTICIPATION ON A CITY COMMITTEE

City of Ouray
320 6th Avenue
PO Box 468
Ouray, Colorado 81427
Telephone: (970) 325 7211 FAX: (970) 325 7212

An Equal Employment Opportunity Employer

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 DATA

Full Name: Amber Z. Cunningham
Physical Address: [Redacted], Ouray CO 81427
Mailing Address: P.O. Box 88 Ouray, CO 81427
E-Mail Address: [Redacted]@yahoo.com
Home Telephone Number: [Redacted]
Business Telephone Number: Same
Present job title: Ouray Manor Owner/manager
Present employment is (check one) Full-time Part-time
May we contact you at work for committee related issues? Yes No

PART 2: BACKGROUND INFORMATION

Please write the name of the committee for which you would like to be appointed:

Economic Development Committee

How long have you lived in the City of Ouray? last 6 years and as a child

What do you think are the major issues affecting our City?

Assisting new and existing businesses in being successful, which generates more funds for the city and in turn increases the services and infrastructure the city can provide to citizens.

How do you envision your contribution to this committee?

I have 21 years experience as an Economist & Project Manager for Federal Government, which I feel would be beneficial to the Economic Development Committee.

Signature: Amber Z. Cunningham

Date: Sept 8, 2022

Print Name: Amber Z. Cunningham

If you are interested in this opportunity to serve your community, please fill out the application and return to the above address. For more information, please call Human Resources at 325-7062.

Request for Funds
Home Trust of Ouray County
Narrative
8/24/2022

The Home Trust of Ouray County is a 501(c)(3) community land trust whose mission is to grow an inclusive, economically diverse community by providing permanently affordable housing and housing-related resources to modest income households through the stewardship of community assets. To meet the needs of our communities and ensure our organization's sustainability, we will develop and acquire homeownership and rental units. We will also develop community resources such as childcare facilities, administer a revolving homebuyer down payment assistance fund, and administer deed restrictions if contracted by our local governments. We currently serve the population of Ouray County, including the town of Ridgway, and the city of Ouray.

This narrative and additional documentation will answer the following questions:

- How is the Home Trust of Ouray County (HTOC) planning on being sustainable? How will the organization fund its operations in the future?
- What is the project schedule?
- Do the projects cover all expenses including debt service?
- How do the DOLA Operation Turnkey loans get paid off?
- 6-plex:
 - What does a \$100,000 contribution from the city and county achieve?
 - What do rents look like in the future?
 - How does the property pay for itself including building repairs?
- How will the organization utilize experienced partners?
- What is in our bylaws and what is the make-up of the board?
- What happens to the organization's assets if it were to dissolve?

How is the Home Trust of Ouray County planning on being sustainable? How will the organization fund its operations in the future?

The Home Trust of Ouray County will achieve sustainability with a combination of rental income, ground lease fees, resale transaction fees, developer fees, and support from local governments, state housing organizations, local donors, and philanthropic organizations. In the past 8 months the organization has received over \$17,000 in donations and has fundraised over \$17,000. In 2022 we have also received \$17,500 in operating grant funding from CHFA and the El Pomar Foundation. We will be relying on philanthropic support for our operations in the first few years as the organization builds the projects that will eventually generate income. Local government support is integral to creating a local affordable housing organization and ensuring the organization obtains philanthropic support. Long-term support for a local housing affordable organization shows citizens that our local governments support affordable housing. We received \$10,000 from each of our local governments in 2022 which has enabled our organization to get off the ground. The organization will request \$20,000 in 2023 and \$30,000 in 2024 from each of our three local governments with the amount requested remaining the

same for years 2024-2027. At \$30,000 per local government, those entities can facilitate the development and management of affordable housing without a large investment. The cost to each entity for such an organization is minimal and the benefit is exponential. Annual support from our local governments and the combined rental incomes and ground lease fees will fulfill the organization's operational needs. As the operating budget shows, the annual revenue in 2022 is \$82,631 and by 2027 the annual revenue is projected to be \$804,920. The 2022 budgeted expenses totals \$53,125 and the 2027 expenses with three full time staff members and a contracted position is projected to be \$838,000. The beginning cash flow for the year 2027 is \$44,930 which will close the gap in operating income. By year 2027, the organization will be generating just over \$500,000 in rental income which is 60% of the operating budget. As HTOC develops properties over time, it will eventually become 100% self-supported. **See operating budget and project proformas.**

What is the Home Trust of Ouray County's project schedule?

The Home Trust of Ouray County's project schedule is such that our projects overlap to some degree. However, we are never under construction with two different projects at one time. Particularly the two new-construction rental projects, at 1505 Oak Street and 660 Sherman Street, will start construction in 2024 and 2025 respectively. The duplex at 485 N Laura Street has a project duration of 25 months with certificate of occupancy scheduled for June 2024. Geotech survey, architectural plans, structural and civil engineering plans are complete. A landscape plan set is currently underway with estimated completion in October. The 6-plex at 734 4th Street, Ouray has a 16-month project schedule with renovations scheduled to be completed by October 2023. The rentals project at 1505 Oak Street, Ouray has a project duration of 33 months with a certificate of occupancy scheduled for July 2025. The mixed-use project at 660 Sherman Street, Ridgway has a project duration of 51 months with a certificate of occupancy scheduled for October 2026. We have received a technical assistance award from CHFA for the two new-construction rental projects. All projects are intended to be completed by the end of 2026. **See project schedule.**

Do our projects cover all expenses including debt service?

All project proformas were developed to show a debt coverage ratio (DCR) of at or above 1.15 which means that the project can cover its debt service and they meet the DCR standard for DOLA and CHFA. Every project's rental income also covers administration, operating, and maintenance expenses. Cash flow is positive and by the year 2027, cash flow for 734 4th Street, Ouray will be \$5,088, for 1505 Oak Street \$17,567, and 660 Sherman Street, Ridgway \$32,201. The cash flows have a 2% annual increase built in. There is also a vacancy rate of 7% and a 3% annual expense increase built into the proformas. A return on investment (ROI) is not applicable because there are no investors in any of the projects expecting a return on their investment as there would be in for-profit real estate development projects. The Ridgway duplex – which is a homeownership project – has a ground lease fee built into the mortgage. The ground lease fees for the duplex total \$2400 per year. The Ridgway duplex project also has a \$30,000 developer fee built into the project proforma. The Sherman Street rentals project has a rental income of \$300,168, \$103,960 in annual expenses, a net operating income (NOI) of \$176,126, and an annual debt service of \$151,429. Cash flow in Year 1 is \$24,697 and by Year

10 the project has an annual cash flow of \$47,656. The Sherman Street rentals project has a \$250,000 developer fee built into the proforma. The Oak Street rentals project has a rental income of \$190,800, \$65,770 in annual expenses, a NOI of \$112,604, and an annual debt service of \$98,238. Cash flow in Year 1 is \$14,366 and by Year 10 the project has an annual cash flow of \$29,120. The Oak Street rentals project has a \$232,243 developer fee built into the proforma. The 4th Street 6-plex has a rental income of \$60,600, \$36,234 in annual expenses, a NOI of \$20,403, and an annual debt service of \$17,802. Cash flow in Year 1 is \$2,601 and by Year 10 the project has an annual cash flow of \$5,638. In summary, all of our projects have sufficient rental income to cover expenses and debt service and generate modest cash flows as is appropriate for a non-profit organization. **See project proformas.**

How do the DOLA Operation Turnkey loans get paid off?

The Home Trust of Ouray County was awarded two Operation Turnkey loans to purchase properties in Ouray County. The process of obtaining these loans began with working through proformas with our DOLA regional representatives, then each project had to pass a review committee, and finally the projects went before the Colorado state housing board where they were awarded funding. The organization will receive \$360,000 in September to purchase 660 Sherman Street in Ridgway. And we will receive \$675,000 in December to purchase 1505 Oak Street in Ouray. These DOLA Operation Turnkey funds are loans at 0.5% deferred interest for four years. These funds can be repaid by future DOH gap funding loans or grants. We have included the cost of the land in our project proformas so that the loan will be repaid with the funding for the entire project. Each project will ultimately have a different capital stack depending on grant awards, fee waivers, local government contribution, and philanthropic interest or support for various project components.

6-plex: What does a \$100,000 contribution from the city and county achieve? What do rents look like in the future? How does the property pay for itself including building repairs?

A \$100,000 contribution from the city of Ouray and the county will preserve an existing affordable housing property and ensure the rental income can cover expenses and debt service. Assisting the Home Trust in purchasing this property preserves 6 existing affordable rental units. Without the city and county's \$100,000 contribution, the project will not cover its expenses and debt service and the Home Trust will have to secure \$200,000 from some other source. The Home Trust has spoken with the DOH (Andrew Atchley, Olivia Cook, and Andrew Paredes) about a \$360,000 grant for acquisition and renovation. The Home Trust has also spoken with CHFA (Terry Barnard and Beth Truby) about financing through the [Colorado Affordable Housing Preservation fund](#), a loan product for acquisition and rehabilitation of multifamily rental housing properties. CAHP is being offered to our organization as a first mortgage for 15 years at a 2% interest rate. The seller has accepted our offer of \$1,250,000 which puts the building at \$233 per square foot. The current rents at \$600 for a one-bedroom and \$800 for a two-bedroom are very low. Rents are in part determined by tenant's incomes. The standard is to spend no more than 30-33% of one's income on housing. An affordable rent schedule is provided by CHFA every year for each county in Colorado. Though we would like to keep the rents the same, they have been kept extremely low. In order to ensure that there is enough rental income to cover the expenses and debt service, we will need

to raise the rents by \$100 for 5 of the units, and \$150 for the largest unit after the renovations are completed. Until the renovations are completed, we will provide additional funds (approximately \$8000) from donations to ensure the project covers its expenses and debt service. With the renovation funding we will upgrade the apartment complex and provide some benefits for the increase in rents such as a finished laundry room with a commercial washer and dryer, new kitchen cabinetry in two of the apartments (that are missing cabinet door and drawers), storage for two of the apartments (that have none), new flooring in the hallway to the carport, and additional items to be determined by an experienced contractor. We will also be working with Energy Outreach and SMPA to partially offset the increase in rents with lower utility bills. And we will be working with Clearnetworx to obtain lower-cost internet rates through their low-income program. The rents will see an annual increase of 2.5% as shown in the proforma. The property's expenses (operating, maintenance, and administration) and mortgage payments will be covered by the rental income. **See 6-plex proforma.**

Please note on our proformas:

- The properties do not operate at a loss.
- The Home Trust of Ouray County will own and manage our rental projects in perpetuity. The rental income will pay for expenses for maintenance and reserves, administration, and operations. The rental income, developer fees, and management fees will ensure long-term sustainability of our projects.
- The development budget includes a developer fee but part of it is deferred to lower the cost of the project. The deferred fee schedule is located on the proforma sheet. The deferred developer fees are included in the 7 year operating budget.
- Rents and AMI composition are not final. We will be working on our rents and AMI targets to ensure they fit Ouray County. We are using HUD AMI schedule, CHFA's maximum rent schedule, and local rent data to determine our rents. We are getting information from Space to Create to help inform us of the demand for each AMI level.
- Admin expenses have a line item for property management. The property management expense budgeted for all three rental projects combined total \$52,000.
- DCRs for all of our projects are above 1.15 which means we can cover our debt service and meet the standard for DOLA and CHFA.
- Grant amounts and sources are subject to change as we are in a pre-development phase. In general, we will be fine tuning our proformas as we receive funding.
- Loan amounts are also subject to change depending on our grant amounts and AMI targets.
- Commercial rents are \$1.75 per square foot except for the childcare and HTOC office (\$1.30/psf).

How will our organization utilize experienced partners?

With all of our projects we are partnering with organizations with a depth of experience in building, planning, and lending. Habitat for Humanity of the San Juans and FCI Constructors have years of building and general contracting experience, particularly with affordable housing projects. **See attached for FCI experience.** Our general contractors will assist us in cost

estimating, identifying and securing an architect, identifying and securing subcontractors, and managing the construction process.

Since we obtained our 501(c)(3) in April of 2021 we have spent meaningful time working with our regional specialists Andrew Atchley and Olivia Cook at the Division of Housing, our community relationship manager Chris Lopez at CHFA, and various cohorts in housing including but limited to Read McCullough at the Chaffee Housing Trust, Susan Barrientos at the Montrose Housing Authority, Stefka Fanchi at Elevation Community Land Trust, and Erica Madison (previously) at Habitat for Humanity of the San Juans. We regularly consult these housing professionals on financial modeling, proformas, CLT policies and formulas, grant opportunities, rental project costs, capacity, and operational funding.

Our public partnerships are also integral to our organization's success. We have monthly informal meetings with our local governments to ensure dissemination of information and knowledge, and opportunities for partnership.

We have secured industry expertise for our rental projects at 1505 Oak Street and 660 Sherman Street, through a CHFA technical assistance program. The program "helps catalyze small-scale affordable housing developments by providing access to pro bono affordable housing consulting and pre-development grant assistance. Examples of eligible pre-development work include: community engagement, market studies, site identification, site feasibility, soils study, environmental site assessment, project visioning and conceptualization, financial modeling, real estate planning, cost estimating, architect and design concepts, and energy-efficiency and performance modeling." We also met with an experienced contractor to assess the 6-plex at 734 4th Street, Ouray and give us guidance on appropriate and necessary renovations.

The Home Trust executive director has 8 years of experience as a landlord and two years managing multiple properties for an employer. She has also spent the last 5 years as an owner's representative for the Firehouse Project in Ridgway, an 18,000 square foot mixed-use development project that includes 6 residential units, a restaurant, an indoor and outdoor event space, and an aeroponic greenhouse. As an owner's representative and assistant to the owner/developer, she has been a part of the project since its conception, assisting the owner/developer with conceptual design, building a proforma, selecting a general contractor, development team, and hospitality consultant, editing contractual documents, applying for grants, researching various aspects of the project including but not limited to employee housing, culinary ventures, and food production. The executive director will be hiring three full time positions and contracting with a maintenance company to ensure that there is experienced capacity within the organization.

With the Home Trust acting as an owner/developer on all of our projects, our organization will be tasked with obtaining and providing the land, creating the concept, working with local planning staff, creating proformas to project expenses and revenues, selecting the general contractor and architect, and coming up with the funding. Our experienced general contractors will provide our organization with cost estimating, a construction schedule, subcontractor

selection, and management of the construction process through certificate of occupancy. Our architects and engineers will provide us with the construction plan sets for a functional, cost-effective, energy-efficient, and aesthetically pleasing building.

With the state providing a “once in a generation” amount of funding for affordable housing (**see Slide 110 of 2022 Outreach and Engagement PPT**), the Home Trust of Ouray County is poised to make the most out of this opportunity. The new DOH funding includes: \$138,000,000 in grants (HB22-1304) and \$150,000,00 in a revolving loans (SB22-159). These funds need to be obligated by December 31, 2024 and expended by December 31, 2026. (Please note our project schedule is through 2026.) There will be \$25,000,000 in new CHFA funding for rental housing through the Middle Income Access Program (SB22-146). DOLA’s Strong Communities program (which will be the future version of HB21-1271) will average \$5 million of infrastructure grant money per project. There is ample funding for our projects and we are working with our local governments to access these funds for our projects.

What is in the Home Trust of Ouray County’s bylaws and what is the make-up of the board of directors?

To quote from the Community Land Trust technical manual issued by the national CLT organization, Grounded Solutions Network: “The “classic” CLT model is designed to balance the interests of individual CLT homeowners with the interests of the community as a whole. It entails an independent, community-based membership corporation in which there is specific provision for two equally empowered membership categories – one category including all people who live on CLT-owned land, the other category open to all other people in the community who have an interest in the CLT’s efforts and want to support them. Each of these categories elects one third of the board of directors. The final third, the “public representatives,” may be elected by the total membership or by the board itself to represent the “broader public interest.” The bylaws of some but not all classic CLTs specify that the public representatives (or a certain number of them) are to be public officials.” Having public representatives or officials comprise a third of the board is *by design*. This is to have public representatives or officials represent *their* interests and protect public interest. It is standard practice to have these public representatives or officials recuse themselves from decisions regarding the organization when necessary. **See bylaws.**

The following CLTs have these public representatives or officials on their board of directors:

- Chaffee Housing Trust: Board includes 1 current county commissioner and 1 former city council member. <https://www.chaffeehousing.org/board-and-staff>
- Elevation Community Land Trust: Board includes the deputy chief projects officer from the Denver mayor’s office. <https://www.elevationclt.org/about/leadership/>
- Urban Land Conservancy: Board includes the deputy chief of staff from the Denver Mayor’s office, and past boards included chief projects officer from the mayor’s office of the city and county of Denver. <https://www.urbanlandc.org/about/staff-board/>

- Champlain Housing Trust: Board includes the city manager for South Burlington, school district finance manager, assistant director of community and economic development for city of Burlington, and director of planning and development for the city of St. Albans. <https://www.getahome.org/board-of-directors/>

What happens to the organization's assets if it were to dissolve?

If the Home Trust of Ouray County should dissolve then our assets should be held by another housing organization that could manage the properties in the interim until another local housing organization is created. As a community land trust, the best interim organization to manage our assets would be another CLT. Since Elevation Community Land Trust has been established as a state-wide CLT, Elevation would be the best fit with ample resources to manage our assets and fulfill our mission while our local governments and community members create another housing organization. We have reached out to Elevation's executive director, Stefka Franchi, and Elevation is open to being the interim beneficiary in the event of dissolution. The draft MOU is being reviewed by Elevation's board of directors on September 20, 2022 after which both organization's will have a lawyer review the document before a final draft is signed. **See draft MOU.**

Home Trust of Ouray County Operating Budget

95 Meadows Circle
Ridgway, CO 81432

www.hometrusted.org

	CURRENT FISCAL YEAR	2022	FISCAL YEAR	2023	FISCAL YEAR	2024	FISCAL YEAR	2025	FISCAL YEAR	2026	FISCAL YEAR	2027
REVENUE	CURRENT YEAR BUDGET	YEAR-TO-DATE ACTUALS	2023 YEAR BUDGET	YEAR-TO-DATE ACTUALS	2024 YEAR BUDGET	YEAR-TO-DATE ACTUALS	2025 YEAR BUDGET	YEAR-TO-DATE ACTUALS	2026 YEAR BUDGET	YEAR-TO-DATE ACTUALS	2027 YEAR BUDGET	YEAR-TO-DATE ACTUALS
CHFA Operating Grants	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Foundations (B Pomar, Gates Family, CO Health, Boettcher, Anschutz)	\$ 2,500.00	\$ 2,500.00	\$ 100,000.00	\$ -	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Fees	\$ -	\$ -	\$ -	\$ -	\$ 280,722.00	\$ -	\$ 232,243.00	\$ -	\$ 10,096.00	\$ -	\$ 13,423.00	\$ -
Donations	\$ 17,000.00	\$ 17,695.00	\$ 15,000.00	\$ -	\$ 20,000.00	\$ -	\$ 25,000.00	\$ -	\$ 30,000.00	\$ -	\$ 35,000.00	\$ -
Fundraising	\$ 17,000.00	\$ 17,161.00	\$ 17,000.00	\$ -	\$ 22,000.00	\$ -	\$ 27,000.00	\$ -	\$ 32,000.00	\$ -	\$ 37,000.00	\$ -
Membership	\$ 275.00	\$ 275.00	\$ 375.00	\$ -	\$ 500.00	\$ -	\$ 1,000.00	\$ -	\$ 1,500.00	\$ -	\$ 2,000.00	\$ -
Other - Support from Local Governments	\$ 30,000.00	\$ 30,000.00	\$ 60,000.00	\$ -	\$ 90,000.00	\$ -	\$ 90,000.00	\$ -	\$ 90,000.00	\$ -	\$ 90,000.00	\$ -
Ground lease fees - Ridgway duplex	\$ -	\$ -	\$ -	\$ -	\$ 2,400.00	\$ -	\$ 2,400.00	\$ -	\$ 2,400.00	\$ -	\$ 2,400.00	\$ -
Effective Gross Rental Income	\$ -	\$ -	\$ 56,637.00	\$ -	\$ 56,637.00	\$ -	\$ 145,824.00	\$ -	\$ 305,032.00	\$ -	\$ 515,097.00	\$ -
CHDO general operation funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000.00	\$ -	\$ 105,000.00	\$ -	\$ 110,000.00	\$ -
TOTAL YEARLY REVENUE	\$ 81,775.00	\$ 82,631.00	\$ 264,012.00	\$ -	\$ 497,259.00	\$ -	\$ 623,467.00	\$ -	\$ 576,028.00	\$ -	\$ 804,920.00	\$ -

EXPENSES	CURRENT YEAR BUDGET	YEAR-TO-DATE ACTUALS	2023 YEAR BUDGET	YEAR-TO-DATE ACTUALS	2024 YEAR BUDGET	PREVIOUS YEAR ACTUALS	2025 YEAR BUDGET	YEAR-TO-DATE ACTUALS	2026 YEAR BUDGET	PREVIOUS YEAR ACTUALS	2027 YEAR BUDGET	PREVIOUS YEAR ACTUALS
Salaries and Wages	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Executive Director (PT to start)	\$ 35,000.00	\$ 21,875.00	\$ 70,000.00	\$ -	\$ 70,000.00	\$ -	\$ 75,000.00	\$ -	\$ 75,000.00	\$ -	\$ 80,000.00	\$ -
Development Director	\$ -	\$ -	\$ 60,000.00	\$ -	\$ 60,000.00	\$ -	\$ 65,000.00	\$ -	\$ 65,000.00	\$ -	\$ 70,000.00	\$ -
Admin Position (PT to start)	\$ -	\$ -	\$ 26,000.00	\$ -	\$ 52,000.00	\$ -	\$ 52,000.00	\$ -	\$ 57,000.00	\$ -	\$ 57,000.00	\$ -
Project Manager	\$ -	\$ -	\$ -	\$ -	\$ 60,000.00	\$ -	\$ 60,000.00	\$ -	\$ 65,000.00	\$ -	\$ -	\$ -
Maintenance Contractor	\$ -	\$ -	\$ 5,000.00	\$ -	\$ 5,000.00	\$ -	\$ 30,000.00	\$ -	\$ 30,000.00	\$ -	\$ 35,000.00	\$ -
Benefits	\$ -	\$ -	\$ 20,000.00	\$ -	\$ 40,000.00	\$ -	\$ 40,000.00	\$ -	\$ 40,000.00	\$ -	\$ 30,000.00	\$ -
Duplex General Liability and BOD Insurance	\$ 2,290.00	\$ 2,290.00	\$ 1,625.00	\$ -	\$ 1,625.00	\$ -	\$ 1,625.00	\$ -	\$ 1,625.00	\$ -	\$ 1,625.00	\$ -
Office Supplies	\$ 200.00	\$ 147.62	\$ 600.00	\$ -	\$ 700.00	\$ -	\$ 800.00	\$ -	\$ 900.00	\$ -	\$ 900.00	\$ -
Office Rent	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600.00	\$ -	\$ 1,200.00	\$ -	\$ 1,200.00	\$ -
Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750.00	\$ -	\$ 1,500.00	\$ -	\$ 1,500.00	\$ -
Rentals Property Expenses (Admin, Operating, Maintenance, Other)	\$ -	\$ -	\$ 36,234.00	\$ -	\$ 36,234.00	\$ -	\$ 69,119.00	\$ -	\$ 127,994.00	\$ -	\$ 205,964.00	\$ -
Debt Service	\$ -	\$ -	\$ 17,802.00	\$ -	\$ 17,802.00	\$ -	\$ 66,921.00	\$ -	\$ 153,897.00	\$ -	\$ 267,469.00	\$ -
Duplex HOA Fees	\$ 514.94	\$ 514.94	\$ 514.94	\$ -	\$ 514.94	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Duplex Property Taxes	\$ 2,470.21	\$ 2,470.21	\$ 2,470.21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Payroll Taxes	\$ -	\$ -	\$ 30,966.00	\$ -	\$ 48,037.00	\$ -	\$ 50,022.00	\$ -	\$ 52,007.00	\$ -	\$ 53,992.00	\$ -
Accounting	\$ 2,500.00	\$ -	\$ 5,000.00	\$ -	\$ 5,000.00	\$ -	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 15,000.00	\$ -
Software	\$ 2,050.00	\$ 1,281.00	\$ 2,050.00	\$ -	\$ 2,050.00	\$ -	\$ 2,050.00	\$ -	\$ 2,050.00	\$ -	\$ 2,050.00	\$ -
Memberships	\$ 100.00	\$ 100.00	\$ 300.00	\$ -	\$ 300.00	\$ -	\$ 300.00	\$ -	\$ 300.00	\$ -	\$ 300.00	\$ -
Travel	\$ 500.00	\$ 407.00	\$ 2,000.00	\$ -	\$ 2,000.00	\$ -	\$ 3,000.00	\$ -	\$ 3,000.00	\$ -	\$ 3,000.00	\$ -
Fundraising	\$ 5,000.00	\$ 780.71	\$ 7,500.00	\$ -	\$ 7,500.00	\$ -	\$ 7,500.00	\$ -	\$ 7,500.00	\$ -	\$ 7,500.00	\$ -
Marketing	\$ 2,500.00	\$ 111.23	\$ 3,500.00	\$ -	\$ 4,500.00	\$ -	\$ 5,500.00	\$ -	\$ 5,500.00	\$ -	\$ 5,500.00	\$ -
TOTAL YEARLY EXPENSES	\$ 53,125.15	\$ 29,977.71	\$ 291,562.15	\$ -	\$ 413,262.94	\$ -	\$ 540,187.00	\$ -	\$ 699,473.00	\$ -	\$ 838,000.00	\$ -

	CURRENT YEAR BUDGET	CURRENT YEAR BUDGET	CURRENT YEAR BUDGET	CURRENT YEAR ACTUAL	CURRENT YEAR BUDGET	CURRENT YEAR ACTUAL	CURRENT YEAR BUDGET	CURRENT YEAR ACTUAL	CURRENT YEAR BUDGET	CURRENT YEAR ACTUAL	CURRENT YEAR BUDGET	CURRENT YEAR ACTUAL
TOTAL YEARLY REVENUE	\$ 81,775.00	\$ 82,631.00	\$ 264,012.00	\$ -	\$ 497,259.00	\$ -	\$ 623,467.00	\$ -	\$ 576,028.00	\$ -	\$ 804,920.00	\$ -
TOTAL YEARLY EXPENSES	\$ 53,125.15	\$ 29,977.71	\$ 291,562.15	\$ -	\$ 413,262.94	\$ -	\$ 540,187.00	\$ -	\$ 699,473.00	\$ -	\$ 838,000.00	\$ -
TOTAL YEARLY OPERATING OVERAGE/SURPLUS	\$ 28,649.85	\$ 52,653.29	\$ (27,550.15)	\$ -	\$ 83,996.06	\$ -	\$ 83,280.00	\$ -	\$ (123,445.00)	\$ -	\$ (33,080.00)	\$ -



Annual Cash Flow Projection
Home Trust of Ouray County
 Years 2022-2027

	2022		2023		2024		2025		2026		2027	
	Proj.	Actual	Proj.	Actual	Proj.	Actual	Proj.	Actual	Proj.	Actual	Proj.	Actual
Beginning Total Cash	\$0.00	\$0.00	\$28,649.85	\$52,653.29	\$1,099.70	\$52,653.29	\$85,095.76	\$52,653.29	\$168,375.76	\$52,653.29	\$44,930.76	\$52,653.29
Unrestricted Operating Cash on Hand [Beginning of year]	\$0.00	\$0.00	\$28,649.85	\$47,428.29	\$1,099.70	\$47,428.29	\$85,095.76	\$47,428.29	\$168,375.76	\$47,428.29	\$44,930.76	\$47,428.29
Operating Cash												
Unrestricted Operating Cash Receipts												
Earned Income - Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$283,122.00	\$0.00	\$234,643.00	\$0.00	\$12,496.00	\$0.00	\$15,823.00	\$0.00
Earned Income - Effective Gross Rental Income	\$0.00	\$0.00	\$56,637.00	\$0.00	\$56,637.00	\$0.00	\$145,824.00	\$0.00	\$305,032.00	\$0.00	\$515,097.00	\$0.00
Unrest. Contributions - Local Governments	\$30,000.00	\$30,000.00	\$60,000.00	\$0.00	\$90,000.00	\$0.00	\$90,000.00	\$0.00	\$90,000.00	\$0.00	\$90,000.00	\$0.00
Unrest. Contributions - Grants	\$17,500.00	\$17,500.00	\$115,000.00	\$0.00	\$25,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Unrest. Contributions - Donations, Fundraising, Memberships	\$34,275.00	\$29,906.00	\$32,375.00	\$0.00	\$42,500.00	\$0.00	\$53,000.00	\$0.00	\$63,500.00	\$0.00	\$74,000.00	\$0.00
Unrestrict. Contributions - CHDO	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,000.00	\$0.00	\$105,000.00	\$0.00	\$110,000.00	\$0.00
Restricted Cash Releases	-	-	-	-	-	-	-	-	-	-	-	-
Total Op. Cash Receipts	\$81,775.00	\$77,406.00	\$264,012.00	\$0.00	\$497,259.00	\$0.00	\$623,467.00	\$0.00	\$576,028.00	\$0.00	\$804,920.00	\$0.00
Operating Cash Spent												
Personnel	\$35,000.00	\$21,875.00	\$181,000.00	\$0.00	\$287,000.00	\$0.00	\$322,000.00	\$0.00	\$332,000.00	\$0.00	\$272,000.00	\$0.00
Professional Fees	\$2,500.00	\$0.00	\$5,000.00	\$0.00	\$5,000.00	\$0.00	\$10,000.00	\$0.00	\$10,000.00	\$0.00	\$15,000.00	\$0.00
Office Rent, Supplies, Utilities, Software	\$2,250.00	\$1,428.62	\$2,650.00	\$0.00	\$2,750.00	\$0.00	\$4,200.00	\$0.00	\$5,650.00	\$0.00	\$5,650.00	\$0.00
Property Debt Service, Expenses, Fees	\$514.94	\$514.94	\$54,550.94	\$0.00	\$54,550.94	\$0.00	\$136,040.00	\$0.00	\$281,891.00	\$0.00	\$473,433.00	\$0.00
Interest on Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Taxes and Insurance	\$4,760.21	\$4,760.21	\$35,061.21	\$0.00	\$49,662.00	\$0.00	\$51,647.00	\$0.00	\$53,632.00	\$0.00	\$55,617.00	\$0.00
Fundraising	\$5,000.00	\$780.71	\$7,500.00	\$0.00	\$7,500.00	\$0.00	\$7,500.00	\$0.00	\$7,500.00	\$0.00	\$7,500.00	\$0.00
Marketing	\$2,500.00	\$111.23	\$3,500.00	\$0.00	\$4,500.00	\$0.00	\$5,500.00	\$0.00	\$5,500.00	\$0.00	\$5,500.00	\$0.00
Other - Travel/Memberships	\$600.00	\$507.00	\$2,300.00	\$0.00	\$2,300.00	\$0.00	\$3,300.00	\$0.00	\$3,300.00	\$0.00	\$3,300.00	\$0.00
Total Op. Cash Spent	\$53,125.15	\$29,977.71	\$291,562.15	-	\$413,262.94	-	\$540,187.00	-	\$699,473.00	-	\$838,000.00	-
Net Cash from Operations	\$28,649.85	\$47,428.29	-\$27,550.15	-	\$83,996.06	-	\$83,280.00	-	-\$123,445.00	-	-\$33,080.00	-
Non-Operating Cash												
Non-Operating Cash In												
Draw on LOC/ Long Term Debt Receipt	0	0	0	0	0	0	0	0	0	0	0	0
Capital Campaign Contributions	0	5225	0	0	0	0	0	0	0	0	0	0
Other Non-Op. Cash In	0	0	0	0	0	0	0	0	0	0	0	0
Non-Operating Cash Out												
Principal Payment on LOC	0	0	0	0	0	0	0	0	0	0	0	0
Principal Payment on LTD	0	0	0	0	0	0	0	0	0	0	0	0
Other Non-Op. Cash Out	0	0	0	0	0	0	0	0	0	0	0	0
Net Non-Op. Cash	-	\$5,225.00	-	-	-	-	-	-	-	-	-	-
Temporarily Restricted Cash												
Temp. Rest. Cash In	0	0	0	0	0	0	0	0	0	0	0	0
Temp. Rest. Cash Released	0	0	0	0	0	0	0	0	0	0	0	0
Net Temp. Restricted Cash	-	-	-	-	-	-	-	-	-	-	-	-
Ending Cash	\$28,649.85	\$52,653.29	\$1,099.70	\$52,653.29	\$85,095.76	\$52,653.29	\$168,375.76	\$52,653.29	\$44,930.76	\$52,653.29	\$11,850.76	\$52,653.29
Operating Cash Flow Projection vs Actual:	\$0.00	\$18,778.44	\$0.00	\$27,550.15	\$0.00	-\$83,996.06	\$0.00	-\$83,280.00	\$0.00	\$123,445.00	\$0.00	\$33,080.00

Development Budget

Project Name: Home Trust Ridgway Duplex
Date: 9/15/22
General Contractor: Habitat for Humanity of the San Juans

Development Costs by Line Item	Total Cost	Cost/Unit	Cost/Sq Ft		
ACQUISITION COSTS					
Land	0	0	0.00	Land was donated - appraised value \$180,000	
Existing Structures *	0	0	0.00		
SUBTOTAL	0	0	0.00		
SITE IMPROVEMENTS					
Off Site Infrastructure *	10,000	5,000	2.74	Sidewalk cut	0.1512
On Site Infrastructure *	15,000	7,500	4.11	Duplex lot is in a subdivision (all utilities to site)	
Demolition*	0	0	0.00		
SUBTOTAL	25,000	12,500	6.85		
CONSTRUCTION					
Building Permit Fees *	5,300	2,650	1.45		
Tap Fees * / Impact Fees *	24,000	12,000	6.57		
Construction / Rehabilitation *	470,100	235,050	128.72		
General Requirements*	32,256	16,128	8.83		
Contractor Overhead & Profit*	25,000	12,500	6.85		
Contractor Construction Contingency*	92,160	46,080	25.24	16.68%	% of construction
Owner Hard Cost Contingency*	0	0	0.00	0.00%	% of construction
FFE	0	0	0.00		
Other (Devo specify)	0	0	0.00		
SUBTOTAL	648,816	324,408	177.66		
PROFESSIONAL FEES					
Architect Fees	5,000	2,500	1.37		
Engineering Fees	10,000	5,000	2.74		
Real Estate Attorney Fees	0	0	0.00		
Surveys	1,000	500	0.27		
Green Planning and Design Fees	0	0	0.00		
Other (Devo specify)	0	0	0.00		
SUBTOTAL	16,000	8,000	4.38		
CONSTRUCTION FINANCE					
Construction Insurance	1,400	700	0.38		
Construction Performance & Payment Bonds	0	0	0.00		
Construction Loan Orig. Fee	0	0	0.00		
Construction Interest	17,000	8,500	4.65		
Attorney Fees	0	0	0.00		
Title and Recording	0	0	0.00		
Taxes During Construction	0	0	0.00		
Insp. Fees & Power/Telecom Fees	0	0	0.00		
Other (Devo specify)	0	0	0.00		
SUBTOTAL	18,400	9,200	5.04		
PERMANENT FINANCE AND SYNDICATION					
Loan Fees & Expenses	10,945	5,473	3.00		
Attorney Fees	0	0	0.00		
Title and Recording	800	400	0.22		
Other (Devo specify)	0	0	0.00		
SUBTOTAL	11,745	5,873	3.22		
SOFT COSTS					
Appraisals & Market Study	1,200	600	0.33		
Environmental Reports	0	0	0.00		
Geotechnical/Soils Tests	3,500	1,750	0.96		
Capital Needs Assessment	0	0	0.00		
Temporary Relocation (Devo specify)	0	0	0.00		
Permanent Relocation (Devo specify)	0	0	0.00		
Tax Credit Fees	0	0	0.00		
Marketing	1,000	500	0.27		
Soft Cost Contingency	500	250	0.14		
Cost Certification	0	0	0.00		
Other (Devo specify)	0	0	0.00		
SUBTOTAL	6,200	3,100	1.70		
DEVELOPER FEE / PROFIT					
Developer's Fee	30,000	15,000	8.21		
Consultants	0	0	0.00		
Administration Fee	0	0	0.00		
SUBTOTAL (ie - maximum developer fee)	30,000	15,000	8.21	0.0413	% of Total (less Dev. Fee, Reserves and Acquisition)
RESERVES					
Operating Reserve	20,000	10,000	5.48		
Debt Service Reserve	0	0	0.00		
Lease-up Reserve	0	0	0.00		
Replacement Reserve	0	0	0.00		
Other (Devo specify)	0	0	0.00		
SUBTOTAL	20,000	10,000	5.48		
TOTAL DEVELOPMENT EXPENSES	\$776,161	\$388,081	\$212.53		

Total Square Feet in Units	3,100
Garage Square Footage	552
Total Project Square Feet	3,652
Number of Units	2

Hard Cost Per Unit	\$336,908.00	86.8%
Land Cost Per Unit	\$0.00	0.0%
Soft Cost Per Unit	\$51,172.50	13.2%
Hard Cost Per Square Foot	\$184.51	
Soft Cost Per Square Foot	\$28.02	
Land Cost Per Square Foot	\$0.00	

*costs included in hard cost evaluation.

Sources		Uses	
	Amounts		Amounts
CHFA construction loan	\$577,032.00	Acquisition	\$0.00
Bank (2)	\$0.00	Site Improvements	\$25,000.00
Tax Credits	\$0.00	Construction	\$648,816.00
Grants from Foundations (KKF, WCCF, OCCF)	\$45,000.00	Professional Fees	\$16,000.00
Other Grants (SMPA, ROCC)	\$3,143.00	Const finance	\$18,400.00
Town Fee Waivers	\$29,300.00	Perm Finance	\$11,745.00
Local City/County Grant/Loan (2)	\$0.00	Soft Costs	\$6,200.00
DOH Gap Funds	\$100,000.00	Developer Fee	\$30,000.00
Deferred Developer Fee	\$0.00	Reserves	\$20,000.00
Other	\$0.00	Services	\$0.00
Fundraising	\$16,461.00	Other	\$0.00
Donations	\$5,225.00	Other	\$0.00
Totals	\$776,161.00	Totals	\$776,161.00

Development Costs

Project Name: 660 Sherman Street Ridgway
Date: 9/15/22
Organization: Home Trust of Ouray County

Development Budget	Total Cost	Cost/Unit	Cost/Sq Ft
ACQUISITION COSTS			
Land	\$360,000	21,176	16.01
Existing Structures		0	0.00
SUBTOTAL	\$360,000	21,176	16.01
SITE IMPROVEMENTS*			
On-Site Infrastructure	\$58,000	3,412	2.58
Off-Site Infrastructure	\$442,000	26,000	19.66
Demolition	\$0	0	0.00
SUBTOTAL	\$500,000	29,412	22.24
CONSTRUCTION*			
New Construction	\$7,888,350	462,844	350.00
Rehabilitation	\$0	0	0.00
General Requirements	\$339,134	19,949	15.09
Contractor Overhead & Profit	\$242,238	14,249	10.78
Contractor Construction Contingency	\$581,373	34,198	25.86
Owner Hard Cost Contingency	\$827,955	48,703	36.83
FF&E	\$85,000	5,000	3.78
Building Permit Fees	\$40,000	2,353	1.78
Other (Specify)	\$0	0	0.00
SUBTOTAL	\$9,984,050	587,297	444.11
PROFESSIONAL FEES			
Architect Fees	\$220,000	12,941	9.79
Engineering Fees	\$100,000	5,882	4.45
Real Estate Attorney Fees	\$8,500	500	0.38
Surveys	\$8,100	476	0.36
Green Planning and Design Fees	\$0	0	0.00
Construction Management Fees	\$0	0	0.00
Construction Accounting	\$0	0	0.00
Other (Specify)	\$0	0	0.00
SUBTOTAL	\$336,600	19,800	14.97
CONSTRUCTION FINANCE			
Construction Insurance (H&L, Builder's Risk)	\$45,000	2,647	2.00
Construction Performance & Payment Bonds	\$0	0	0.00
Construction Loan Orig. Fee	\$0	0	0.00
Construction Interest	\$60,000	3,529	2.67
Construction Lender Legal Fees	\$24,223	1,425	1.08
Title and Recording	\$9,200	541	0.41
Taxes During Construction	\$3,000	176	0.13
Insp. Fees (3rd party/Bank)	\$3,800	224	0.17
Power/Telecom Fees	\$0	0	0.00
Other (Specify)	\$0	0	0.00
SUBTOTAL	\$145,223	8,543	6.46
PERMANENT FINANCE AND SYNDICATION			
Loan Fees & Expenses	\$80,000	4,706	3.56
Lender Legal Fees	\$5,000	294	0.22
Title and Recording	\$12,000	706	0.53
Bond Cost of Issuance	\$0	0	0.00
Organization Costs	\$0	0	0.00
Tax Opinion	\$0	0	0.00
Syndication Legal Fees	\$0	0	0.00
Other (Specify)	\$0	0	0.00
SUBTOTAL	\$97,000	5,706	4.31
SOFT COSTS			
Tap Fees (Water/Sewer)	\$216,000	12,706	9.61
Impact Fees	\$0	0	0.00
Appraisals	\$7,500	441	0.33
Market Study	\$0	0	0.00
Environmental Studies (Phase 1, Phase 2, Lead, Asbestos, etc.)	\$2,500	147	0.11
Other Studies (traffic, wetlands, etc.)	\$0	0	0.00
Geotechnical/Soils Testing	\$7,500	441	0.33
Material Testing	\$0	0	0.00
Capital Needs Assessment	\$0	0	0.00
Temporary Relocation	\$0	0	0.00
Permanent Relocation	\$0	0	0.00
Tax Credit Fees	\$0	0	0.00
Marketing	\$5,000	294	0.22
Cost Certification	\$2,000	118	0.09
Green Certification Fees (LEED Certification, etc.)	\$0	0	0.00
Soft Cost Contingency	\$0	0	0.00
Other (Specify)	\$0	0	0.00
SUBTOTAL	\$240,500	14,147	10.70
DEVELOPER FEE / PROFIT			
Developer's Fee	\$500,722	29,454	22.27
PSH Developer Fee Boost (up to 5% LIHTC only)	\$0	0	0.00
Third Party Development Management/Owner's Rep	\$0	0	0.00
Consultants	\$0	0	0.00
Other (Specify)	\$0	0	0.00
SUBTOTAL (i.e. - maximum developer fee)	\$500,722	29,454	22.27
RESERVES			
Operating Reserve	\$60,000	3,529	2.67
Debt Service Reserve	\$0	0	0.00
Lease-up Reserve	\$0	0	0.00
Replacement Reserve	\$0	0	0.00
Supportive Services Reserve	\$0	0	0.00
Other (Specify)	\$0	0	0.00
SUBTOTAL	\$60,000	3,529	2.67
TOTAL DEVELOPMENT EXPENSES	\$12,224,095	\$719,064	\$543.75

Rentable Square Footage	18,136
Non Living Square Footage	4,343
Total Project Square Feet	22,481
Number of Units	17

0.19318536

6.43% % of construction
 9.16% % of construction

0%

0.0443 % of Total (less Dev. Fee, Reserves and
 2.8 Months of expenses & debt
 0.0 Months of debt

	per unit	per SF	
Hard Costs	\$616,708.82	\$466.35	85.8%
Soft Costs	\$81,179.12	\$61.39	11.3%
Land Costs	\$21,176.47	\$16.01	2.9%

*costs included in hard cost evaluation.

Income + Expenses

Project Name: 660 Sherman Street Ridgway
Date: 9/15/22
Organization: Home Trust of Ouray County

STABILIZED FIRST YEAR INCOME							EXPENSES	
Type of Unit (Bd/Bath)	Income Level (% AMI)	# of units	Unit Size (Sq. Ft.)	Monthly Rent	Total Annual Rent	Administrative Expenses		
1 Bed 1 Bath	60%	1	580	\$850	\$10,200	Management Fee		
1 Bed 1 Bath	70%	2	580	\$900	\$21,600	Salaries	\$27,500	
2 Bed 1 Bath	60%	2	1,005	\$1,025	\$24,600	Benefits	\$1,000	
2 Bed 1 Bath	70%	3	1,065	\$1,150	\$41,400	Legal	\$4,000	
2 Bed 1 Bath	80%	2	1,059	\$1,350	\$32,400	Accounting	\$500	
2 Bed 1 Bath	100%	2	1,059	\$1,500	\$36,000	Advertising	\$500	
2 Bed 1 Bath	120%	2	1,059	\$1,700	\$40,800	Office Supplies	\$0	
Commercial - Early Childhood Education	0%	1	745	\$975	\$11,700	Telephone	\$0	
Commercial - Other	0%	1	1,094	\$1,914	\$22,968	Audit	\$0	
Commercial - Other	0%	1	1,100	\$1,925	\$23,100	Leased Equipment	\$0	
Commercial - Other	0%	1	1,000	\$1,750	\$21,000	Other (specify)	\$0	
Home Trust Office	0%	1	900	\$1,200	\$14,400	Other (specify)	\$0	
0	0%	0	0	\$0		Total Administrative	\$33,500	
0	0%	0	0	\$0		Operating Expenses		
0	0%	0	0	\$0		Fuel (Heat/Water)	\$0	
0	0%	0	0	\$0		Electricity	\$3,500	
0	0%	0	0	\$0		Water	\$23,760	
0	0%	0	0	\$0		Sewer	\$0	
0	0%	0	0	\$0		Gas	\$0	
0	0%	0	0	\$0		Trash Removal	\$0	
0	0%	0	0	\$0		Security	\$0	
0	0%	0	0	\$0		Cable	\$0	
0	0%	0	0	\$0		Resident Transportation	\$0	
						Wifi	\$0	
						Other (specify)	\$0	
						Other (specify)	\$0	
						Total Operating	\$27,260	
						Maintenance Expenses		
						Maintenance Supplies	\$2,000	
						Maint. Salaries	\$12,500	
						Repairs	\$10,000	
						Maint. Contracts	\$0	
						Extermination	\$0	
						Grounds	\$0	
						Snow Removal	\$2,000	
						Elevator	\$0	
						Other (specify)	\$0	
						Other (specify)	\$0	
						Total Maintenance	\$26,500	
						Other Expenses		
						Real Estate Taxes		
						Payment in Lieu of Taxes	\$0	
						Property Insurance	\$12,500	
						Replacement Reserve	\$4,200	
						Other (specify)	\$0	
						Total Other	\$16,700	
						TOTAL ANNUAL EXPENSES	\$103,960	
						NET OPERATING INCOME	\$176,126	
						P.U.P.A. Expenses*	\$5,472	
						*P.U.P.A = Per Unit Per Annum Expenses		
Utilities		Owner Paid Utilities:						
Tenant Paid Utilities:								
<i>Electric</i>								
Utility Allowances:								
0 Bed*								
1 Bed*								
2 Bed*								
3 Bed*								
4 Bed*								

0.00%
0 # FTE

PUPM Utilities:
119.5614

unit avg. = 221.053

(Annual Ex. w/out 99,760

Permanent Financing Sources

Project Name: 660 Sherman Street Ridgway
Date: 9/15/22
Organization: Home Trust of Ouray County

Total Development Costs (from Dev. Budget tab): \$12,224,095

SOURCES OF FUNDS			
HARD DEBT	FIRST MORTGAGE		
	Lender	CHFA loan	
	Type of Loan	Select	
	Principal	\$2,850,000	
	Interest Rate	4.00%	
	Term (#Years)	35	
	Amortization	35	
	Annual Payment	-\$151,429	1.16 DCR
	SECOND MORTGAGE		
	Lender	0	
	Type of Loan	Select	
	Principal	\$0	
	Interest Rate	0.00%	
	Term (#Years)	0	
	Amortization	0	
	Annual Payment	\$0	1.16 DCR
	THIRD MORTGAGE		
	Lender	0	
Type of Loan	Select		
Principal	\$0		
Interest Rate	0.00%		
Term (#Years)	0		
Amortization	0		
Annual Payment	\$0	1.16 DCR	
TC EQUITY	TAX CREDIT EQUITY		
	9% LIHTC Proceeds	\$0	\$0.00
	4% LIHTC Proceeds	\$0	\$0.00
	State AHTC Proceeds	\$0	\$0.00
	Historic Tax Credits (Fed. or State)	\$0	\$0.00
	Other Tax Credits (describe)	\$0	\$0.00
GRANTS / SOFT DEBT	GOVERNMENT GRANTS AND SOFT DEBT		
	DOH Grant/Loan	Grant	\$600,000
	Other state grants/loans	Select Grant or Loan	\$2,622,931
	Congressionally directed spending	Other Grants (describe)	\$1,565,000
	County ARPA Funds	Select Grant or Loan	\$150,000
	Fee Waivers	Select Grant or Loan	\$256,000
	OTHER GRANTS (NON-GOVERNMENTAL)		
	Colorado Health Foundation	Other Grants (describe)	\$785,000
	Kenneth King Foundation	Other Grants (describe)	\$1,000,000
	Gates Family Foundation		\$30,000
	CHFA grant		\$200,000
	OWNER EQUITY		
	Deferred Developer Fee	Deferred Dev. Fee	\$250,000
Philanthropic Grants and Donations	Other Owner Equity (describe)	\$1,915,164	
	Other Owner Equity (describe)	\$0	
TOTAL SOURCES		\$12,224,095.00	
GAP (SURPLUS)		\$0.00	

Break Even Point	0.91	Poss Debt Service @ 1.15 DCR	153,153
Debt Coverage Ratio	1.163	Max Loan amount @ 1.15 DCR	2858546

Sources and Uses

Project Name: 660 Sherman Street Ridgway
Date: 9/15/22
Organization: Home Trust of Ouray County

SOURCES OF FUNDS

Source	Amount	Status
CHFA loan	\$2,850,000	
DOH Grant/Loan	\$600,000	
Other state grants/loans	\$2,622,931	
Fee Waivers	\$256,000	
County ARPA Funds	\$150,000	
Colorado Health Foundation	\$785,000	
Congressionally Directed Spending	\$1,565,000	
Kenneth King Foundation	\$1,000,000	
Gates Family Foundation	\$30,000	
CHFA grant	\$200,000	
Deferred Developer Fee	\$250,000	
Philanthropic Grants and Donations	\$1,915,164	
TOTAL SOURCES	\$12,224,095	

USES

Source	Amount	Notes
Acquisition Costs	\$360,000	
Site Improvements	\$500,000	
Construction	\$9,984,050	
Professional Fees	\$336,600	
Construction Finance	\$145,223	
Permanent Finance and Syndication	\$97,000	
Soft Costs	\$240,500	
Developer Fee / Profit	\$500,722	
Reserves	\$60,000	
TOTAL PROJECT USES	\$12,224,095	

Operating Proforma

Project Name:

660 Sherman Street Ridgway

Date:

9/15/22

Organization:

Home Trust of Ouray County

		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Rent Income (increasing by 2%)	2%	\$300,168	\$306,171	\$312,295	\$318,541	\$324,911	\$331,410	\$338,038	\$344,799	\$351,695	\$358,729
Other Income (increasing by 2%)	2%	\$1,000	\$1,020	\$1,040	\$1,061	\$1,082	\$1,104	\$1,126	\$1,149	\$1,172	\$1,195
Less Vacancy	7%	(\$21,082)	(\$21,503)	(\$21,933)	(\$22,372)	(\$22,820)	(\$23,276)	(\$23,741)	(\$24,216)	(\$24,701)	(\$25,195)
Eff. Gross Income		\$280,086	\$285,688	\$291,402	\$297,230	\$303,174	\$309,238	\$315,423	\$321,731	\$328,166	\$334,729
Total Annual Expenses (increasing by 3.00%)	3%	(\$103,960)	(\$107,079)	(\$110,291)	(\$113,600)	(\$117,008)	(\$120,518)	(\$124,134)	(\$127,858)	(\$131,693)	(\$135,644)
NET OPERATING INCOME		\$176,126	\$178,609	\$181,111	\$183,630	\$186,166	\$188,720	\$191,289	\$193,873	\$196,472	\$199,085
Total Debt Service		(\$151,429)	(\$151,429)	(\$151,429)	(\$151,429)	(\$151,429)	(\$151,429)	(\$151,429)	(\$151,429)	(\$151,429)	(\$151,429)
Cash Flow Pledged to PSH Services (-)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cash flow Available		\$24,697	\$27,180	\$29,682	\$32,201	\$34,737	\$37,291	\$39,860	\$42,444	\$45,043	\$47,656
Debt Coverage Ratio		1.16	1.18	1.20	1.21	1.23	1.25	1.26	1.28	1.30	1.31
Projected Payments from Cash flow											
Asset Management Fees (escalating at 3%)	3%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Deferred Developer Fees		\$24,697	\$27,180	\$29,682	\$32,201	\$34,737	\$37,291	\$39,860	\$42,444	\$45,043	\$47,656
Pmt for Cash Flow Loan #1		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pmt for Cash Flow Loan #2		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pmt for Cash Flow Loan #3		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Available Cash after Payments		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,093	\$45,043	\$47,656

		YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15	YEAR 16	YEAR 17	Deferred Developer Fee Totals		
Rent Income (increasing by 2.00%)	2%	\$365,903	\$373,221	\$380,686	\$388,299	\$396,065	\$403,987	\$412,066	Yrs. 1-10	Yrs. 11-15	Total
Other Income (increasing by 2.00%)	2%	\$1,219	\$1,243	\$1,268	\$1,294	\$1,319	\$1,346	\$1,373	\$250,000	\$0	\$250,000
Less Vacancy	7%	(\$25,699)	(\$26,213)	(\$26,737)	(\$27,272)	(\$27,817)	(\$28,373)	(\$28,941)			
Eff. Gross Income		\$341,424	\$348,252	\$355,217	\$362,321	\$369,568	\$376,959	\$384,498			
Total Annual Expenses - inc. by	3%	(\$139,714)	(\$143,905)	(\$148,222)	(\$152,669)	(\$157,249)	(\$161,966)	(\$166,825)			
NET OPERATING INCOME		\$201,710	\$204,347	\$206,995	\$209,653	\$212,319	\$214,993	\$217,673			
Total Debt Service		(\$151,429)	(\$151,429)	(\$151,429)	(\$151,429)	(\$151,429)	(\$151,429)	(\$151,429)			
Cash Flow Pledged to PSH Services (-)		\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Cash flow Available		\$50,281	\$52,918	\$55,566	\$58,224	\$60,890	\$63,564	\$66,244			
Debt Coverage Ratio		1.33	1.35	1.37	1.38	1.40	1.42	1.44			
Projected Payments from Cash flow											
Asset Management Fees (escalating at 3%)		\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Deferred Developer Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Pmt for Cash Flow Loan #1		\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Pmt for Cash Flow Loan #2		\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Pmt for Cash Flow Loan #3		\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Available Cash after Payments		\$50,281	\$52,918	\$55,566	\$58,224	\$60,890	\$63,564	\$66,244			

Cash Flow Loan #1			
Yrs. 1-10	Yrs. 11-17	Total	\$0
\$0	\$0	\$0	#DIV/0!

Cash Flow Loan #2			
Yrs. 1-10	Yrs. 11-17	Total	\$0
\$0	\$0	\$0	#DIV/0!

Cash Flow Loan #3			
Yrs. 1-10	Yrs. 11-17	Total	\$0
\$0	\$0	\$0	#DIV/0!

Housing Development & Preservation - Analysis

Project Name: 660 Sherman Street Ridgway
Date: 9/15/22
Applicant: Home Trust of Ouray County
Spreadsheet Version: 1/0/00



COLORADO
Department of Local Affairs
 Division of Housing

Rental (non-PSH) and Homeownership Project Assessment

Criteria	Project Data	DOH Range
Development Cost		
Cost/Sq. Ft.	\$543.75 /Sq. Ft.	Up to \$435
Hard Cost/Sq. Ft.	\$466.35 /Sq. Ft.	Up to \$300
Soft Cost/Sq. Ft.	\$61.39 /Sq. Ft.	Up to \$100
Land Cost/Sq. Ft.	\$16.01 /Sq. Ft.	Up to \$35
Cost/Unit	\$719,064 /Unit	Up to \$435,000
Hard Cost/Unit	\$616,709 /Unit	Up to \$300,000
Soft Cost/Unit	\$81,179 /Unit	Up to \$100,000
Land Cost/Unit	\$21,176 /Unit	Up to \$35,000
Developer Fee as % of total allowable costs	\$0	
Rental Metrics		
Annual Operating Expense per Unit	\$5,472 /Unit	Up to \$7,000
Annual Replacement Reserve per Unit	\$221	\$300 (\$250 for seniors)
Debt Coverage Ratio	1.16	1.15 – 1.30, not to exceed lender/investor requirement
Operating Reserve (Months)	2.8	4-6 month debt and operating costs (or per lender or investor requirement)
Deferred Developer Fee (%)	0.5	
Deferred Developer Fee projected payback Year (of TC Partnership)		
Financial Commitments		
DOH Subsidy per Unit	\$600,000 /Unit	Urban: Up to \$25,000 Rural: Up to \$35,000
DOH funds as % of total budget:	0.0	
Primary Financing Int. Rate	4.00%	
Primary Financing Term (Years)	35	
9% LIHTC Credit Pricing	\$0.00	
4% LIHTC Credit Pricing	\$0.00	
State AHTC Credit Pricing	\$0.00	
Other Criteria		
Average Affordability (% AMI)	59.47%	
Number of 30% AMI Units (#)	0	
Percent of units at 30% AMI (%)	0%	

Permanent Supportive Housing (PSH) PROJECT ASSESSMENT

Criteria	Project Data	DOH Range
Development Cost		
Cost/Sq. Ft.	\$543.75 /Sq. Ft.	Up to \$505
Hard Cost/Sq. Ft.	\$466.35 /Sq. Ft.	Up to \$350
Soft Cost/Sq. Ft.	\$61.39 /Sq. Ft.	Up to \$120
Land Cost/Sq. Ft.	\$16.01 /Sq. Ft.	Up to \$35
Cost/Unit	\$719,064 /Unit	Up to \$505,000
Hard Cost/Unit	\$616,709 /Unit	Up to \$350,000
Soft Cost/Unit	\$81,179 /Unit	Up to \$120,000
Land Cost/Unit	\$21,176 /Unit	Up to \$35,000
Developer Fee as % of total allowable costs	\$0	
Rental Metrics		
Annual Operating Expense per Unit	\$5,472 /Unit	Up to \$7,500
Annual Replacement Reserve per Unit	\$221	\$300 (\$250 for seniors)
Debt Coverage Ratio	1.16	1.15 – 1.30, not to exceed lender/investor requirement
Operating Reserve (Months)	2.8	4-6 month debt and operating costs, per lender or investor requirement
Deferred Developer Fee (%)	0.5	
Deferred Developer Fee projected payback Year (of TC Partnership)		
Financial Commitments		
DOH Subsidy per Unit	\$600,000 /Unit	Up to \$45,000
DOH funds as % of total budget:	0.0	
Primary Financing Int. Rate	4.00%	
Primary Financing Term (Years)	35	
9% LIHTC Credit Pricing	\$0.00	
4% LIHTC Credit Pricing	\$0.00	
State AHTC Credit Pricing	\$0.00	
Other Criteria		
Average Affordability (% AMI)	59.47%	
Number of 30% AMI Units (#)	0	
Percent of units at 30% AMI (%)	0%	



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for All Colorado Counties**

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20% to 120% of Area Median Income (AMI)

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County	HERA	AMI	2021 Maximum Rents					2021 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%		2,202	2,359	2,832	3,270	3,648	88,080	100,680	113,280	125,760	135,840	145,920	156,000	166,080
Adams	100%		1,835	1,966	2,360	2,725	3,040	73,400	83,900	94,400	104,800	113,200	121,600	130,000	138,400
Adams	80%		1,468	1,573	1,888	2,180	2,432	58,720	67,120	75,520	83,840	90,560	97,280	104,000	110,720
Adams	70%		1,284	1,376	1,652	1,907	2,128	51,380	58,730	66,080	73,360	79,240	85,120	91,000	96,880
Adams	60%		1,101	1,179	1,416	1,635	1,824	44,040	50,340	56,640	62,880	67,920	72,960	78,000	83,040
Adams	55%		1,009	1,081	1,298	1,498	1,556	40,370	46,145	51,920	57,640	62,260	66,880	71,500	76,120
Adams	50%		917	983	1,180	1,362	1,520	36,700	41,950	47,200	52,400	56,600	60,800	65,000	69,200
Adams	45%		825	884	1,062	1,226	1,368	33,030	37,755	42,480	47,160	50,940	54,720	58,500	62,280
Adams	40%		734	786	944	1,090	1,216	29,360	33,560	37,760	41,920	45,280	48,640	52,000	55,360
Adams	30%		550	589	708	817	912	22,020	25,170	28,320	31,440	33,960	36,480	39,000	41,520
Adams	20%		367	393	472	545	608	14,680	16,780	18,880	20,960	22,640	24,320	26,000	27,680
Alamosa	120%		1,545	1,654	1,986	2,293	2,559	61,800	70,560	79,440	88,200	95,280	102,360	109,440	116,520
Alamosa	100%		1,287	1,378	1,655	1,911	2,132	51,500	58,800	66,200	73,500	79,400	85,300	91,200	97,100
Alamosa	80%		1,030	1,103	1,324	1,529	1,706	41,200	47,040	52,960	58,800	63,520	68,240	72,960	77,680
Alamosa	70%		901	965	1,158	1,337	1,492	36,050	41,160	46,340	51,450	55,580	59,710	63,840	67,970
Alamosa	60%		772	827	993	1,146	1,279	30,900	35,280	39,720	44,100	47,640	51,180	54,720	58,260
Alamosa	55%		708	758	910	1,051	1,172	28,325	32,340	36,410	40,425	43,670	46,915	50,160	53,405
Alamosa	50%		643	689	827	955	1,066	25,750	29,400	33,100	36,750	39,700	42,650	45,600	48,550
Alamosa	45%		579	620	744	860	959	23,175	26,460	29,790	33,075	35,730	38,385	41,040	43,695
Alamosa	40%		515	551	662	764	853	20,600	23,520	26,480	29,400	31,760	34,120	36,480	38,840
Alamosa	30%		386	413	496	573	639	15,450	17,640	19,860	22,050	23,820	25,590	27,360	29,130
Alamosa	20%		257	275	331	382	426	10,300	11,760	13,240	14,700	15,880	17,060	18,240	19,420
Arapahoe	120%		2,202	2,359	2,832	3,270	3,648	88,080	100,680	113,280	125,760	135,840	145,920	156,000	166,080
Arapahoe	100%		1,835	1,966	2,360	2,725	3,040	73,400	83,900	94,400	104,800	113,200	121,600	130,000	138,400
Arapahoe	80%		1,468	1,573	1,888	2,180	2,432	58,720	67,120	75,520	83,840	90,560	97,280	104,000	110,720
Arapahoe	70%		1,284	1,376	1,652	1,907	2,128	51,380	58,730	66,080	73,360	79,240	85,120	91,000	96,880
Arapahoe	60%		1,101	1,179	1,416	1,635	1,824	44,040	50,340	56,640	62,880	67,920	72,960	78,000	83,040
Arapahoe	55%		1,009	1,081	1,298	1,498	1,556	40,370	46,145	51,920	57,640	62,260	66,880	71,500	76,120
Arapahoe	50%		917	983	1,180	1,362	1,520	36,700	41,950	47,200	52,400	56,600	60,800	65,000	69,200
Arapahoe	45%		825	884	1,062	1,226	1,368	33,030	37,755	42,480	47,160	50,940	54,720	58,500	62,280
Arapahoe	40%		734	786	944	1,090	1,216	29,360	33,560	37,760	41,920	45,280	48,640	52,000	55,360
Arapahoe	30%		550	589	708	817	912	22,020	25,170	28,320	31,440	33,960	36,480	39,000	41,520
Arapahoe	20%		367	393	472	545	608	14,680	16,780	18,880	20,960	22,640	24,320	26,000	27,680



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County	HERA	AMI	2021 Maximum Rents					2021 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>Archuleta</i>	<i>Y</i>	<i>60%</i>	<i>781</i>	<i>837</i>	<i>1,005</i>	<i>1,161</i>	<i>1,296</i>	<i>31,260</i>	<i>35,760</i>	<i>40,200</i>	<i>44,640</i>	<i>48,240</i>	<i>51,840</i>	<i>55,380</i>	<i>58,980</i>
<i>Archuleta</i>	<i>Y</i>	<i>55%</i>	<i>716</i>	<i>767</i>	<i>921</i>	<i>1,064</i>	<i>1,188</i>	<i>28,655</i>	<i>32,780</i>	<i>36,850</i>	<i>40,920</i>	<i>44,220</i>	<i>47,520</i>	<i>50,765</i>	<i>54,065</i>
<i>Archuleta</i>	<i>Y</i>	<i>50%</i>	<i>651</i>	<i>698</i>	<i>837</i>	<i>967</i>	<i>1,080</i>	<i>26,050</i>	<i>29,800</i>	<i>33,500</i>	<i>37,200</i>	<i>40,200</i>	<i>43,200</i>	<i>46,150</i>	<i>49,150</i>
<i>Archuleta</i>	<i>Y</i>	<i>45%</i>	<i>586</i>	<i>628</i>	<i>753</i>	<i>870</i>	<i>972</i>	<i>23,445</i>	<i>26,820</i>	<i>30,150</i>	<i>33,480</i>	<i>36,180</i>	<i>38,880</i>	<i>41,535</i>	<i>44,235</i>
<i>Archuleta</i>	<i>Y</i>	<i>40%</i>	<i>521</i>	<i>558</i>	<i>670</i>	<i>774</i>	<i>864</i>	<i>20,840</i>	<i>23,840</i>	<i>26,800</i>	<i>29,760</i>	<i>32,160</i>	<i>34,560</i>	<i>36,920</i>	<i>39,320</i>
<i>Archuleta</i>	<i>Y</i>	<i>30%</i>	<i>390</i>	<i>418</i>	<i>502</i>	<i>580</i>	<i>648</i>	<i>15,630</i>	<i>17,880</i>	<i>20,100</i>	<i>22,320</i>	<i>24,120</i>	<i>25,920</i>	<i>27,690</i>	<i>29,490</i>
Archuleta		120%	1,545	1,654	1,986	2,293	2,559	61,800	70,560	79,440	88,200	95,280	102,360	109,440	116,520
Archuleta		100%	1,287	1,378	1,655	1,911	2,132	51,500	58,800	66,200	73,500	79,400	85,300	91,200	97,100
Archuleta		80%	1,030	1,103	1,324	1,529	1,706	41,200	47,040	52,960	58,800	63,520	68,240	72,960	77,680
Archuleta		70%	901	965	1,158	1,337	1,492	36,050	41,160	46,340	51,450	55,580	59,710	63,840	67,970
Archuleta		60%	772	827	993	1,146	1,279	30,900	35,280	39,720	44,100	47,640	51,180	54,720	58,260
Archuleta		55%	708	758	910	1,051	1,172	28,325	32,340	36,410	40,425	43,670	46,915	50,160	53,405
Archuleta		50%	643	689	827	955	1,066	25,750	29,400	33,100	36,750	39,700	42,650	45,600	48,550
Archuleta		45%	579	620	744	860	959	23,175	26,460	29,790	33,075	35,730	38,385	41,040	43,695
Archuleta		40%	515	551	662	764	853	20,600	23,520	26,480	29,400	31,760	34,120	36,480	38,840
Archuleta		30%	386	413	496	573	639	15,450	17,640	19,860	22,050	23,820	25,590	27,360	29,130
Archuleta		20%	257	275	331	382	426	10,300	11,760	13,240	14,700	15,880	17,060	18,240	19,420
Baca		120%	1,545	1,654	1,986	2,293	2,559	61,800	70,560	79,440	88,200	95,280	102,360	109,440	116,520
Baca		100%	1,287	1,378	1,655	1,911	2,132	51,500	58,800	66,200	73,500	79,400	85,300	91,200	97,100
Baca		80%	1,030	1,103	1,324	1,529	1,706	41,200	47,040	52,960	58,800	63,520	68,240	72,960	77,680
Baca		70%	901	1,029	1,158	1,286	1,389	36,050	41,160	46,340	51,450	55,580	59,710	63,840	67,970
Baca		60%	772	827	993	1,146	1,279	30,900	35,280	39,720	44,100	47,640	51,180	54,720	58,260
Baca		55%	708	758	910	1,051	1,172	28,325	32,340	36,410	40,425	43,670	46,915	50,160	53,405
Baca		50%	643	689	827	955	1,066	25,750	29,400	33,100	36,750	39,700	42,650	45,600	48,550
Baca		45%	579	620	744	860	959	23,175	26,460	29,790	33,075	35,730	38,385	41,040	43,695
Baca		40%	515	551	662	764	853	20,600	23,520	26,480	29,400	31,760	34,120	36,480	38,840
Baca		30%	386	413	496	573	639	15,450	17,640	19,860	22,050	23,820	25,590	27,360	29,130
Baca		20%	257	275	331	382	426	10,300	11,760	13,240	14,700	15,880	17,060	18,240	19,420



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Bent		120%	1,545	1,654	1,986	2,293	2,559	61,800	70,560	79,440	88,200	95,280	102,360	109,440	116,520
Bent		100%	1,287	1,378	1,655	1,911	2,132	51,500	58,800	66,200	73,500	79,400	85,300	91,200	97,100
Bent		80%	1,030	1,103	1,324	1,529	1,706	41,200	47,040	52,960	58,800	63,520	68,240	72,960	77,680
Bent		70%	901	1,029	1,158	1,286	1,389	36,050	41,160	46,340	51,450	55,580	59,710	63,840	67,970
Bent		60%	772	827	993	1,146	1,279	30,900	35,280	39,720	44,100	47,640	51,180	54,720	58,260
Bent		55%	708	758	910	1,051	1,172	28,325	32,340	36,410	40,425	43,670	46,915	50,160	53,405
Bent		50%	643	689	827	955	1,066	25,750	29,400	33,100	36,750	39,700	42,650	45,600	48,550
Bent		45%	579	620	744	860	959	23,175	26,460	29,790	33,075	35,730	38,385	41,040	43,695
Bent		40%	515	551	662	764	853	20,600	23,520	26,480	29,400	31,760	34,120	36,480	38,840
Bent		30%	386	413	496	573	639	15,450	17,640	19,860	22,050	23,820	25,590	27,360	29,130
Bent		20%	257	275	331	382	426	10,300	11,760	13,240	14,700	15,880	17,060	18,240	19,420
Boulder	Y	60%	1,257	1,347	1,617	1,867	2,083	50,280	57,480	64,680	71,820	77,580	83,340	89,100	94,860
Boulder	Y	55%	1,152	1,234	1,482	1,711	1,909	46,090	52,690	59,290	65,835	71,115	76,395	81,675	86,955
Boulder	Y	50%	1,047	1,122	1,347	1,556	1,736	41,900	47,900	53,900	59,850	64,650	69,450	74,250	79,050
Boulder	Y	45%	942	1,010	1,212	1,400	1,562	37,710	43,110	48,510	53,865	58,185	62,505	66,825	71,145
Boulder	Y	40%	838	898	1,078	1,245	1,389	33,520	38,320	43,120	47,880	51,720	55,560	59,400	63,240
Boulder	Y	30%	628	673	808	933	1,041	25,140	28,740	32,340	35,910	38,790	41,670	44,550	47,430
Boulder		120%	2,457	2,632	3,159	3,648	4,071	98,280	112,320	126,360	140,280	151,560	162,840	174,000	185,280
Boulder		100%	2,047	2,193	2,632	3,040	3,392	81,900	93,600	105,300	116,900	126,300	135,700	145,000	154,400
Boulder		80%	1,638	1,755	2,106	2,432	2,714	65,520	74,880	84,240	93,520	101,040	108,560	116,000	123,520
Boulder		70%	1,433	1,535	1,842	2,128	2,374	57,330	65,520	73,710	81,830	88,410	94,990	101,500	108,080
Boulder		60%	1,228	1,316	1,579	1,824	2,035	49,140	56,160	63,180	70,140	75,780	81,420	87,000	92,640
Boulder		55%	1,126	1,206	1,447	1,672	1,865	45,045	51,480	57,915	64,295	69,465	74,635	79,750	84,920
Boulder		50%	1,023	1,096	1,316	1,520	1,696	40,950	46,800	52,650	58,450	63,150	67,850	72,500	77,200
Boulder		45%	921	987	1,184	1,368	1,526	36,855	42,120	47,385	52,605	56,835	61,065	65,250	69,480
Boulder		40%	819	877	1,053	1,216	1,357	32,760	37,440	42,120	46,760	50,520	54,280	58,000	61,760
Boulder		30%	614	658	789	912	1,017	24,570	28,080	31,590	35,070	37,890	40,710	43,500	46,320
Boulder		20%	409	438	526	608	678	16,380	18,720	21,060	23,380	25,260	27,140	29,000	30,880



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Broomfield		120%	2,202	2,359	2,832	3,270	3,648	88,080	100,680	113,280	125,760	135,840	145,920	156,000	166,080
Broomfield		100%	1,835	1,966	2,360	2,725	3,040	73,400	83,900	94,400	104,800	113,200	121,600	130,000	138,400
Broomfield		80%	1,468	1,573	1,888	2,180	2,432	58,720	67,120	75,520	83,840	90,560	97,280	104,000	110,720
Broomfield		70%	1,284	1,376	1,652	1,907	2,128	51,380	58,730	66,080	73,360	79,240	85,120	91,000	96,880
Broomfield		60%	1,101	1,179	1,416	1,635	1,824	44,040	50,340	56,640	62,880	67,920	72,960	78,000	83,040
Broomfield		55%	1,009	1,081	1,298	1,498	1,672	40,370	46,145	51,920	57,640	62,260	66,880	71,500	76,120
Broomfield		50%	917	983	1,180	1,362	1,520	36,700	41,950	47,200	52,400	56,600	60,800	65,000	69,200
Broomfield		45%	825	884	1,062	1,226	1,368	33,030	37,755	42,480	47,160	50,940	54,720	58,500	62,280
Broomfield		40%	734	786	944	1,090	1,216	29,360	33,560	37,760	41,920	45,280	48,640	52,000	55,360
Broomfield		30%	550	589	708	817	912	22,020	25,170	28,320	31,440	33,960	36,480	39,000	41,520
Broomfield		20%	367	393	472	545	608	14,680	16,780	18,880	20,960	22,640	24,320	26,000	27,680
<i>Chaffee</i>	<i>Y</i>	<i>60%</i>	<i>808</i>	<i>866</i>	<i>1,039</i>	<i>1,200</i>	<i>1,339</i>	<i>32,340</i>	<i>36,960</i>	<i>41,580</i>	<i>46,140</i>	<i>49,860</i>	<i>53,580</i>	<i>57,240</i>	<i>60,960</i>
<i>Chaffee</i>	<i>Y</i>	<i>55%</i>	<i>741</i>	<i>794</i>	<i>952</i>	<i>1,100</i>	<i>1,227</i>	<i>29,645</i>	<i>33,880</i>	<i>38,115</i>	<i>42,295</i>	<i>45,705</i>	<i>49,115</i>	<i>52,470</i>	<i>55,880</i>
<i>Chaffee</i>	<i>Y</i>	<i>50%</i>	<i>673</i>	<i>721</i>	<i>866</i>	<i>1,000</i>	<i>1,116</i>	<i>26,950</i>	<i>30,800</i>	<i>34,650</i>	<i>38,450</i>	<i>41,550</i>	<i>44,650</i>	<i>47,700</i>	<i>50,800</i>
<i>Chaffee</i>	<i>Y</i>	<i>45%</i>	<i>606</i>	<i>649</i>	<i>779</i>	<i>900</i>	<i>1,004</i>	<i>24,255</i>	<i>27,720</i>	<i>31,185</i>	<i>34,605</i>	<i>37,395</i>	<i>40,185</i>	<i>42,930</i>	<i>45,720</i>
<i>Chaffee</i>	<i>Y</i>	<i>40%</i>	<i>539</i>	<i>577</i>	<i>693</i>	<i>800</i>	<i>893</i>	<i>21,560</i>	<i>24,640</i>	<i>27,720</i>	<i>30,760</i>	<i>33,240</i>	<i>35,720</i>	<i>38,160</i>	<i>40,640</i>
<i>Chaffee</i>	<i>Y</i>	<i>30%</i>	<i>404</i>	<i>433</i>	<i>519</i>	<i>600</i>	<i>669</i>	<i>16,170</i>	<i>18,480</i>	<i>20,790</i>	<i>23,070</i>	<i>24,930</i>	<i>26,790</i>	<i>28,620</i>	<i>30,480</i>
Chaffee		120%	1,545	1,654	1,986	2,293	2,559	61,800	70,560	79,440	88,200	95,280	102,360	109,440	116,520
Chaffee		100%	1,287	1,378	1,655	1,911	2,132	51,500	58,800	66,200	73,500	79,400	85,300	91,200	97,100
Chaffee		80%	1,030	1,103	1,324	1,529	1,706	41,200	47,040	52,960	58,800	63,520	68,240	72,960	77,680
Chaffee		70%	901	965	1,158	1,337	1,492	36,050	41,160	46,340	51,450	55,580	59,710	63,840	67,970
Chaffee		60%	772	827	993	1,146	1,279	30,900	35,280	39,720	44,100	47,640	51,180	54,720	58,260
Chaffee		55%	708	758	910	1,051	1,172	28,325	32,340	36,410	40,425	43,670	46,915	50,160	53,405
Chaffee		50%	643	689	827	955	1,066	25,750	29,400	33,100	36,750	39,700	42,650	45,600	48,550
Chaffee		45%	579	620	744	860	959	23,175	26,460	29,790	33,075	35,730	38,385	41,040	43,695
Chaffee		40%	515	551	662	764	853	20,600	23,520	26,480	29,400	31,760	34,120	36,480	38,840
Chaffee		30%	386	413	496	573	639	15,450	17,640	19,860	22,050	23,820	25,590	27,360	29,130
Chaffee		20%	257	275	331	382	426	10,300	11,760	13,240	14,700	15,880	17,060	18,240	19,420



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County	HERA	AMI	2021 Maximum Rents					2021 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>805</i>	<i>862</i>	<i>1,035</i>	<i>1,195</i>	<i>1,333</i>	<i>32,220</i>	<i>36,780</i>	<i>41,400</i>	<i>45,960</i>	<i>49,680</i>	<i>53,340</i>	<i>57,000</i>	<i>60,720</i>
<i>Cheyenne</i>	<i>Y</i>	<i>55%</i>	<i>738</i>	<i>790</i>	<i>948</i>	<i>1,095</i>	<i>1,222</i>	<i>29,535</i>	<i>33,715</i>	<i>37,950</i>	<i>42,130</i>	<i>45,540</i>	<i>48,895</i>	<i>52,250</i>	<i>55,660</i>
<i>Cheyenne</i>	<i>Y</i>	<i>50%</i>	<i>671</i>	<i>718</i>	<i>862</i>	<i>996</i>	<i>1,111</i>	<i>26,850</i>	<i>30,650</i>	<i>34,500</i>	<i>38,300</i>	<i>41,400</i>	<i>44,450</i>	<i>47,500</i>	<i>50,600</i>
<i>Cheyenne</i>	<i>Y</i>	<i>45%</i>	<i>604</i>	<i>646</i>	<i>776</i>	<i>896</i>	<i>1,000</i>	<i>24,165</i>	<i>27,585</i>	<i>31,050</i>	<i>34,470</i>	<i>37,260</i>	<i>40,005</i>	<i>42,750</i>	<i>45,540</i>
<i>Cheyenne</i>	<i>Y</i>	<i>40%</i>	<i>537</i>	<i>575</i>	<i>690</i>	<i>797</i>	<i>889</i>	<i>21,480</i>	<i>24,520</i>	<i>27,600</i>	<i>30,640</i>	<i>33,120</i>	<i>35,560</i>	<i>38,000</i>	<i>40,480</i>
<i>Cheyenne</i>	<i>Y</i>	<i>30%</i>	<i>402</i>	<i>431</i>	<i>517</i>	<i>597</i>	<i>666</i>	<i>16,110</i>	<i>18,390</i>	<i>20,700</i>	<i>22,980</i>	<i>24,840</i>	<i>26,670</i>	<i>28,500</i>	<i>30,360</i>
Cheyenne		120%	1,605	1,720	2,064	2,385	2,661	64,200	73,440	82,560	91,680	99,120	106,440	113,760	121,080
Cheyenne		100%	1,337	1,433	1,720	1,987	2,217	53,500	61,200	68,800	76,400	82,600	88,700	94,800	100,900
Cheyenne		80%	1,070	1,147	1,376	1,590	1,774	42,800	48,960	55,040	61,120	66,080	70,960	75,840	80,720
Cheyenne		70%	936	1,003	1,204	1,391	1,552	37,450	42,840	48,160	53,480	57,820	62,090	66,360	70,630
Cheyenne		60%	802	860	1,032	1,192	1,330	32,100	36,720	41,280	45,840	49,560	53,220	56,880	60,540
Cheyenne		55%	735	788	946	1,093	1,219	29,425	33,660	37,840	42,020	45,430	48,785	52,140	55,495
Cheyenne		50%	668	716	860	993	1,108	26,750	30,600	34,400	38,200	41,300	44,350	47,400	50,450
Cheyenne		45%	601	645	774	894	997	24,075	27,540	30,960	34,380	37,170	39,915	42,660	45,405
Cheyenne		40%	535	573	688	795	887	21,400	24,480	27,520	30,560	33,040	35,480	37,920	40,360
Cheyenne		30%	401	430	516	596	665	16,050	18,360	20,640	22,920	24,780	26,610	28,440	30,270
Cheyenne		20%	267	286	344	397	443	10,700	12,240	13,760	15,280	16,520	17,740	18,960	20,180
Clear Creek		120%	2,202	2,359	2,832	3,270	3,648	88,080	100,680	113,280	125,760	135,840	145,920	156,000	166,080
Clear Creek		100%	1,835	1,966	2,360	2,725	3,040	73,400	83,900	94,400	104,800	113,200	121,600	130,000	138,400
Clear Creek		80%	1,468	1,573	1,888	2,180	2,432	58,720	67,120	75,520	83,840	90,560	97,280	104,000	110,720
Clear Creek		70%	1,284	1,376	1,652	1,907	2,128	51,380	58,730	66,080	73,360	79,240	85,120	91,000	96,880
Clear Creek		60%	1,101	1,179	1,416	1,635	1,824	44,040	50,340	56,640	62,880	67,920	72,960	78,000	83,040
Clear Creek		55%	1,009	1,081	1,298	1,498	1,672	40,370	46,145	51,920	57,640	62,260	66,880	71,500	76,120
Clear Creek		50%	917	983	1,180	1,362	1,520	36,700	41,950	47,200	52,400	56,600	60,800	65,000	69,200
Clear Creek		45%	825	884	1,062	1,226	1,368	33,030	37,755	42,480	47,160	50,940	54,720	58,500	62,280
Clear Creek		40%	734	786	944	1,090	1,216	29,360	33,560	37,760	41,920	45,280	48,640	52,000	55,360
Clear Creek		30%	550	589	708	817	912	22,020	25,170	28,320	31,440	33,960	36,480	39,000	41,520
Clear Creek		20%	367	393	472	545	608	14,680	16,780	18,880	20,960	22,640	24,320	26,000	27,680



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County	HERA	AMI	2021 Maximum Rents					2021 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%	853	914	1,096	1,266	1,413	34,140	39,000	43,860	48,720	52,620	56,520	60,420	64,320
Conejos	Y	55%	782	838	1,005	1,161	1,295	31,295	35,750	40,205	44,660	48,235	51,810	55,385	58,960
Conejos	Y	50%	711	761	913	1,055	1,177	28,450	32,500	36,550	40,600	43,850	47,100	50,350	53,600
Conejos	Y	45%	640	685	822	950	1,059	25,605	29,250	32,895	36,540	39,465	42,390	45,315	48,240
Conejos	Y	40%	569	609	731	844	942	22,760	26,000	29,240	32,480	35,080	37,680	40,280	42,880
Conejos	Y	30%	426	457	548	633	706	17,070	19,500	21,930	24,360	26,310	28,260	30,210	32,160
Conejos		120%	1,545	1,654	1,986	2,293	2,559	61,800	70,560	79,440	88,200	95,280	102,360	109,440	116,520
Conejos		100%	1,287	1,378	1,655	1,911	2,132	51,500	58,800	66,200	73,500	79,400	85,300	91,200	97,100
Conejos		80%	1,030	1,103	1,324	1,529	1,706	41,200	47,040	52,960	58,800	63,520	68,240	72,960	77,680
Conejos		70%	901	965	1,158	1,337	1,492	36,050	41,160	46,340	51,450	55,580	59,710	63,840	67,970
Conejos		60%	772	827	993	1,146	1,279	30,900	35,280	39,720	44,100	47,640	51,180	54,720	58,260
Conejos		55%	708	758	910	1,051	1,172	28,325	32,340	36,410	40,425	43,670	46,915	50,160	53,405
Conejos		50%	643	689	827	955	1,066	25,750	29,400	33,100	36,750	39,700	42,650	45,600	48,550
Conejos		45%	579	620	744	860	959	23,175	26,460	29,790	33,075	35,730	38,385	41,040	43,695
Conejos		40%	515	551	662	764	853	20,600	23,520	26,480	29,400	31,760	34,120	36,480	38,840
Conejos		30%	386	413	496	573	639	15,450	17,640	19,860	22,050	23,820	25,590	27,360	29,130
Conejos		20%	257	275	331	382	426	10,300	11,760	13,240	14,700	15,880	17,060	18,240	19,420
Costilla	Y	60%	784	840	1,009	1,165	1,300	31,380	35,880	40,380	44,820	48,420	52,020	55,620	59,220
Costilla	Y	55%	719	770	925	1,068	1,192	28,765	32,890	37,015	41,085	44,385	47,685	50,985	54,285
Costilla	Y	50%	653	700	841	971	1,083	26,150	29,900	33,650	37,350	40,350	43,350	46,350	49,350
Costilla	Y	45%	588	630	757	874	975	23,535	26,910	30,285	33,615	36,315	39,015	41,715	44,415
Costilla	Y	40%	523	560	673	777	867	20,920	23,920	26,920	29,880	32,280	34,680	37,080	39,480
Costilla	Y	30%	392	420	504	582	650	15,690	17,940	20,190	22,410	24,210	26,010	27,810	29,610
Costilla		120%	1,545	1,654	1,986	2,293	2,559	61,800	70,560	79,440	88,200	95,280	102,360	109,440	116,520
Costilla		100%	1,287	1,378	1,655	1,911	2,132	51,500	58,800	66,200	73,500	79,400	85,300	91,200	97,100
Costilla		80%	1,030	1,103	1,324	1,529	1,706	41,200	47,040	52,960	58,800	63,520	68,240	72,960	77,680
Costilla		70%	901	965	1,158	1,337	1,492	36,050	41,160	46,340	51,450	55,580	59,710	63,840	67,970
Costilla		60%	772	827	993	1,146	1,279	30,900	35,280	39,720	44,100	47,640	51,180	54,720	58,260
Costilla		55%	708	758	910	1,051	1,172	28,325	32,340	36,410	40,425	43,670	46,915	50,160	53,405
Costilla		50%	643	689	827	955	1,066	25,750	29,400	33,100	36,750	39,700	42,650	45,600	48,550
Costilla		45%	579	620	744	860	959	23,175	26,460	29,790	33,075	35,730	38,385	41,040	43,695
Costilla		40%	515	551	662	764	853	20,600	23,520	26,480	29,400	31,760	34,120	36,480	38,840
Costilla		30%	386	413	496	573	639	15,450	17,640	19,860	22,050	23,820	25,590	27,360	29,130
Costilla		20%	257	275	331	382	426	10,300	11,760	13,240	14,700	15,880	17,060	18,240	19,420



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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	Y	60%	810	867	1,041	1,203	1,342	32,400	37,020	41,640	46,260	49,980	53,700	57,420	61,080
Crowley	Y	55%	742	795	954	1,102	1,230	29,700	33,935	38,170	42,405	45,815	49,225	52,635	55,990
Crowley	Y	50%	675	723	867	1,002	1,118	27,000	30,850	34,700	38,550	41,650	44,750	47,850	50,900
Crowley	Y	45%	607	650	780	902	1,006	24,300	27,765	31,230	34,695	37,485	40,275	43,065	45,810
Crowley	Y	40%	540	578	694	802	895	21,600	24,680	27,760	30,840	33,320	35,800	38,280	40,720
Crowley	Y	30%	405	433	520	601	671	16,200	18,510	20,820	23,130	24,990	26,850	28,710	30,540
Crowley		120%	1,545	1,654	1,986	2,293	2,559	61,800	70,560	79,440	88,200	95,280	102,360	109,440	116,520
Crowley		100%	1,287	1,378	1,655	1,911	2,132	51,500	58,800	66,200	73,500	79,400	85,300	91,200	97,100
Crowley		80%	1,030	1,103	1,324	1,529	1,706	41,200	47,040	52,960	58,800	63,520	68,240	72,960	77,680
Crowley		70%	901	965	1,158	1,337	1,492	36,050	41,160	46,340	51,450	55,580	59,710	63,840	67,970
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Crowley		30%	386	413	496	573	639	15,450	17,640	19,860	22,050	23,820	25,590	27,360	29,130
Crowley		20%	257	275	331	382	426	10,300	11,760	13,240	14,700	15,880	17,060	18,240	19,420
Custer		120%	1,545	1,654	1,986	2,293	2,559	61,800	70,560	79,440	88,200	95,280	102,360	109,440	116,520
Custer		100%	1,287	1,378	1,655	1,911	2,132	51,500	58,800	66,200	73,500	79,400	85,300	91,200	97,100
Custer		80%	1,030	1,103	1,324	1,529	1,706	41,200	47,040	52,960	58,800	63,520	68,240	72,960	77,680
Custer		70%	901	965	1,158	1,337	1,492	36,050	41,160	46,340	51,450	55,580	59,710	63,840	67,970
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Delta		120%	1,545	1,654	1,986	2,293	2,559	61,800	70,560	79,440	88,200	95,280	102,360	109,440	116,520
Delta		100%	1,287	1,378	1,655	1,911	2,132	51,500	58,800	66,200	73,500	79,400	85,300	91,200	97,100
Delta		80%	1,030	1,103	1,324	1,529	1,706	41,200	47,040	52,960	58,800	63,520	68,240	72,960	77,680
Delta		70%	901	965	1,158	1,337	1,492	36,050	41,160	46,340	51,450	55,580	59,710	63,840	67,970
Delta		60%	772	827	993	1,146	1,279	30,900	35,280	39,720	44,100	47,640	51,180	54,720	58,260
Delta		55%	708	758	910	1,051	1,172	28,325	32,340	36,410	40,425	43,670	46,915	50,160	53,405
Delta		50%	643	689	827	955	1,066	25,750	29,400	33,100	36,750	39,700	42,650	45,600	48,550
Delta		45%	579	620	744	860	959	23,175	26,460	29,790	33,075	35,730	38,385	41,040	43,695
Delta		40%	515	551	662	764	853	20,600	23,520	26,480	29,400	31,760	34,120	36,480	38,840
Delta		30%	386	413	496	573	639	15,450	17,640	19,860	22,050	23,820	25,590	27,360	29,130
Delta		20%	257	275	331	382	426	10,300	11,760	13,240	14,700	15,880	17,060	18,240	19,420
Denver		120%	2,202	2,359	2,832	3,270	3,648	88,080	100,680	113,280	125,760	135,840	145,920	156,000	166,080
Denver		100%	1,835	1,966	2,360	2,725	3,040	73,400	83,900	94,400	104,800	113,200	121,600	130,000	138,400
Denver		80%	1,468	1,573	1,888	2,180	2,432	58,720	67,120	75,520	83,840	90,560	97,280	104,000	110,720
Denver		70%	1,284	1,376	1,652	1,907	2,128	51,380	58,730	66,080	73,360	79,240	85,120	91,000	96,880
Denver		60%	1,101	1,179	1,416	1,635	1,824	44,040	50,340	56,640	62,880	67,920	72,960	78,000	83,040
Denver		55%	1,009	1,081	1,298	1,498	1,672	40,370	46,145	51,920	57,640	62,260	66,880	71,500	76,120
Denver		50%	917	983	1,180	1,362	1,520	36,700	41,950	47,200	52,400	56,600	60,800	65,000	69,200
Denver		45%	825	884	1,062	1,226	1,368	33,030	37,755	42,480	47,160	50,940	54,720	58,500	62,280
Denver		40%	734	786	944	1,090	1,216	29,360	33,560	37,760	41,920	45,280	48,640	52,000	55,360
Denver		30%	550	589	708	817	912	22,020	25,170	28,320	31,440	33,960	36,480	39,000	41,520
Denver		20%	367	393	472	545	608	14,680	16,780	18,880	20,960	22,640	24,320	26,000	27,680
Dolores		120%	1,545	1,654	1,986	2,293	2,559	61,800	70,560	79,440	88,200	95,280	102,360	109,440	116,520
Dolores		100%	1,287	1,378	1,655	1,911	2,132	51,500	58,800	66,200	73,500	79,400	85,300	91,200	97,100
Dolores		80%	1,030	1,103	1,324	1,529	1,706	41,200	47,040	52,960	58,800	63,520	68,240	72,960	77,680
Dolores		70%	901	965	1,158	1,337	1,492	36,050	41,160	46,340	51,450	55,580	59,710	63,840	67,970
Dolores		60%	772	827	993	1,146	1,279	30,900	35,280	39,720	44,100	47,640	51,180	54,720	58,260
Dolores		55%	708	758	910	1,051	1,172	28,325	32,340	36,410	40,425	43,670	46,915	50,160	53,405
Dolores		50%	643	689	827	955	1,066	25,750	29,400	33,100	36,750	39,700	42,650	45,600	48,550
Dolores		45%	579	620	744	860	959	23,175	26,460	29,790	33,075	35,730	38,385	41,040	43,695
Dolores		40%	515	551	662	764	853	20,600	23,520	26,480	29,400	31,760	34,120	36,480	38,840
Dolores		30%	386	413	496	573	639	15,450	17,640	19,860	22,050	23,820	25,590	27,360	29,130
Dolores		20%	257	275	331	382	426	10,300	11,760	13,240	14,700	15,880	17,060	18,240	19,420



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for All Colorado Counties**

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County	HERA	AMI	2021 Maximum Rents					2021 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
Douglas		120%	2,202	2,359	2,832	3,270	3,648	88,080	100,680	113,280	125,760	135,840	145,920	156,000	166,080
Douglas		100%	1,835	1,966	2,360	2,725	3,040	73,400	83,900	94,400	104,800	113,200	121,600	130,000	138,400
Douglas		80%	1,468	1,573	1,888	2,180	2,432	58,720	67,120	75,520	83,840	90,560	97,280	104,000	110,720
Douglas		70%	1,284	1,376	1,652	1,907	2,128	51,380	58,730	66,080	73,360	79,240	85,120	91,000	96,880
Douglas		60%	1,101	1,179	1,416	1,635	1,824	44,040	50,340	56,640	62,880	67,920	72,960	78,000	83,040
Douglas		55%	1,009	1,081	1,298	1,498	1,672	40,370	46,145	51,920	57,640	62,260	66,880	71,500	76,120
Douglas		50%	917	983	1,180	1,362	1,520	36,700	41,950	47,200	52,400	56,600	60,800	65,000	69,200
Douglas		45%	825	884	1,062	1,226	1,368	33,030	37,755	42,480	47,160	50,940	54,720	58,500	62,280
Douglas		40%	734	786	944	1,090	1,216	29,360	33,560	37,760	41,920	45,280	48,640	52,000	55,360
Douglas		30%	550	589	708	817	912	22,020	25,170	28,320	31,440	33,960	36,480	39,000	41,520
Douglas		20%	367	393	472	545	608	14,680	16,780	18,880	20,960	22,640	24,320	26,000	27,680
Eagle		120%	2,100	2,250	2,700	3,120	3,480	84,000	96,000	108,000	120,000	129,600	139,200	148,800	158,400
Eagle		100%	1,750	1,875	2,250	2,600	2,900	70,000	80,000	90,000	100,000	108,000	116,000	124,000	132,000
Eagle		80%	1,400	1,500	1,800	2,080	2,320	56,000	64,000	72,000	80,000	86,400	92,800	99,200	105,600
Eagle		70%	1,225	1,312	1,575	1,820	2,030	49,000	56,000	63,000	70,000	75,600	81,200	86,800	92,400
Eagle		60%	1,050	1,125	1,350	1,560	1,740	42,000	48,000	54,000	60,000	64,800	69,600	74,400	79,200
Eagle		55%	962	1,031	1,237	1,430	1,595	38,500	44,000	49,500	55,000	59,400	63,800	68,200	72,600
Eagle		50%	875	937	1,125	1,300	1,450	35,000	40,000	45,000	50,000	54,000	58,000	62,000	66,000
Eagle		45%	787	843	1,012	1,170	1,305	31,500	36,000	40,500	45,000	48,600	52,200	55,800	59,400
Eagle		40%	700	750	900	1,040	1,160	28,000	32,000	36,000	40,000	43,200	46,400	49,600	52,800
Eagle		30%	525	562	675	780	870	21,000	24,000	27,000	30,000	32,400	34,800	37,200	39,600
Eagle		20%	350	375	450	520	580	14,000	16,000	18,000	20,000	21,600	23,200	24,800	26,400
El Paso		120%	1,731	1,855	2,226	2,571	2,868	69,240	79,200	89,040	98,880	106,800	114,720	122,640	130,560
El Paso		100%	1,442	1,546	1,855	2,142	2,390	57,700	66,000	74,200	82,400	89,000	95,600	102,200	108,800
El Paso		80%	1,154	1,237	1,484	1,714	1,912	46,160	52,800	59,360	65,920	71,200	76,480	81,760	87,040
El Paso		70%	1,009	1,082	1,298	1,499	1,673	40,390	46,200	51,940	57,680	62,300	66,920	71,540	76,160
El Paso		60%	865	927	1,113	1,285	1,434	34,620	39,600	44,520	49,440	53,400	57,360	61,320	65,280
El Paso		55%	793	850	1,020	1,178	1,314	31,735	36,300	40,810	45,320	48,950	52,580	56,210	59,840
El Paso		50%	721	773	927	1,071	1,195	28,850	33,000	37,100	41,200	44,500	47,800	51,100	54,400
El Paso		45%	649	695	834	964	1,075	25,965	29,700	33,390	37,080	40,050	43,020	45,990	48,960
El Paso		40%	577	618	742	857	956	23,080	26,400	29,680	32,960	35,600	38,240	40,880	43,520
El Paso		30%	432	463	556	642	717	17,310	19,800	22,260	24,720	26,700	28,680	30,660	32,640
El Paso		20%	288	309	371	428	478	11,540	13,200	14,840	16,480	17,800	19,120	20,440	21,760



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County	HERA	AMI	2021 Maximum Rents					2021 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
Elbert		120%	2,202	2,359	2,832	3,270	3,648	88,080	100,680	113,280	125,760	135,840	145,920	156,000	166,080
Elbert		100%	1,835	1,966	2,360	2,725	3,040	73,400	83,900	94,400	104,800	113,200	121,600	130,000	138,400
Elbert		80%	1,468	1,573	1,888	2,180	2,432	58,720	67,120	75,520	83,840	90,560	97,280	104,000	110,720
Elbert		70%	1,284	1,376	1,652	1,907	2,128	51,380	58,730	66,080	73,360	79,240	85,120	91,000	96,880
Elbert		60%	1,101	1,179	1,416	1,635	1,824	44,040	50,340	56,640	62,880	67,920	72,960	78,000	83,040
Elbert		55%	1,009	1,081	1,298	1,498	1,672	40,370	46,145	51,920	57,640	62,260	66,880	71,500	76,120
Elbert		50%	917	983	1,180	1,362	1,520	36,700	41,950	47,200	52,400	56,600	60,800	65,000	69,200
Elbert		45%	825	884	1,062	1,226	1,368	33,030	37,755	42,480	47,160	50,940	54,720	58,500	62,280
Elbert		40%	734	786	944	1,090	1,216	29,360	33,560	37,760	41,920	45,280	48,640	52,000	55,360
Elbert		30%	550	589	708	817	912	22,020	25,170	28,320	31,440	33,960	36,480	39,000	41,520
Elbert		20%	367	393	472	545	608	14,680	16,780	18,880	20,960	22,640	24,320	26,000	27,680
Fremont		120%	1,545	1,654	1,986	2,293	2,559	61,800	70,560	79,440	88,200	95,280	102,360	109,440	116,520
Fremont		100%	1,287	1,378	1,655	1,911	2,132	51,500	58,800	66,200	73,500	79,400	85,300	91,200	97,100
Fremont		80%	1,030	1,103	1,324	1,529	1,706	41,200	47,040	52,960	58,800	63,520	68,240	72,960	77,680
Fremont		70%	901	965	1,158	1,337	1,492	36,050	41,160	46,340	51,450	55,580	59,710	63,840	67,970
Fremont		60%	772	827	993	1,146	1,279	30,900	35,280	39,720	44,100	47,640	51,180	54,720	58,260
Fremont		55%	708	758	910	1,051	1,172	28,325	32,340	36,410	40,425	43,670	46,915	50,160	53,405
Fremont		50%	643	689	827	955	1,066	25,750	29,400	33,100	36,750	39,700	42,650	45,600	48,550
Fremont		45%	579	620	744	860	959	23,175	26,460	29,790	33,075	35,730	38,385	41,040	43,695
Fremont		40%	515	551	662	764	853	20,600	23,520	26,480	29,400	31,760	34,120	36,480	38,840
Fremont		30%	386	413	496	573	639	15,450	17,640	19,860	22,050	23,820	25,590	27,360	29,130
Fremont		20%	257	275	331	382	426	10,300	11,760	13,240	14,700	15,880	17,060	18,240	19,420
Garfield		120%	1,857	1,989	2,385	2,755	3,075	74,280	84,840	95,400	105,960	114,480	123,000	131,400	139,920
Garfield		100%	1,547	1,657	1,987	2,296	2,562	61,900	70,700	79,500	88,300	95,400	102,500	109,500	116,600
Garfield		80%	1,238	1,326	1,590	1,837	2,050	49,520	56,560	63,600	70,640	76,320	82,000	87,600	93,280
Garfield		70%	1,083	1,160	1,391	1,607	1,793	43,330	49,490	55,650	61,810	66,780	71,750	76,650	81,620
Garfield		60%	928	994	1,192	1,377	1,537	37,140	42,420	47,700	52,980	57,240	61,500	65,700	69,960
Garfield		55%	851	911	1,093	1,262	1,409	34,045	38,885	43,725	48,565	52,470	56,375	60,225	64,130
Garfield		50%	773	828	993	1,148	1,281	30,950	35,350	39,750	44,150	47,700	51,250	54,750	58,300
Garfield		45%	696	745	894	1,033	1,153	27,855	31,815	35,775	39,735	42,930	46,125	49,275	52,470
Garfield		40%	619	663	795	918	1,025	24,760	28,280	31,800	35,320	38,160	41,000	43,800	46,640
Garfield		30%	464	497	596	688	768	18,570	21,210	23,850	26,490	28,620	30,750	32,850	34,980
Garfield		20%	309	331	397	459	512	12,380	14,140	15,900	17,660	19,080	20,500	21,900	23,320



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County	HERA	AMI	2021 Maximum Rents					2021 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
Gilpin		120%	2,202	2,359	2,832	3,270	3,648	88,080	100,680	113,280	125,760	135,840	145,920	156,000	166,080
Gilpin		100%	1,835	1,966	2,360	2,725	3,040	73,400	83,900	94,400	104,800	113,200	121,600	130,000	138,400
Gilpin		80%	1,468	1,573	1,888	2,180	2,432	58,720	67,120	75,520	83,840	90,560	97,280	104,000	110,720
Gilpin		70%	1,284	1,376	1,652	1,907	2,128	51,380	58,730	66,080	73,360	79,240	85,120	91,000	96,880
Gilpin		60%	1,101	1,179	1,416	1,635	1,824	44,040	50,340	56,640	62,880	67,920	72,960	78,000	83,040
Gilpin		55%	1,009	1,081	1,298	1,498	1,672	40,370	46,145	51,920	57,640	62,260	66,880	71,500	76,120
Gilpin		50%	917	983	1,180	1,362	1,520	36,700	41,950	47,200	52,400	56,600	60,800	65,000	69,200
Gilpin		45%	825	884	1,062	1,226	1,368	33,030	37,755	42,480	47,160	50,940	54,720	58,500	62,280
Gilpin		40%	734	786	944	1,090	1,216	29,360	33,560	37,760	41,920	45,280	48,640	52,000	55,360
Gilpin		30%	550	589	708	817	912	22,020	25,170	28,320	31,440	33,960	36,480	39,000	41,520
Gilpin		20%	367	393	472	545	608	14,680	16,780	18,880	20,960	22,640	24,320	26,000	27,680
Grand		120%	1,656	1,774	2,130	2,460	2,745	66,240	75,720	85,200	94,560	102,240	109,800	117,360	124,920
Grand		100%	1,380	1,478	1,775	2,050	2,287	55,200	63,100	71,000	78,800	85,200	91,500	97,800	104,100
Grand		80%	1,104	1,183	1,420	1,640	1,830	44,160	50,480	56,800	63,040	68,160	73,200	78,240	83,280
Grand		70%	966	1,035	1,242	1,435	1,601	38,640	44,170	49,700	55,160	59,640	64,050	68,460	72,870
Grand		60%	828	887	1,065	1,230	1,372	33,120	37,860	42,600	47,280	51,120	54,900	58,680	62,460
Grand		55%	759	813	976	1,127	1,258	30,360	34,705	39,050	43,340	46,860	50,325	53,790	57,255
Grand		50%	690	739	887	1,025	1,143	27,600	31,550	35,500	39,400	42,600	45,750	48,900	52,050
Grand		45%	621	665	798	922	1,029	24,840	28,395	31,950	35,460	38,340	41,175	44,010	46,845
Grand		40%	552	591	710	820	915	22,080	25,240	28,400	31,520	34,080	36,600	39,120	41,640
Grand		30%	414	443	532	615	686	16,560	18,930	21,300	23,640	25,560	27,450	29,340	31,230
Grand		20%	276	295	355	410	457	11,040	12,620	14,200	15,760	17,040	18,300	19,560	20,820
Gunnison		120%	1,662	1,780	2,136	2,469	2,754	66,480	75,960	85,440	94,920	102,600	110,160	117,720	125,400
Gunnison		100%	1,385	1,483	1,780	2,057	2,295	55,400	63,300	71,200	79,100	85,500	91,800	98,100	104,500
Gunnison		80%	1,108	1,187	1,424	1,646	1,836	44,320	50,640	56,960	63,280	68,400	73,440	78,480	83,600
Gunnison		70%	969	1,038	1,246	1,440	1,606	38,780	44,310	49,840	55,370	59,850	64,260	68,670	73,150
Gunnison		60%	831	890	1,068	1,234	1,377	33,240	37,980	42,720	47,460	51,300	55,080	58,860	62,700
Gunnison		55%	761	816	979	1,131	1,262	30,470	34,815	39,160	43,505	47,025	50,490	53,955	57,475
Gunnison		50%	692	741	890	1,028	1,147	27,700	31,650	35,600	39,550	42,750	45,900	49,050	52,250
Gunnison		45%	623	667	801	925	1,032	24,930	28,485	32,040	35,595	38,475	41,310	44,145	47,025
Gunnison		40%	554	593	712	823	918	22,160	25,320	28,480	31,640	34,200	36,720	39,240	41,800
Gunnison		30%	415	445	534	617	688	16,620	18,990	21,360	23,730	25,650	27,540	29,430	31,350
Gunnison		20%	277	296	356	411	459	11,080	12,660	14,240	15,820	17,100	18,360	19,620	20,900



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- The IRS allows LIHTC projects that placed in service as of 12.31.2008 to use higher HERA Special limits.
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County	HERA	AMI	2021 Maximum Rents					2021 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%	1,545	1,654	1,986	2,293	2,559	61,800	70,560	79,440	88,200	95,280	102,360	109,440	116,520
Hinsdale		100%	1,287	1,378	1,655	1,911	2,132	51,500	58,800	66,200	73,500	79,400	85,300	91,200	97,100
Hinsdale		80%	1,030	1,103	1,324	1,529	1,706	41,200	47,040	52,960	58,800	63,520	68,240	72,960	77,680
Hinsdale		70%	901	965	1,158	1,337	1,492	36,050	41,160	46,340	51,450	55,580	59,710	63,840	67,970
Hinsdale		60%	772	827	993	1,146	1,279	30,900	35,280	39,720	44,100	47,640	51,180	54,720	58,260
Hinsdale		55%	708	758	910	1,051	1,172	28,325	32,340	36,410	40,425	43,670	46,915	50,160	53,405
Hinsdale		50%	643	689	827	955	1,066	25,750	29,400	33,100	36,750	39,700	42,650	45,600	48,550
Hinsdale		45%	579	620	744	860	959	23,175	26,460	29,790	33,075	35,730	38,385	41,040	43,695
Hinsdale		40%	515	551	662	764	853	20,600	23,520	26,480	29,400	31,760	34,120	36,480	38,840
Hinsdale		30%	386	413	496	573	639	15,450	17,640	19,860	22,050	23,820	25,590	27,360	29,130
Hinsdale		20%	257	275	331	382	426	10,300	11,760	13,240	14,700	15,880	17,060	18,240	19,420
<i>Huerfano</i>	<i>Y</i>	<i>60%</i>	<i>780</i>	<i>835</i>	<i>1,002</i>	<i>1,158</i>	<i>1,291</i>	<i>31,200</i>	<i>35,640</i>	<i>40,080</i>	<i>44,520</i>	<i>48,120</i>	<i>51,660</i>	<i>55,260</i>	<i>58,800</i>
<i>Huerfano</i>	<i>Y</i>	<i>55%</i>	<i>715</i>	<i>765</i>	<i>918</i>	<i>1,061</i>	<i>1,183</i>	<i>28,600</i>	<i>32,670</i>	<i>36,740</i>	<i>40,810</i>	<i>44,110</i>	<i>47,355</i>	<i>50,655</i>	<i>53,900</i>
<i>Huerfano</i>	<i>Y</i>	<i>50%</i>	<i>650</i>	<i>696</i>	<i>835</i>	<i>965</i>	<i>1,076</i>	<i>26,000</i>	<i>29,700</i>	<i>33,400</i>	<i>37,100</i>	<i>40,100</i>	<i>43,050</i>	<i>46,050</i>	<i>49,000</i>
<i>Huerfano</i>	<i>Y</i>	<i>45%</i>	<i>585</i>	<i>626</i>	<i>751</i>	<i>868</i>	<i>968</i>	<i>23,400</i>	<i>26,730</i>	<i>30,060</i>	<i>33,390</i>	<i>36,090</i>	<i>38,745</i>	<i>41,445</i>	<i>44,100</i>
<i>Huerfano</i>	<i>Y</i>	<i>40%</i>	<i>520</i>	<i>557</i>	<i>668</i>	<i>772</i>	<i>861</i>	<i>20,800</i>	<i>23,760</i>	<i>26,720</i>	<i>29,680</i>	<i>32,080</i>	<i>34,440</i>	<i>36,840</i>	<i>39,200</i>
<i>Huerfano</i>	<i>Y</i>	<i>30%</i>	<i>390</i>	<i>417</i>	<i>501</i>	<i>579</i>	<i>645</i>	<i>15,600</i>	<i>17,820</i>	<i>20,040</i>	<i>22,260</i>	<i>24,060</i>	<i>25,830</i>	<i>27,630</i>	<i>29,400</i>
Huerfano		120%	1,545	1,654	1,986	2,293	2,559	61,800	70,560	79,440	88,200	95,280	102,360	109,440	116,520
Huerfano		100%	1,287	1,378	1,655	1,911	2,132	51,500	58,800	66,200	73,500	79,400	85,300	91,200	97,100
Huerfano		80%	1,030	1,103	1,324	1,529	1,706	41,200	47,040	52,960	58,800	63,520	68,240	72,960	77,680
Huerfano		70%	901	965	1,158	1,337	1,492	36,050	41,160	46,340	51,450	55,580	59,710	63,840	67,970
Huerfano		60%	772	827	993	1,146	1,279	30,900	35,280	39,720	44,100	47,640	51,180	54,720	58,260
Huerfano		55%	708	758	910	1,051	1,172	28,325	32,340	36,410	40,425	43,670	46,915	50,160	53,405
Huerfano		50%	643	689	827	955	1,066	25,750	29,400	33,100	36,750	39,700	42,650	45,600	48,550
Huerfano		45%	579	620	744	860	959	23,175	26,460	29,790	33,075	35,730	38,385	41,040	43,695
Huerfano		40%	515	551	662	764	853	20,600	23,520	26,480	29,400	31,760	34,120	36,480	38,840
Huerfano		30%	386	413	496	573	639	15,450	17,640	19,860	22,050	23,820	25,590	27,360	29,130
Huerfano		20%	257	275	331	382	426	10,300	11,760	13,240	14,700	15,880	17,060	18,240	19,420



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County	HERA	AMI	2021 Maximum Rents					2021 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	Y	60%	823	882	1,059	1,223	1,365	32,940	37,680	42,360	47,040	50,820	54,600	58,380	62,100
Jackson	Y	55%	754	809	970	1,121	1,251	30,195	34,540	38,830	43,120	46,585	50,050	53,515	56,925
Jackson	Y	50%	686	735	882	1,019	1,137	27,450	31,400	35,300	39,200	42,350	45,500	48,650	51,750
Jackson	Y	45%	617	662	794	917	1,023	24,705	28,260	31,770	35,280	38,115	40,950	43,785	46,575
Jackson	Y	40%	549	588	706	815	910	21,960	25,120	28,240	31,360	33,880	36,400	38,920	41,400
Jackson	Y	30%	411	441	529	611	682	16,470	18,840	21,180	23,520	25,410	27,300	29,190	31,050
Jackson		120%	1,545	1,654	1,986	2,293	2,559	61,800	70,560	79,440	88,200	95,280	102,360	109,440	116,520
Jackson		100%	1,287	1,378	1,655	1,911	2,132	51,500	58,800	66,200	73,500	79,400	85,300	91,200	97,100
Jackson		80%	1,030	1,103	1,324	1,529	1,706	41,200	47,040	52,960	58,800	63,520	68,240	72,960	77,680
Jackson		70%	901	965	1,158	1,337	1,492	36,050	41,160	46,340	51,450	55,580	59,710	63,840	67,970
Jackson		60%	772	827	993	1,146	1,279	30,900	35,280	39,720	44,100	47,640	51,180	54,720	58,260
Jackson		55%	708	758	910	1,051	1,172	28,325	32,340	36,410	40,425	43,670	46,915	50,160	53,405
Jackson		50%	643	689	827	955	1,066	25,750	29,400	33,100	36,750	39,700	42,650	45,600	48,550
Jackson		45%	579	620	744	860	959	23,175	26,460	29,790	33,075	35,730	38,385	41,040	43,695
Jackson		40%	515	551	662	764	853	20,600	23,520	26,480	29,400	31,760	34,120	36,480	38,840
Jackson		30%	386	413	496	573	639	15,450	17,640	19,860	22,050	23,820	25,590	27,360	29,130
Jackson		20%	257	275	331	382	426	10,300	11,760	13,240	14,700	15,880	17,060	18,240	19,420
Jefferson		120%	2,202	2,359	2,832	3,270	3,648	88,080	100,680	113,280	125,760	135,840	145,920	156,000	166,080
Jefferson		100%	1,835	1,966	2,360	2,725	3,040	73,400	83,900	94,400	104,800	113,200	121,600	130,000	138,400
Jefferson		80%	1,468	1,573	1,888	2,180	2,432	58,720	67,120	75,520	83,840	90,560	97,280	104,000	110,720
Jefferson		70%	1,284	1,376	1,652	1,907	2,128	51,380	58,730	66,080	73,360	79,240	85,120	91,000	96,880
Jefferson		60%	1,101	1,179	1,416	1,635	1,824	44,040	50,340	56,640	62,880	67,920	72,960	78,000	83,040
Jefferson		55%	1,009	1,081	1,298	1,498	1,672	40,370	46,145	51,920	57,640	62,260	66,880	71,500	76,120
Jefferson		50%	917	983	1,180	1,362	1,520	36,700	41,950	47,200	52,400	56,600	60,800	65,000	69,200
Jefferson		45%	825	884	1,062	1,226	1,368	33,030	37,755	42,480	47,160	50,940	54,720	58,500	62,280
Jefferson		40%	734	786	944	1,090	1,216	29,360	33,560	37,760	41,920	45,280	48,640	52,000	55,360
Jefferson		30%	550	589	708	817	912	22,020	25,170	28,320	31,440	33,960	36,480	39,000	41,520
Jefferson		20%	367	393	472	545	608	14,680	16,780	18,880	20,960	22,640	24,320	26,000	27,680



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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
Kiowa	Y	60%	837	896	1,075	1,242	1,386	33,480	38,220	43,020	47,760	51,600	55,440	59,280	63,060
Kiowa	Y	55%	767	821	985	1,138	1,270	30,690	35,035	39,435	43,780	47,300	50,820	54,340	57,805
Kiowa	Y	50%	697	746	896	1,035	1,155	27,900	31,850	35,850	39,800	43,000	46,200	49,400	52,550
Kiowa	Y	45%	627	672	806	931	1,039	25,110	28,665	32,265	35,820	38,700	41,580	44,460	47,295
Kiowa	Y	40%	558	597	717	828	924	22,320	25,480	28,680	31,840	34,400	36,960	39,520	42,040
Kiowa	Y	30%	418	448	537	621	693	16,740	19,110	21,510	23,880	25,800	27,720	29,640	31,530
Kiowa		120%	1,545	1,654	1,986	2,293	2,559	61,800	70,560	79,440	88,200	95,280	102,360	109,440	116,520
Kiowa		100%	1,287	1,378	1,655	1,911	2,132	51,500	58,800	66,200	73,500	79,400	85,300	91,200	97,100
Kiowa		80%	1,030	1,103	1,324	1,529	1,706	41,200	47,040	52,960	58,800	63,520	68,240	72,960	77,680
Kiowa		70%	901	965	1,158	1,337	1,492	36,050	41,160	46,340	51,450	55,580	59,710	63,840	67,970
Kiowa		60%	772	827	993	1,146	1,279	30,900	35,280	39,720	44,100	47,640	51,180	54,720	58,260
Kiowa		55%	708	758	910	1,051	1,172	28,325	32,340	36,410	40,425	43,670	46,915	50,160	53,405
Kiowa		50%	643	689	827	955	1,066	25,750	29,400	33,100	36,750	39,700	42,650	45,600	48,550
Kiowa		45%	579	620	744	860	959	23,175	26,460	29,790	33,075	35,730	38,385	41,040	43,695
Kiowa		40%	515	551	662	764	853	20,600	23,520	26,480	29,400	31,760	34,120	36,480	38,840
Kiowa		30%	386	413	496	573	639	15,450	17,640	19,860	22,050	23,820	25,590	27,360	29,130
Kiowa		20%	257	275	331	382	426	10,300	11,760	13,240	14,700	15,880	17,060	18,240	19,420
Kit Carson		120%	1,545	1,654	1,986	2,293	2,559	61,800	70,560	79,440	88,200	95,280	102,360	109,440	116,520
Kit Carson		100%	1,287	1,378	1,655	1,911	2,132	51,500	58,800	66,200	73,500	79,400	85,300	91,200	97,100
Kit Carson		80%	1,030	1,103	1,324	1,529	1,706	41,200	47,040	52,960	58,800	63,520	68,240	72,960	77,680
Kit Carson		70%	901	965	1,158	1,337	1,492	36,050	41,160	46,340	51,450	55,580	59,710	63,840	67,970
Kit Carson		60%	772	827	993	1,146	1,279	30,900	35,280	39,720	44,100	47,640	51,180	54,720	58,260
Kit Carson		55%	708	758	910	1,051	1,172	28,325	32,340	36,410	40,425	43,670	46,915	50,160	53,405
Kit Carson		50%	643	689	827	955	1,066	25,750	29,400	33,100	36,750	39,700	42,650	45,600	48,550
Kit Carson		45%	579	620	744	860	959	23,175	26,460	29,790	33,075	35,730	38,385	41,040	43,695
Kit Carson		40%	515	551	662	764	853	20,600	23,520	26,480	29,400	31,760	34,120	36,480	38,840
Kit Carson		30%	386	413	496	573	639	15,450	17,640	19,860	22,050	23,820	25,590	27,360	29,130
Kit Carson		20%	257	275	331	382	426	10,300	11,760	13,240	14,700	15,880	17,060	18,240	19,420



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County	HERA	AMI	2021 Maximum Rents					2021 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		120%	1,842	1,974	2,370	2,737	3,054	73,680	84,240	94,800	105,240	113,760	122,160	130,560	138,960
La Plata		100%	1,535	1,645	1,975	2,281	2,545	61,400	70,200	79,000	87,700	94,800	101,800	108,800	115,800
La Plata		80%	1,228	1,316	1,580	1,825	2,036	49,120	56,160	63,200	70,160	75,840	81,440	87,040	92,640
La Plata		70%	1,074	1,151	1,382	1,596	1,781	42,980	49,140	55,300	61,390	66,360	71,260	76,160	81,060
La Plata		60%	921	987	1,185	1,368	1,527	36,840	42,120	47,400	52,620	56,880	61,080	65,280	69,480
La Plata		55%	844	904	1,086	1,254	1,399	33,770	38,610	43,450	48,235	52,140	55,990	59,840	63,690
La Plata		50%	767	822	987	1,140	1,272	30,700	35,100	39,500	43,850	47,400	50,900	54,400	57,900
La Plata		45%	690	740	888	1,026	1,145	27,630	31,590	35,550	39,465	42,660	45,810	48,960	52,110
La Plata		40%	614	658	790	912	1,018	24,560	28,080	31,600	35,080	37,920	40,720	43,520	46,320
La Plata		30%	460	493	592	684	763	18,420	21,060	23,700	26,310	28,440	30,540	32,640	34,740
La Plata		20%	307	329	395	456	509	12,280	14,040	15,800	17,540	18,960	20,360	21,760	23,160
Lake		120%	1,545	1,654	1,986	2,293	2,559	61,800	70,560	79,440	88,200	95,280	102,360	109,440	116,520
Lake		100%	1,287	1,378	1,655	1,911	2,132	51,500	58,800	66,200	73,500	79,400	85,300	91,200	97,100
Lake		80%	1,030	1,103	1,324	1,529	1,706	41,200	47,040	52,960	58,800	63,520	68,240	72,960	77,680
Lake		70%	901	965	1,158	1,337	1,492	36,050	41,160	46,340	51,450	55,580	59,710	63,840	67,970
Lake		60%	772	827	993	1,146	1,279	30,900	35,280	39,720	44,100	47,640	51,180	54,720	58,260
Lake		55%	708	758	910	1,051	1,172	28,325	32,340	36,410	40,425	43,670	46,915	50,160	53,405
Lake		50%	643	689	827	955	1,066	25,750	29,400	33,100	36,750	39,700	42,650	45,600	48,550
Lake		45%	579	620	744	860	959	23,175	26,460	29,790	33,075	35,730	38,385	41,040	43,695
Lake		40%	515	551	662	764	853	20,600	23,520	26,480	29,400	31,760	34,120	36,480	38,840
Lake		30%	386	413	496	573	639	15,450	17,640	19,860	22,050	23,820	25,590	27,360	29,130
Lake		20%	257	275	331	382	426	10,300	11,760	13,240	14,700	15,880	17,060	18,240	19,420



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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
Larimer	Y	60%	1,044	1,119	1,342	1,551	1,731	41,760	47,760	53,700	59,640	64,440	69,240	73,980	78,780
Larimer	Y	55%	957	1,025	1,230	1,421	1,586	38,280	43,780	49,225	54,670	59,070	63,470	67,815	72,215
Larimer	Y	50%	870	932	1,118	1,292	1,442	34,800	39,800	44,750	49,700	53,700	57,700	61,650	65,650
Larimer	Y	45%	783	839	1,006	1,163	1,298	31,320	35,820	40,275	44,730	48,330	51,930	55,485	59,085
Larimer	Y	40%	696	746	895	1,034	1,154	27,840	31,840	35,800	39,760	42,960	46,160	49,320	52,520
Larimer	Y	30%	522	559	671	775	865	20,880	23,880	26,850	29,820	32,220	34,620	36,990	39,390
Larimer		120%	2,016	2,160	2,592	2,992	3,339	80,640	92,160	103,680	115,080	124,320	133,560	142,800	151,920
Larimer		100%	1,680	1,800	2,160	2,493	2,782	67,200	76,800	86,400	95,900	103,600	111,300	119,000	126,600
Larimer		80%	1,344	1,440	1,728	1,995	2,226	53,760	61,440	69,120	76,720	82,880	89,040	95,200	101,280
Larimer		70%	1,176	1,260	1,512	1,745	1,947	47,040	53,760	60,480	67,130	72,520	77,910	83,300	88,620
Larimer		60%	1,008	1,080	1,296	1,496	1,669	40,320	46,080	51,840	57,540	62,160	66,780	71,400	75,960
Larimer		55%	924	990	1,188	1,371	1,530	36,960	42,240	47,520	52,745	56,980	61,215	65,450	69,630
Larimer		50%	840	900	1,080	1,246	1,391	33,600	38,400	43,200	47,950	51,800	55,650	59,500	63,300
Larimer		45%	756	810	972	1,122	1,252	30,240	34,560	38,880	43,155	46,620	50,085	53,550	56,970
Larimer		40%	672	720	864	997	1,113	26,880	30,720	34,560	38,360	41,440	44,520	47,600	50,640
Larimer		30%	504	540	648	748	834	20,160	23,040	25,920	28,770	31,080	33,390	35,700	37,980
Larimer		20%	336	360	432	498	556	13,440	15,360	17,280	19,180	20,720	22,260	23,800	25,320
Las Animas	Y	60%	778	834	1,000	1,156	1,290	31,140	35,580	40,020	44,460	48,060	51,600	55,140	58,740
Las Animas	Y	55%	713	764	917	1,060	1,182	28,545	32,615	36,685	40,755	44,055	47,300	50,545	53,845
Las Animas	Y	50%	648	695	833	963	1,075	25,950	29,650	33,350	37,050	40,050	43,000	45,950	48,950
Las Animas	Y	45%	583	625	750	867	967	23,355	26,685	30,015	33,345	36,045	38,700	41,355	44,055
Las Animas	Y	40%	519	556	667	771	860	20,760	23,720	26,680	29,640	32,040	34,400	36,760	39,160
Las Animas	Y	30%	389	417	500	578	645	15,570	17,790	20,010	22,230	24,030	25,800	27,570	29,370
Las Animas		120%	1,545	1,654	1,986	2,293	2,559	61,800	70,560	79,440	88,200	95,280	102,360	109,440	116,520
Las Animas		100%	1,287	1,378	1,655	1,911	2,132	51,500	58,800	66,200	73,500	79,400	85,300	91,200	97,100
Las Animas		80%	1,030	1,103	1,324	1,529	1,706	41,200	47,040	52,960	58,800	63,520	68,240	72,960	77,680
Las Animas		70%	901	965	1,158	1,337	1,492	36,050	41,160	46,340	51,450	55,580	59,710	63,840	67,970
Las Animas		60%	772	827	993	1,146	1,279	30,900	35,280	39,720	44,100	47,640	51,180	54,720	58,260
Las Animas		55%	708	758	910	1,051	1,172	28,325	32,340	36,410	40,425	43,670	46,915	50,160	53,405
Las Animas		50%	643	689	827	955	1,066	25,750	29,400	33,100	36,750	39,700	42,650	45,600	48,550
Las Animas		45%	579	620	744	860	959	23,175	26,460	29,790	33,075	35,730	38,385	41,040	43,695
Las Animas		40%	515	551	662	764	853	20,600	23,520	26,480	29,400	31,760	34,120	36,480	38,840
Las Animas		30%	386	413	496	573	639	15,450	17,640	19,860	22,050	23,820	25,590	27,360	29,130
Las Animas		20%	257	275	331	382	426	10,300	11,760	13,240	14,700	15,880	17,060	18,240	19,420



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County	HERA	AMI	2021 Maximum Rents					2021 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>Lincoln</i>	<i>Y</i>	<i>60%</i>	<i>853</i>	<i>914</i>	<i>1,096</i>	<i>1,266</i>	<i>1,413</i>	<i>34,140</i>	<i>39,000</i>	<i>43,860</i>	<i>48,720</i>	<i>52,620</i>	<i>56,520</i>	<i>60,420</i>	<i>64,320</i>
<i>Lincoln</i>	<i>Y</i>	<i>55%</i>	<i>782</i>	<i>838</i>	<i>1,005</i>	<i>1,161</i>	<i>1,295</i>	<i>31,295</i>	<i>35,750</i>	<i>40,205</i>	<i>44,660</i>	<i>48,235</i>	<i>51,810</i>	<i>55,385</i>	<i>58,960</i>
<i>Lincoln</i>	<i>Y</i>	<i>50%</i>	<i>711</i>	<i>761</i>	<i>913</i>	<i>1,055</i>	<i>1,177</i>	<i>28,450</i>	<i>32,500</i>	<i>36,550</i>	<i>40,600</i>	<i>43,850</i>	<i>47,100</i>	<i>50,350</i>	<i>53,600</i>
<i>Lincoln</i>	<i>Y</i>	<i>45%</i>	<i>640</i>	<i>685</i>	<i>822</i>	<i>950</i>	<i>1,059</i>	<i>25,605</i>	<i>29,250</i>	<i>32,895</i>	<i>36,540</i>	<i>39,465</i>	<i>42,390</i>	<i>45,315</i>	<i>48,240</i>
<i>Lincoln</i>	<i>Y</i>	<i>40%</i>	<i>569</i>	<i>609</i>	<i>731</i>	<i>844</i>	<i>942</i>	<i>22,760</i>	<i>26,000</i>	<i>29,240</i>	<i>32,480</i>	<i>35,080</i>	<i>37,680</i>	<i>40,280</i>	<i>42,880</i>
<i>Lincoln</i>	<i>Y</i>	<i>30%</i>	<i>426</i>	<i>457</i>	<i>548</i>	<i>633</i>	<i>706</i>	<i>17,070</i>	<i>19,500</i>	<i>21,930</i>	<i>24,360</i>	<i>26,310</i>	<i>28,260</i>	<i>30,210</i>	<i>32,160</i>
Lincoln		120%	1,545	1,654	1,986	2,293	2,559	61,800	70,560	79,440	88,200	95,280	102,360	109,440	116,520
Lincoln		100%	1,287	1,378	1,655	1,911	2,132	51,500	58,800	66,200	73,500	79,400	85,300	91,200	97,100
Lincoln		80%	1,030	1,103	1,324	1,529	1,706	41,200	47,040	52,960	58,800	63,520	68,240	72,960	77,680
Lincoln		70%	901	965	1,158	1,337	1,492	36,050	41,160	46,340	51,450	55,580	59,710	63,840	67,970
Lincoln		60%	772	827	993	1,146	1,279	30,900	35,280	39,720	44,100	47,640	51,180	54,720	58,260
Lincoln		55%	708	758	910	1,051	1,172	28,325	32,340	36,410	40,425	43,670	46,915	50,160	53,405
Lincoln		50%	643	689	827	955	1,066	25,750	29,400	33,100	36,750	39,700	42,650	45,600	48,550
Lincoln		45%	579	620	744	860	959	23,175	26,460	29,790	33,075	35,730	38,385	41,040	43,695
Lincoln		40%	515	551	662	764	853	20,600	23,520	26,480	29,400	31,760	34,120	36,480	38,840
Lincoln		30%	386	413	496	573	639	15,450	17,640	19,860	22,050	23,820	25,590	27,360	29,130
Lincoln		20%	257	275	331	382	426	10,300	11,760	13,240	14,700	15,880	17,060	18,240	19,420
Logan		120%	1,545	1,654	1,986	2,293	2,559	61,800	70,560	79,440	88,200	95,280	102,360	109,440	116,520
Logan		100%	1,287	1,378	1,655	1,911	2,132	51,500	58,800	66,200	73,500	79,400	85,300	91,200	97,100
Logan		80%	1,030	1,103	1,324	1,529	1,706	41,200	47,040	52,960	58,800	63,520	68,240	72,960	77,680
Logan		70%	901	965	1,158	1,337	1,492	36,050	41,160	46,340	51,450	55,580	59,710	63,840	67,970
Logan		60%	772	827	993	1,146	1,279	30,900	35,280	39,720	44,100	47,640	51,180	54,720	58,260
Logan		55%	708	758	910	1,051	1,172	28,325	32,340	36,410	40,425	43,670	46,915	50,160	53,405
Logan		50%	643	689	827	955	1,066	25,750	29,400	33,100	36,750	39,700	42,650	45,600	48,550
Logan		45%	579	620	744	860	959	23,175	26,460	29,790	33,075	35,730	38,385	41,040	43,695
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Logan		20%	257	275	331	382	426	10,300	11,760	13,240	14,700	15,880	17,060	18,240	19,420



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County	HERA	AMI	2021 Maximum Rents					2021 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%		1,545	1,654	1,986	2,293	2,559	61,800	70,560	79,440	88,200	95,280	102,360	109,440	116,520
Mesa	100%		1,287	1,378	1,655	1,911	2,132	51,500	58,800	66,200	73,500	79,400	85,300	91,200	97,100
Mesa	80%		1,030	1,103	1,324	1,529	1,706	41,200	47,040	52,960	58,800	63,520	68,240	72,960	77,680
Mesa	70%		901	965	1,158	1,337	1,492	36,050	41,160	46,340	51,450	55,580	59,710	63,840	67,970
Mesa	60%		772	827	993	1,146	1,279	30,900	35,280	39,720	44,100	47,640	51,180	54,720	58,260
Mesa	55%		708	758	910	1,051	1,172	28,325	32,340	36,410	40,425	43,670	46,915	50,160	53,405
Mesa	50%		643	689	827	955	1,066	25,750	29,400	33,100	36,750	39,700	42,650	45,600	48,550
Mesa	45%		579	620	744	860	959	23,175	26,460	29,790	33,075	35,730	38,385	41,040	43,695
Mesa	40%		515	551	662	764	853	20,600	23,520	26,480	29,400	31,760	34,120	36,480	38,840
Mesa	30%		386	413	496	573	639	15,450	17,640	19,860	22,050	23,820	25,590	27,360	29,130
Mesa	20%		257	275	331	382	426	10,300	11,760	13,240	14,700	15,880	17,060	18,240	19,420
Mineral	120%		1,545	1,654	1,986	2,293	2,559	61,800	70,560	79,440	88,200	95,280	102,360	109,440	116,520
Mineral	100%		1,287	1,378	1,655	1,911	2,132	51,500	58,800	66,200	73,500	79,400	85,300	91,200	97,100
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Mineral	70%		901	965	1,158	1,337	1,492	36,050	41,160	46,340	51,450	55,580	59,710	63,840	67,970
Mineral	60%		772	827	993	1,146	1,279	30,900	35,280	39,720	44,100	47,640	51,180	54,720	58,260
Mineral	55%		708	758	910	1,051	1,172	28,325	32,340	36,410	40,425	43,670	46,915	50,160	53,405
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Mineral	40%		515	551	662	764	853	20,600	23,520	26,480	29,400	31,760	34,120	36,480	38,840
Mineral	30%		386	413	496	573	639	15,450	17,640	19,860	22,050	23,820	25,590	27,360	29,130
Mineral	20%		257	275	331	382	426	10,300	11,760	13,240	14,700	15,880	17,060	18,240	19,420
Moffat	120%		1,545	1,654	1,986	2,293	2,559	61,800	70,560	79,440	88,200	95,280	102,360	109,440	116,520
Moffat	100%		1,287	1,378	1,655	1,911	2,132	51,500	58,800	66,200	73,500	79,400	85,300	91,200	97,100
Moffat	80%		1,030	1,103	1,324	1,529	1,706	41,200	47,040	52,960	58,800	63,520	68,240	72,960	77,680
Moffat	70%		901	965	1,158	1,337	1,492	36,050	41,160	46,340	51,450	55,580	59,710	63,840	67,970
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Montezuma	120%		1,545	1,654	1,986	2,293	2,559	61,800	70,560	79,440	88,200	95,280	102,360	109,440	116,520
Montezuma	100%		1,287	1,378	1,655	1,911	2,132	51,500	58,800	66,200	73,500	79,400	85,300	91,200	97,100
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Montezuma	55%		708	758	910	1,051	1,172	28,325	32,340	36,410	40,425	43,670	46,915	50,160	53,405
Montezuma	50%		643	689	827	955	1,066	25,750	29,400	33,100	36,750	39,700	42,650	45,600	48,550
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Montezuma	40%		515	551	662	764	853	20,600	23,520	26,480	29,400	31,760	34,120	36,480	38,840
Montezuma	30%		386	413	496	573	639	15,450	17,640	19,860	22,050	23,820	25,590	27,360	29,130
Montezuma	20%		257	275	331	382	426	10,300	11,760	13,240	14,700	15,880	17,060	18,240	19,420
Montrose	120%		1,545	1,654	1,986	2,293	2,559	61,800	70,560	79,440	88,200	95,280	102,360	109,440	116,520
Montrose	100%		1,287	1,378	1,655	1,911	2,132	51,500	58,800	66,200	73,500	79,400	85,300	91,200	97,100
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Montrose	55%		708	758	910	1,051	1,172	28,325	32,340	36,410	40,425	43,670	46,915	50,160	53,405
Montrose	50%		643	689	827	955	1,066	25,750	29,400	33,100	36,750	39,700	42,650	45,600	48,550
Montrose	45%		579	620	744	860	959	23,175	26,460	29,790	33,075	35,730	38,385	41,040	43,695
Montrose	40%		515	551	662	764	853	20,600	23,520	26,480	29,400	31,760	34,120	36,480	38,840
Montrose	30%		386	413	496	573	639	15,450	17,640	19,860	22,050	23,820	25,590	27,360	29,130
Montrose	20%		257	275	331	382	426	10,300	11,760	13,240	14,700	15,880	17,060	18,240	19,420
Morgan	120%		1,545	1,654	1,986	2,293	2,559	61,800	70,560	79,440	88,200	95,280	102,360	109,440	116,520
Morgan	100%		1,287	1,378	1,655	1,911	2,132	51,500	58,800	66,200	73,500	79,400	85,300	91,200	97,100
Morgan	80%		1,030	1,103	1,324	1,529	1,706	41,200	47,040	52,960	58,800	63,520	68,240	72,960	77,680
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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%	1,545	1,654	1,986	2,293	2,559	61,800	70,560	79,440	88,200	95,280	102,360	109,440	116,520
Otero		100%	1,287	1,378	1,655	1,911	2,132	51,500	58,800	66,200	73,500	79,400	85,300	91,200	97,100
Otero		80%	1,030	1,103	1,324	1,529	1,706	41,200	47,040	52,960	58,800	63,520	68,240	72,960	77,680
Otero		70%	901	965	1,158	1,337	1,492	36,050	41,160	46,340	51,450	55,580	59,710	63,840	67,970
Otero		60%	772	827	993	1,146	1,279	30,900	35,280	39,720	44,100	47,640	51,180	54,720	58,260
Otero		55%	708	758	910	1,051	1,172	28,325	32,340	36,410	40,425	43,670	46,915	50,160	53,405
Otero		50%	643	689	827	955	1,066	25,750	29,400	33,100	36,750	39,700	42,650	45,600	48,550
Otero		45%	579	620	744	860	959	23,175	26,460	29,790	33,075	35,730	38,385	41,040	43,695
Otero		40%	515	551	662	764	853	20,600	23,520	26,480	29,400	31,760	34,120	36,480	38,840
Otero		30%	386	413	496	573	639	15,450	17,640	19,860	22,050	23,820	25,590	27,360	29,130
Otero		20%	257	275	331	382	426	10,300	11,760	13,240	14,700	15,880	17,060	18,240	19,420
<i>Ourray</i>	<i>Y</i>	<i>60%</i>	<i>834</i>	<i>893</i>	<i>1,071</i>	<i>1,237</i>	<i>1,380</i>	<i>33,360</i>	<i>38,100</i>	<i>42,840</i>	<i>47,580</i>	<i>51,420</i>	<i>55,200</i>	<i>59,040</i>	<i>62,820</i>
<i>Ourray</i>	<i>Y</i>	<i>55%</i>	<i>764</i>	<i>818</i>	<i>981</i>	<i>1,134</i>	<i>1,265</i>	<i>30,580</i>	<i>34,925</i>	<i>39,270</i>	<i>43,615</i>	<i>47,135</i>	<i>50,600</i>	<i>54,120</i>	<i>57,585</i>
<i>Ourray</i>	<i>Y</i>	<i>50%</i>	<i>695</i>	<i>744</i>	<i>892</i>	<i>1,031</i>	<i>1,150</i>	<i>27,800</i>	<i>31,750</i>	<i>35,700</i>	<i>39,650</i>	<i>42,850</i>	<i>46,000</i>	<i>49,200</i>	<i>52,350</i>
<i>Ourray</i>	<i>Y</i>	<i>45%</i>	<i>625</i>	<i>669</i>	<i>803</i>	<i>928</i>	<i>1,035</i>	<i>25,020</i>	<i>28,575</i>	<i>32,130</i>	<i>35,685</i>	<i>38,565</i>	<i>41,400</i>	<i>44,280</i>	<i>47,115</i>
<i>Ourray</i>	<i>Y</i>	<i>40%</i>	<i>556</i>	<i>595</i>	<i>714</i>	<i>825</i>	<i>920</i>	<i>22,240</i>	<i>25,400</i>	<i>28,560</i>	<i>31,720</i>	<i>34,280</i>	<i>36,800</i>	<i>39,360</i>	<i>41,880</i>
<i>Ourray</i>	<i>Y</i>	<i>30%</i>	<i>417</i>	<i>446</i>	<i>535</i>	<i>618</i>	<i>690</i>	<i>16,680</i>	<i>19,050</i>	<i>21,420</i>	<i>23,790</i>	<i>25,710</i>	<i>27,600</i>	<i>29,520</i>	<i>31,410</i>
Ourray		120%	1,665	1,783	2,139	2,472	2,757	66,600	76,080	85,560	95,040	102,720	110,280	117,960	125,520
Ourray		100%	1,387	1,486	1,782	2,060	2,297	55,500	63,400	71,300	79,200	85,600	91,900	98,300	104,600
Ourray		80%	1,110	1,189	1,426	1,648	1,838	44,400	50,720	57,040	63,360	68,480	73,520	78,640	83,680
Ourray		70%	971	1,040	1,247	1,442	1,608	38,850	44,380	49,910	55,440	59,920	64,330	68,810	73,220
Ourray		60%	832	891	1,069	1,236	1,378	33,300	38,040	42,780	47,520	51,360	55,140	58,980	62,760
Ourray		55%	763	817	980	1,133	1,263	30,525	34,870	39,215	43,560	47,080	50,545	54,065	57,530
Ourray		50%	693	743	891	1,030	1,148	27,750	31,700	35,650	39,600	42,800	45,950	49,150	52,300
Ourray		45%	624	668	802	927	1,033	24,975	28,530	32,085	35,640	38,520	41,355	44,235	47,070
Ourray		40%	555	594	713	824	919	22,200	25,360	28,520	31,680	34,240	36,760	39,320	41,840
Ourray		30%	416	445	534	618	689	16,650	19,020	21,390	23,760	25,680	27,570	29,490	31,380
Ourray		20%	277	297	356	412	459	11,100	12,680	14,260	15,840	17,120	18,380	19,660	20,920



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County	HERA	AMI	2021 Maximum Rents					2021 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
Park		120%	2,202	2,359	2,832	3,270	3,648	88,080	100,680	113,280	125,760	135,840	145,920	156,000	166,080
Park		100%	1,835	1,966	2,360	2,725	3,040	73,400	83,900	94,400	104,800	113,200	121,600	130,000	138,400
Park		80%	1,468	1,573	1,888	2,180	2,432	58,720	67,120	75,520	83,840	90,560	97,280	104,000	110,720
park		70%	1,284	1,376	1,652	1,907	2,128	51,380	58,730	66,080	73,360	79,240	85,120	91,000	96,880
Park		60%	1,101	1,179	1,416	1,635	1,824	44,040	50,340	56,640	62,880	67,920	72,960	78,000	83,040
Park		55%	1,009	1,081	1,298	1,498	1,672	40,370	46,145	51,920	57,640	62,260	66,880	71,500	76,120
Park		50%	917	983	1,180	1,362	1,520	36,700	41,950	47,200	52,400	56,600	60,800	65,000	69,200
Park		45%	825	884	1,062	1,226	1,368	33,030	37,755	42,480	47,160	50,940	54,720	58,500	62,280
Park		40%	734	786	944	1,090	1,216	29,360	33,560	37,760	41,920	45,280	48,640	52,000	55,360
Park		30%	550	589	708	817	912	22,020	25,170	28,320	31,440	33,960	36,480	39,000	41,520
Park		20%	367	393	472	545	608	14,680	16,780	18,880	20,960	22,640	24,320	26,000	27,680
Phillips	Y	60%	834	894	1,072	1,239	1,383	33,360	38,160	42,900	47,640	51,480	55,320	59,100	62,940
Phillips	Y	55%	764	819	983	1,135	1,267	30,580	34,980	39,325	43,670	47,190	50,710	54,175	57,695
Phillips	Y	50%	695	745	893	1,032	1,152	27,800	31,800	35,750	39,700	42,900	46,100	49,250	52,450
Phillips	Y	45%	625	670	804	929	1,037	25,020	28,620	32,175	35,730	38,610	41,490	44,325	47,205
Phillips	Y	40%	556	596	715	826	922	22,240	25,440	28,600	31,760	34,320	36,880	39,400	41,960
Phillips	Y	30%	417	447	536	619	691	16,680	19,080	21,450	23,820	25,740	27,660	29,550	31,470
Phillips		120%	1,545	1,654	1,986	2,293	2,559	61,800	70,560	79,440	88,200	95,280	102,360	109,440	116,520
Phillips		100%	1,287	1,378	1,655	1,911	2,132	51,500	58,800	66,200	73,500	79,400	85,300	91,200	97,100
Phillips		80%	1,030	1,103	1,324	1,529	1,706	41,200	47,040	52,960	58,800	63,520	68,240	72,960	77,680
Phillips		70%	901	965	1,158	1,337	1,492	36,050	41,160	46,340	51,450	55,580	59,710	63,840	67,970
Phillips		60%	772	827	993	1,146	1,279	30,900	35,280	39,720	44,100	47,640	51,180	54,720	58,260
Phillips		55%	708	758	910	1,051	1,172	28,325	32,340	36,410	40,425	43,670	46,915	50,160	53,405
Phillips		50%	643	689	827	955	1,066	25,750	29,400	33,100	36,750	39,700	42,650	45,600	48,550
Phillips		45%	579	620	744	860	959	23,175	26,460	29,790	33,075	35,730	38,385	41,040	43,695
Phillips		40%	515	551	662	764	853	20,600	23,520	26,480	29,400	31,760	34,120	36,480	38,840
Phillips		30%	386	413	496	573	639	15,450	17,640	19,860	22,050	23,820	25,590	27,360	29,130
Phillips		20%	257	275	331	382	426	10,300	11,760	13,240	14,700	15,880	17,060	18,240	19,420



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County	HERA	AMI	2021 Maximum Rents					2021 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%	1,234	1,322	1,587	1,833	2,044	49,380	56,400	63,480	70,500	76,140	81,780	87,420	93,060
Pitkin	Y	55%	1,131	1,212	1,454	1,680	1,874	45,265	51,700	58,190	64,625	69,795	74,965	80,135	85,305
Pitkin	Y	50%	1,028	1,101	1,322	1,527	1,703	41,150	47,000	52,900	58,750	63,450	68,150	72,850	77,550
Pitkin	Y	45%	925	991	1,190	1,374	1,533	37,035	42,300	47,610	52,875	57,105	61,335	65,565	69,795
Pitkin	Y	40%	823	881	1,058	1,222	1,363	32,920	37,600	42,320	47,000	50,760	54,520	58,280	62,040
Pitkin	Y	30%	617	661	793	916	1,022	24,690	28,200	31,740	35,250	38,070	40,890	43,710	46,530
Pitkin		120%	2,235	2,395	2,874	3,321	3,705	89,400	102,240	114,960	127,680	138,000	148,200	158,400	168,600
Pitkin		100%	1,862	1,996	2,395	2,767	3,087	74,500	85,200	95,800	106,400	115,000	123,500	132,000	140,500
Pitkin		80%	1,490	1,597	1,916	2,214	2,470	59,600	68,160	76,640	85,120	92,000	98,800	105,600	112,400
Pitkin		70%	1,303	1,397	1,676	1,937	2,161	52,150	59,640	67,060	74,480	80,500	86,450	92,400	98,350
Pitkin		60%	1,117	1,197	1,437	1,660	1,852	44,700	51,120	57,480	63,840	69,000	74,100	79,200	84,300
Pitkin		55%	1,024	1,097	1,317	1,522	1,698	40,975	46,860	52,690	58,520	63,250	67,925	72,600	77,275
Pitkin		50%	931	998	1,197	1,383	1,543	37,250	42,600	47,900	53,200	57,500	61,750	66,000	70,250
Pitkin		45%	838	898	1,077	1,245	1,389	33,525	38,340	43,110	47,880	51,750	55,575	59,400	63,225
Pitkin		40%	745	798	958	1,107	1,235	29,800	34,080	38,320	42,560	46,000	49,400	52,800	56,200
Pitkin		30%	558	598	718	830	926	22,350	25,560	28,740	31,920	34,500	37,050	39,600	42,150
Pitkin		20%	372	399	479	553	617	14,900	17,040	19,160	21,280	23,000	24,700	26,400	28,100
Prowers		120%	1,545	1,654	1,986	2,293	2,559	61,800	70,560	79,440	88,200	95,280	102,360	109,440	116,520
Prowers		100%	1,287	1,378	1,655	1,911	2,132	51,500	58,800	66,200	73,500	79,400	85,300	91,200	97,100
Prowers		80%	1,030	1,103	1,324	1,529	1,706	41,200	47,040	52,960	58,800	63,520	68,240	72,960	77,680
Prowers		70%	901	965	1,158	1,337	1,492	36,050	41,160	46,340	51,450	55,580	59,710	63,840	67,970
Prowers		60%	772	827	993	1,146	1,279	30,900	35,280	39,720	44,100	47,640	51,180	54,720	58,260
Prowers		55%	708	758	910	1,051	1,172	28,325	32,340	36,410	40,425	43,670	46,915	50,160	53,405
Prowers		50%	643	689	827	955	1,066	25,750	29,400	33,100	36,750	39,700	42,650	45,600	48,550
Prowers		45%	579	620	744	860	959	23,175	26,460	29,790	33,075	35,730	38,385	41,040	43,695
Prowers		40%	515	551	662	764	853	20,600	23,520	26,480	29,400	31,760	34,120	36,480	38,840
Prowers		30%	386	413	496	573	639	15,450	17,640	19,860	22,050	23,820	25,590	27,360	29,130
Prowers		20%	257	275	331	382	426	10,300	11,760	13,240	14,700	15,880	17,060	18,240	19,420



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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
Pueblo	120%		1,545	1,654	1,986	2,293	2,559	61,800	70,560	79,440	88,200	95,280	102,360	109,440	116,520
Pueblo	100%		1,287	1,378	1,655	1,911	2,132	51,500	58,800	66,200	73,500	79,400	85,300	91,200	97,100
Pueblo	80%		1,030	1,103	1,324	1,529	1,706	41,200	47,040	52,960	58,800	63,520	68,240	72,960	77,680
Pueblo	70%		901	965	1,158	1,337	1,492	36,050	41,160	46,340	51,450	55,580	59,710	63,840	67,970
Pueblo	60%		772	827	993	1,146	1,279	30,900	35,280	39,720	44,100	47,640	51,180	54,720	58,260
Pueblo	55%		708	758	910	1,051	1,172	28,325	32,340	36,410	40,425	43,670	46,915	50,160	53,405
Pueblo	50%		643	689	827	955	1,066	25,750	29,400	33,100	36,750	39,700	42,650	45,600	48,550
Pueblo	45%		579	620	744	860	959	23,175	26,460	29,790	33,075	35,730	38,385	41,040	43,695
Pueblo	40%		515	551	662	764	853	20,600	23,520	26,480	29,400	31,760	34,120	36,480	38,840
Pueblo	30%		386	413	496	573	639	15,450	17,640	19,860	22,050	23,820	25,590	27,360	29,130
Pueblo	20%		257	275	331	382	426	10,300	11,760	13,240	14,700	15,880	17,060	18,240	19,420
Rio Blanco	120%		1,668	1,786	2,142	2,475	2,760	66,720	76,200	85,680	95,160	102,840	110,400	118,080	125,640
Rio Blanco	100%		1,390	1,488	1,785	2,062	2,300	55,600	63,500	71,400	79,300	85,700	92,000	98,400	104,700
Rio Blanco	80%		1,112	1,191	1,428	1,650	1,840	44,480	50,800	57,120	63,440	68,560	73,600	78,720	83,760
Rio Blanco	70%		973	1,042	1,249	1,443	1,610	38,920	44,450	49,980	55,510	59,990	64,400	68,880	73,290
Rio Blanco	60%		834	893	1,071	1,237	1,380	33,360	38,100	42,840	47,580	51,420	55,200	59,040	62,820
Rio Blanco	55%		764	818	981	1,134	1,265	30,580	34,925	39,270	43,615	47,135	50,600	54,120	57,585
Rio Blanco	50%		695	744	892	1,031	1,150	27,800	31,750	35,700	39,650	42,850	46,000	49,200	52,350
Rio Blanco	45%		625	669	803	928	1,035	25,020	28,575	32,130	35,685	38,565	41,400	44,280	47,115
Rio Blanco	40%		556	595	714	825	920	22,240	25,400	28,560	31,720	34,280	36,800	39,360	41,880
Rio Blanco	30%		417	446	535	618	690	16,680	19,050	21,420	23,790	25,710	27,600	29,520	31,410
Rio Blanco	20%		278	297	357	412	460	11,120	12,700	14,280	15,860	17,140	18,400	19,680	20,940
Rio Grande	120%		1,545	1,654	1,986	2,293	2,559	61,800	70,560	79,440	88,200	95,280	102,360	109,440	116,520
Rio Grande	100%		1,287	1,378	1,655	1,911	2,132	51,500	58,800	66,200	73,500	79,400	85,300	91,200	97,100
Rio Grande	80%		1,030	1,103	1,324	1,529	1,706	41,200	47,040	52,960	58,800	63,520	68,240	72,960	77,680
Rio Grande	70%		901	965	1,158	1,337	1,492	36,050	41,160	46,340	51,450	55,580	59,710	63,840	67,970
Rio Grande	60%		772	827	993	1,146	1,279	30,900	35,280	39,720	44,100	47,640	51,180	54,720	58,260
Rio Grande	55%		708	758	910	1,051	1,172	28,325	32,340	36,410	40,425	43,670	46,915	50,160	53,405
Rio Grande	50%		643	689	827	955	1,066	25,750	29,400	33,100	36,750	39,700	42,650	45,600	48,550
Rio Grande	45%		579	620	744	860	959	23,175	26,460	29,790	33,075	35,730	38,385	41,040	43,695
Rio Grande	40%		515	551	662	764	853	20,600	23,520	26,480	29,400	31,760	34,120	36,480	38,840
Rio Grande	30%		386	413	496	573	639	15,450	17,640	19,860	22,050	23,820	25,590	27,360	29,130
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County	HERA	AMI	2021 Maximum Rents					2021 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
Routt		120%	1,923	2,059	2,472	2,856	3,186	76,920	87,840	98,880	109,800	118,680	127,440	136,200	144,960
Routt		100%	1,602	1,716	2,060	2,380	2,655	64,100	73,200	82,400	91,500	98,900	106,200	113,500	120,800
Routt		80%	1,282	1,373	1,648	1,904	2,124	51,280	58,560	65,920	73,200	79,120	84,960	90,800	96,640
Routt		70%	1,121	1,201	1,442	1,666	1,858	44,870	51,240	57,680	64,050	69,230	74,340	79,450	84,560
Routt		60%	961	1,029	1,236	1,428	1,593	38,460	43,920	49,440	54,900	59,340	63,720	68,100	72,480
Routt		55%	881	943	1,133	1,309	1,460	35,255	40,260	45,320	50,325	54,395	58,410	62,425	66,440
Routt		50%	801	858	1,030	1,190	1,327	32,050	36,600	41,200	45,750	49,450	53,100	56,750	60,400
Routt		45%	721	772	927	1,071	1,194	28,845	32,940	37,080	41,175	44,505	47,790	51,075	54,360
Routt		40%	641	686	824	952	1,062	25,640	29,280	32,960	36,600	39,560	42,480	45,400	48,320
Routt		30%	480	514	618	714	796	19,230	21,960	24,720	27,450	29,670	31,860	34,050	36,240
Routt		20%	320	343	412	476	531	12,820	14,640	16,480	18,300	19,780	21,240	22,700	24,160
Saguache	Y	60%	793	849	1,020	1,178	1,314	31,740	36,240	40,800	45,300	48,960	52,560	56,220	59,820
Saguache	Y	55%	727	778	935	1,080	1,204	29,095	33,220	37,400	41,525	44,880	48,180	51,535	54,835
Saguache	Y	50%	661	708	850	981	1,095	26,450	30,200	34,000	37,750	40,800	43,800	46,850	49,850
Saguache	Y	45%	595	637	765	883	985	23,805	27,180	30,600	33,975	36,720	39,420	42,165	44,865
Saguache	Y	40%	529	566	680	785	876	21,160	24,160	27,200	30,200	32,640	35,040	37,480	39,880
Saguache	Y	30%	396	424	510	589	657	15,870	18,120	20,400	22,650	24,480	26,280	28,110	29,910
Saguache		120%	1,545	1,654	1,986	2,293	2,559	61,800	70,560	79,440	88,200	95,280	102,360	109,440	116,520
Saguache		100%	1,287	1,378	1,655	1,911	2,132	51,500	58,800	66,200	73,500	79,400	85,300	91,200	97,100
Saguache		80%	1,030	1,103	1,324	1,529	1,706	41,200	47,040	52,960	58,800	63,520	68,240	72,960	77,680
Saguache		70%	901	965	1,158	1,337	1,492	36,050	41,160	46,340	51,450	55,580	59,710	63,840	67,970
Saguache		60%	772	827	993	1,146	1,279	30,900	35,280	39,720	44,100	47,640	51,180	54,720	58,260
Saguache		55%	708	758	910	1,051	1,172	28,325	32,340	36,410	40,425	43,670	46,915	50,160	53,405
Saguache		50%	643	689	827	955	1,066	25,750	29,400	33,100	36,750	39,700	42,650	45,600	48,550
Saguache		45%	579	620	744	860	959	23,175	26,460	29,790	33,075	35,730	38,385	41,040	43,695
Saguache		40%	515	551	662	764	853	20,600	23,520	26,480	29,400	31,760	34,120	36,480	38,840
Saguache		30%	386	413	496	573	639	15,450	17,640	19,860	22,050	23,820	25,590	27,360	29,130
Saguache		20%	257	275	331	382	426	10,300	11,760	13,240	14,700	15,880	17,060	18,240	19,420



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for All Colorado Counties**

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20% to 120% of Area Median Income (AMI)

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County	HERA	AMI	2021 Maximum Rents					2021 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>San Juan</i>	<i>Y</i>	<i>60%</i>	<i>801</i>	<i>858</i>	<i>1,029</i>	<i>1,188</i>	<i>1,326</i>	<i>32,040</i>	<i>36,600</i>	<i>41,160</i>	<i>45,720</i>	<i>49,380</i>	<i>53,040</i>	<i>56,700</i>	<i>60,360</i>
<i>San Juan</i>	<i>Y</i>	<i>55%</i>	<i>734</i>	<i>786</i>	<i>943</i>	<i>1,089</i>	<i>1,215</i>	<i>29,370</i>	<i>33,550</i>	<i>37,730</i>	<i>41,910</i>	<i>45,265</i>	<i>48,620</i>	<i>51,975</i>	<i>55,330</i>
<i>San Juan</i>	<i>Y</i>	<i>50%</i>	<i>667</i>	<i>715</i>	<i>857</i>	<i>990</i>	<i>1,105</i>	<i>26,700</i>	<i>30,500</i>	<i>34,300</i>	<i>38,100</i>	<i>41,150</i>	<i>44,200</i>	<i>47,250</i>	<i>50,300</i>
<i>San Juan</i>	<i>Y</i>	<i>45%</i>	<i>600</i>	<i>643</i>	<i>771</i>	<i>891</i>	<i>994</i>	<i>24,030</i>	<i>27,450</i>	<i>30,870</i>	<i>34,290</i>	<i>37,035</i>	<i>39,780</i>	<i>42,525</i>	<i>45,270</i>
<i>San Juan</i>	<i>Y</i>	<i>40%</i>	<i>534</i>	<i>572</i>	<i>686</i>	<i>792</i>	<i>884</i>	<i>21,360</i>	<i>24,400</i>	<i>27,440</i>	<i>30,480</i>	<i>32,920</i>	<i>35,360</i>	<i>37,800</i>	<i>40,240</i>
<i>San Juan</i>	<i>Y</i>	<i>30%</i>	<i>400</i>	<i>429</i>	<i>514</i>	<i>594</i>	<i>663</i>	<i>16,020</i>	<i>18,300</i>	<i>20,580</i>	<i>22,860</i>	<i>24,690</i>	<i>26,520</i>	<i>28,350</i>	<i>30,180</i>
San Juan		120%	1,545	1,654	1,986	2,293	2,559	61,800	70,560	79,440	88,200	95,280	102,360	109,440	116,520
San Juan		100%	1,287	1,378	1,655	1,911	2,132	51,500	58,800	66,200	73,500	79,400	85,300	91,200	97,100
San Juan		80%	1,030	1,103	1,324	1,529	1,706	41,200	47,040	52,960	58,800	63,520	68,240	72,960	77,680
San Juan		70%	901	965	1,158	1,337	1,492	36,050	41,160	46,340	51,450	55,580	59,710	63,840	67,970
San Juan		60%	772	827	993	1,146	1,279	30,900	35,280	39,720	44,100	47,640	51,180	54,720	58,260
San Juan		55%	708	758	910	1,051	1,172	28,325	32,340	36,410	40,425	43,670	46,915	50,160	53,405
San Juan		50%	643	689	827	955	1,066	25,750	29,400	33,100	36,750	39,700	42,650	45,600	48,550
San Juan		45%	579	620	744	860	959	23,175	26,460	29,790	33,075	35,730	38,385	41,040	43,695
San Juan		40%	515	551	662	764	853	20,600	23,520	26,480	29,400	31,760	34,120	36,480	38,840
San Juan		30%	386	413	496	573	639	15,450	17,640	19,860	22,050	23,820	25,590	27,360	29,130
San Juan		20%	257	275	331	382	426	10,300	11,760	13,240	14,700	15,880	17,060	18,240	19,420
San Miguel		120%	1,797	1,924	2,310	2,668	2,976	71,880	82,080	92,400	102,600	110,880	119,040	127,320	135,480
San Miguel		100%	1,497	1,603	1,925	2,223	2,480	59,900	68,400	77,000	85,500	92,400	99,200	106,100	112,900
San Miguel		80%	1,198	1,283	1,540	1,779	1,984	47,920	54,720	61,600	68,400	73,920	79,360	84,880	90,320
San Miguel		70%	1,048	1,122	1,347	1,556	1,736	41,930	47,880	53,900	59,850	64,680	69,440	74,270	79,030
San Miguel		60%	898	962	1,155	1,334	1,488	35,940	41,040	46,200	51,300	55,440	59,520	63,660	67,740
San Miguel		55%	823	882	1,058	1,223	1,364	32,945	37,620	42,350	47,025	50,820	54,560	58,355	62,095
San Miguel		50%	748	801	962	1,111	1,240	29,950	34,200	38,500	42,750	46,200	49,600	53,050	56,450
San Miguel		45%	673	721	866	1,000	1,116	26,955	30,780	34,650	38,475	41,580	44,640	47,745	50,805
San Miguel		40%	599	641	770	889	992	23,960	27,360	30,800	34,200	36,960	39,680	42,440	45,160
San Miguel		30%	449	481	577	667	744	17,970	20,520	23,100	25,650	27,720	29,760	31,830	33,870
San Miguel		20%	299	320	385	444	496	11,980	13,680	15,400	17,100	18,480	19,840	21,220	22,580



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County	HERA	AMI	2021 Maximum Rents					2021 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>	Y	60%	886	950	1,140	1,317	1,470	35,460	40,560	45,600	50,640	54,720	58,800	62,820	66,900
<i>Sedgwick</i>	Y	55%	812	871	1,045	1,207	1,347	32,505	37,180	41,800	46,420	50,160	53,900	57,585	61,325
<i>Sedgwick</i>	Y	50%	738	791	950	1,097	1,225	29,550	33,800	38,000	42,200	45,600	49,000	52,350	55,750
<i>Sedgwick</i>	Y	45%	664	712	855	987	1,102	26,595	30,420	34,200	37,980	41,040	44,100	47,115	50,175
<i>Sedgwick</i>	Y	40%	591	633	760	878	980	23,640	27,040	30,400	33,760	36,480	39,200	41,880	44,600
<i>Sedgwick</i>	Y	30%	443	475	570	658	735	17,730	20,280	22,800	25,320	27,360	29,400	31,410	33,450
Sedgwick		120%	1,545	1,654	1,986	2,293	2,559	61,800	70,560	79,440	88,200	95,280	102,360	109,440	116,520
Sedgwick		100%	1,287	1,378	1,655	1,911	2,132	51,500	58,800	66,200	73,500	79,400	85,300	91,200	97,100
Sedgwick		80%	1,030	1,103	1,324	1,529	1,706	41,200	47,040	52,960	58,800	63,520	68,240	72,960	77,680
Sedgwick		70%	901	965	1,158	1,337	1,492	36,050	41,160	46,340	51,450	55,580	59,710	63,840	67,970
Sedgwick		60%	772	827	993	1,146	1,279	30,900	35,280	39,720	44,100	47,640	51,180	54,720	58,260
Sedgwick		55%	708	758	910	1,051	1,172	28,325	32,340	36,410	40,425	43,670	46,915	50,160	53,405
Sedgwick		50%	643	689	827	955	1,066	25,750	29,400	33,100	36,750	39,700	42,650	45,600	48,550
Sedgwick		45%	579	620	744	860	959	23,175	26,460	29,790	33,075	35,730	38,385	41,040	43,695
Sedgwick		40%	515	551	662	764	853	20,600	23,520	26,480	29,400	31,760	34,120	36,480	38,840
Sedgwick		30%	386	413	496	573	639	15,450	17,640	19,860	22,050	23,820	25,590	27,360	29,130
Sedgwick		20%	257	275	331	382	426	10,300	11,760	13,240	14,700	15,880	17,060	18,240	19,420
Summit		120%	2,019	2,163	2,595	2,998	3,345	80,760	92,280	103,800	115,320	124,560	133,800	143,040	152,280
Summit		100%	1,682	1,802	2,162	2,498	2,787	67,300	76,900	86,500	96,100	103,800	111,500	119,200	126,900
Summit		80%	1,346	1,442	1,730	1,999	2,230	53,840	61,520	69,200	76,880	83,040	89,200	95,360	101,520
Summit		70%	1,177	1,261	1,513	1,749	1,951	47,110	53,830	60,550	67,270	72,660	78,050	83,440	88,830
Summit		60%	1,009	1,081	1,297	1,499	1,672	40,380	46,140	51,900	57,660	62,280	66,900	71,520	76,140
Summit		55%	925	991	1,189	1,374	1,533	37,015	42,295	47,575	52,855	57,090	61,325	65,560	69,795
Summit		50%	841	901	1,081	1,249	1,393	33,650	38,450	43,250	48,050	51,900	55,750	59,600	63,450
Summit		45%	757	811	973	1,124	1,254	30,285	34,605	38,925	43,245	46,710	50,175	53,640	57,105
Summit		40%	673	721	865	999	1,115	26,920	30,760	34,600	38,440	41,520	44,600	47,680	50,760
Summit		30%	504	540	648	749	836	20,190	23,070	25,950	28,830	31,140	33,450	35,760	38,070
Summit		20%	336	360	432	499	557	13,460	15,380	17,300	19,220	20,760	22,300	23,840	25,380



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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
Teller		120%	1,680	1,800	2,160	2,493	2,781	67,200	76,800	86,400	95,880	103,560	111,240	118,920	126,600
Teller		100%	1,400	1,500	1,800	2,077	2,317	56,000	64,000	72,000	79,900	86,300	92,700	99,100	105,500
Teller		80%	1,120	1,200	1,440	1,662	1,854	44,800	51,200	57,600	63,920	69,040	74,160	79,280	84,400
Teller		70%	980	1,050	1,260	1,454	1,622	39,200	44,800	50,400	55,930	60,410	64,890	69,370	73,850
Teller		60%	840	900	1,080	1,246	1,390	33,600	38,400	43,200	47,940	51,780	55,620	59,460	63,300
Teller		55%	770	825	990	1,142	1,274	30,800	35,200	39,600	43,945	47,465	50,985	54,505	58,025
Teller		50%	700	750	900	1,038	1,158	28,000	32,000	36,000	39,950	43,150	46,350	49,550	52,750
Teller		45%	630	675	810	934	1,042	25,200	28,800	32,400	35,955	38,835	41,715	44,595	47,475
Teller		40%	560	600	720	831	927	22,400	25,600	28,800	31,960	34,520	37,080	39,640	42,200
Teller		30%	420	450	540	623	695	16,800	19,200	21,600	23,970	25,890	27,810	29,730	31,650
Teller		20%	280	300	360	415	463	11,200	12,800	14,400	15,980	17,260	18,540	19,820	21,100
Washington	Y	60%	808	866	1,039	1,200	1,339	32,340	36,960	41,580	46,140	49,860	53,580	57,240	60,960
Washington	Y	55%	741	794	952	1,100	1,227	29,645	33,880	38,115	42,295	45,705	49,115	52,470	55,880
Washington	Y	50%	673	721	866	1,000	1,116	26,950	30,800	34,650	38,450	41,550	44,650	47,700	50,800
Washington	Y	45%	606	649	779	900	1,004	24,255	27,720	31,185	34,605	37,395	40,185	42,930	45,720
Washington	Y	40%	539	577	693	800	893	21,560	24,640	27,720	30,760	33,240	35,720	38,160	40,640
Washington	Y	30%	404	433	519	600	669	16,170	18,480	20,790	23,070	24,930	26,790	28,620	30,480
Washington		120%	1,545	1,654	1,986	2,293	2,559	61,800	70,560	79,440	88,200	95,280	102,360	109,440	116,520
Washington		100%	1,287	1,378	1,655	1,911	2,132	51,500	58,800	66,200	73,500	79,400	85,300	91,200	97,100
Washington		80%	1,030	1,103	1,324	1,529	1,706	41,200	47,040	52,960	58,800	63,520	68,240	72,960	77,680
Washington		70%	901	965	1,158	1,337	1,492	36,050	41,160	46,340	51,450	55,580	59,710	63,840	67,970
Washington		60%	772	827	993	1,146	1,279	30,900	35,280	39,720	44,100	47,640	51,180	54,720	58,260
Washington		55%	708	758	910	1,051	1,172	28,325	32,340	36,410	40,425	43,670	46,915	50,160	53,405
Washington		50%	643	689	827	955	1,066	25,750	29,400	33,100	36,750	39,700	42,650	45,600	48,550
Washington		45%	579	620	744	860	959	23,175	26,460	29,790	33,075	35,730	38,385	41,040	43,695
Washington		40%	515	551	662	764	853	20,600	23,520	26,480	29,400	31,760	34,120	36,480	38,840
Washington		30%	386	413	496	573	639	15,450	17,640	19,860	22,050	23,820	25,590	27,360	29,130
Washington		20%	257	275	331	382	426	10,300	11,760	13,240	14,700	15,880	17,060	18,240	19,420



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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
Weld		120%	1,860	1,992	2,391	2,761	3,081	74,400	84,960	95,640	106,200	114,720	123,240	131,760	140,280
Weld		100%	1,550	1,660	1,992	2,301	2,567	62,000	70,800	79,700	88,500	95,600	102,700	109,800	116,900
Weld		80%	1,240	1,328	1,594	1,841	2,054	49,600	56,640	63,760	70,800	76,480	82,160	87,840	93,520
Weld		70%	1,085	1,162	1,394	1,610	1,797	43,400	49,560	55,790	61,950	66,920	71,890	76,860	81,830
Weld		60%	930	996	1,195	1,380	1,540	37,200	42,480	47,820	53,100	57,360	61,620	65,880	70,140
Weld		55%	852	913	1,095	1,265	1,412	34,100	38,940	43,835	48,675	52,580	56,485	60,390	64,295
Weld		50%	775	830	996	1,150	1,283	31,000	35,400	39,850	44,250	47,800	51,350	54,900	58,450
Weld		45%	697	747	896	1,035	1,155	27,900	31,860	35,865	39,825	43,020	46,215	49,410	52,605
Weld		40%	620	664	797	920	1,027	24,800	28,320	31,880	35,400	38,240	41,080	43,920	46,760
Weld		30%	465	498	597	690	770	18,600	21,240	23,910	26,550	28,680	30,810	32,940	35,070
Weld		20%	310	332	398	460	513	12,400	14,160	15,940	17,700	19,120	20,540	21,960	23,380
Yuma		120%	1,545	1,654	1,986	2,293	2,559	61,800	70,560	79,440	88,200	95,280	102,360	109,440	116,520
Yuma		100%	1,287	1,378	1,655	1,911	2,132	51,500	58,800	66,200	73,500	79,400	85,300	91,200	97,100
Yuma		80%	1,030	1,103	1,324	1,529	1,706	41,200	47,040	52,960	58,800	63,520	68,240	72,960	77,680
Yuma		70%	901	965	1,158	1,337	1,492	36,050	41,160	46,340	51,450	55,580	59,710	63,840	67,970
Yuma		60%	772	827	993	1,146	1,279	30,900	35,280	39,720	44,100	47,640	51,180	54,720	58,260
Yuma		55%	708	758	910	1,051	1,172	28,325	32,340	36,410	40,425	43,670	46,915	50,160	53,405
Yuma		50%	643	689	827	955	1,066	25,750	29,400	33,100	36,750	39,700	42,650	45,600	48,550
Yuma		45%	579	620	744	860	959	23,175	26,460	29,790	33,075	35,730	38,385	41,040	43,695
Yuma		40%	515	551	662	764	853	20,600	23,520	26,480	29,400	31,760	34,120	36,480	38,840
Yuma		30%	386	413	496	573	639	15,450	17,640	19,860	22,050	23,820	25,590	27,360	29,130
Yuma		20%	257	275	331	382	426	10,300	11,760	13,240	14,700	15,880	17,060	18,240	19,420

2021 Colorado Division of Housing H
Effective June 1, 202

County	AMI	0 BDRM	1 BDRM	2 BDRM
ADAMS	30%	\$ 550	\$ 589	\$ 708
ADAMS	40%	\$ 734	\$ 786	\$ 944
ADAMS	50%	\$ 917	\$ 983	\$ 1,180
ADAMS	60%	\$ 1,101	\$ 1,179	\$ 1,416
ALAMOSA	30%	\$ 386	\$ 413	\$ 496
ALAMOSA	40%	\$ 515	\$ 551	\$ 662
ALAMOSA	50%	\$ 643	\$ 659	\$ 827
ALAMOSA	60%	\$ 648	\$ 659	\$ 845
ARAPAHOE	30%	\$ 550	\$ 589	\$ 708
ARAPAHOE	40%	\$ 734	\$ 786	\$ 944
ARAPAHOE	50%	\$ 917	\$ 983	\$ 1,180
ARAPAHOE	60%	\$ 1,101	\$ 1,179	\$ 1,416
ARCHULETA	30%	\$ 386	\$ 413	\$ 496
ARCHULETA	40%	\$ 515	\$ 551	\$ 662
ARCHULETA	50%	\$ 643	\$ 689	\$ 827
ARCHULETA	60%	\$ 772	\$ 784	\$ 993
BACA	30%	\$ 386	\$ 413	\$ 496
BACA	40%	\$ 515	\$ 551	\$ 662
BACA	50%	\$ 620	\$ 624	\$ 734
BACA	60%	\$ 620	\$ 624	\$ 734
BENT	30%	\$ 386	\$ 413	\$ 496
BENT	40%	\$ 515	\$ 551	\$ 662
BENT	50%	\$ 643	\$ 655	\$ 791
BENT	60%	\$ 652	\$ 655	\$ 791
BOULDER	30%	\$ 614	\$ 658	\$ 789
BOULDER	40%	\$ 819	\$ 877	\$ 1,053
BOULDER	50%	\$ 1,023	\$ 1,096	\$ 1,316
BOULDER	60%	\$ 1,228	\$ 1,316	\$ 1,579
BROOMFIELD	30%	\$ 550	\$ 589	\$ 708
BROOMFIELD	40%	\$ 734	\$ 786	\$ 944
BROOMFIELD	50%	\$ 917	\$ 983	\$ 1,180
BROOMFIELD	60%	\$ 1,101	\$ 1,179	\$ 1,416
CHAFFEE	30%	\$ 386	\$ 413	\$ 496
CHAFFEE	40%	\$ 515	\$ 551	\$ 662
CHAFFEE	50%	\$ 601	\$ 689	\$ 827
CHAFFEE	60%	\$ 601	\$ 799	\$ 911
CHEYENNE	30%	\$ 401	\$ 430	\$ 516
CHEYENNE	40%	\$ 535	\$ 557	\$ 688
CHEYENNE	50%	\$ 553	\$ 557	\$ 734
CHEYENNE	60%	\$ 553	\$ 557	\$ 734
CLEAR CREEK	30%	\$ 550	\$ 589	\$ 708
CLEAR CREEK	40%	\$ 734	\$ 786	\$ 944
CLEAR CREEK	50%	\$ 917	\$ 983	\$ 1,180
CLEAR CREEK	60%	\$ 1,101	\$ 1,179	\$ 1,416
CONEJOS	30%	\$ 386	\$ 413	\$ 496
CONEJOS	40%	\$ 515	\$ 551	\$ 662
CONEJOS	50%	\$ 597	\$ 600	\$ 734
CONEJOS	60%	\$ 597	\$ 600	\$ 734
COSTILLA	30%	\$ 386	\$ 413	\$ 496

2021 Colorado Division of Housing H
Effective June 1, 202

County	AMI	0 BDRM	1 BDRM	2 BDRM
COSTILLA	40%	\$ 515	\$ 551	\$ 662
COSTILLA	50%	\$ 629	\$ 633	\$ 774
COSTILLA	60%	\$ 629	\$ 633	\$ 774
CROWLEY	30%	\$ 386	\$ 413	\$ 496
CROWLEY	40%	\$ 515	\$ 551	\$ 662
CROWLEY	50%	\$ 643	\$ 683	\$ 827
CROWLEY	60%	\$ 679	\$ 683	\$ 835
CUSTER	30%	\$ 386	\$ 413	\$ 496
CUSTER	40%	\$ 515	\$ 551	\$ 662
CUSTER	50%	\$ 643	\$ 657	\$ 827
CUSTER	60%	\$ 652	\$ 657	\$ 862
DELTA	30%	\$ 386	\$ 413	\$ 496
DELTA	40%	\$ 515	\$ 551	\$ 662
DELTA	50%	\$ 643	\$ 689	\$ 827
DELTA	60%	\$ 739	\$ 744	\$ 981
DENVER	30%	\$ 550	\$ 589	\$ 708
DENVER	40%	\$ 734	\$ 786	\$ 944
DENVER	50%	\$ 917	\$ 983	\$ 1,180
DENVER	60%	\$ 1,101	\$ 1,179	\$ 1,416
DOLORES	30%	\$ 386	\$ 413	\$ 496
DOLORES	40%	\$ 515	\$ 551	\$ 662
DOLORES	50%	\$ 610	\$ 614	\$ 750
DOLORES	60%	\$ 610	\$ 614	\$ 750
DOUGLAS	30%	\$ 550	\$ 589	\$ 708
DOUGLAS	40%	\$ 734	\$ 786	\$ 944
DOUGLAS	50%	\$ 917	\$ 983	\$ 1,180
DOUGLAS	60%	\$ 1,101	\$ 1,179	\$ 1,416
EAGLE	30%	\$ 525	\$ 562	\$ 675
EAGLE	40%	\$ 700	\$ 750	\$ 900
EAGLE	50%	\$ 875	\$ 937	\$ 1,125
EAGLE	60%	\$ 1,050	\$ 1,125	\$ 1,350
EL PASO	30%	\$ 432	\$ 463	\$ 556
EL PASO	40%	\$ 577	\$ 618	\$ 742
EL PASO	50%	\$ 721	\$ 773	\$ 927
EL PASO	60%	\$ 797	\$ 927	\$ 1,113
ELBERT	30%	\$ 550	\$ 589	\$ 708
ELBERT	40%	\$ 734	\$ 786	\$ 944
ELBERT	50%	\$ 917	\$ 983	\$ 1,180
ELBERT	60%	\$ 1,101	\$ 1,179	\$ 1,416
FREMONT	30%	\$ 386	\$ 413	\$ 496
FREMONT	40%	\$ 515	\$ 551	\$ 662
FREMONT	50%	\$ 643	\$ 679	\$ 827
FREMONT	60%	\$ 675	\$ 679	\$ 895
GARFIELD	30%	\$ 464	\$ 497	\$ 596
GARFIELD	40%	\$ 619	\$ 663	\$ 795
GARFIELD	50%	\$ 773	\$ 828	\$ 993
GARFIELD	60%	\$ 928	\$ 953	\$ 1,192
GILPIN	30%	\$ 550	\$ 589	\$ 708
GILPIN	40%	\$ 734	\$ 786	\$ 944

2021 Colorado Division of Housing H
Effective June 1, 202

County	AMI	0 BDRM	1 BDRM	2 BDRM
GILPIN	50%	\$ 917	\$ 983	\$ 1,180
GILPIN	60%	\$ 1,101	\$ 1,179	\$ 1,416
GRAND	30%	\$ 414	\$ 443	\$ 532
GRAND	40%	\$ 552	\$ 591	\$ 710
GRAND	50%	\$ 690	\$ 739	\$ 887
GRAND	60%	\$ 755	\$ 874	\$ 1,065
GUNNISON	30%	\$ 415	\$ 445	\$ 534
GUNNISON	40%	\$ 554	\$ 593	\$ 712
GUNNISON	50%	\$ 692	\$ 741	\$ 890
GUNNISON	60%	\$ 820	\$ 825	\$ 1,012
HINSDALE	30%	\$ 386	\$ 413	\$ 496
HINSDALE	40%	\$ 515	\$ 551	\$ 662
HINSDALE	50%	\$ 603	\$ 689	\$ 826
HINSDALE	60%	\$ 603	\$ 725	\$ 826
HUERFANO	30%	\$ 386	\$ 413	\$ 496
HUERFANO	40%	\$ 515	\$ 551	\$ 662
HUERFANO	50%	\$ 643	\$ 671	\$ 827
HUERFANO	60%	\$ 666	\$ 671	\$ 847
JACKSON	30%	\$ 386	\$ 413	\$ 496
JACKSON	40%	\$ 515	\$ 551	\$ 662
JACKSON	50%	\$ 643	\$ 689	\$ 827
JACKSON	60%	\$ 772	\$ 801	\$ 979
JEFFERSON	30%	\$ 550	\$ 589	\$ 708
JEFFERSON	40%	\$ 734	\$ 786	\$ 944
JEFFERSON	50%	\$ 917	\$ 983	\$ 1,180
JEFFERSON	60%	\$ 1,101	\$ 1,179	\$ 1,416
KIOWA	30%	\$ 386	\$ 413	\$ 496
KIOWA	40%	\$ 515	\$ 551	\$ 662
KIOWA	50%	\$ 617	\$ 621	\$ 770
KIOWA	60%	\$ 617	\$ 621	\$ 770
KIT CARSON	30%	\$ 386	\$ 413	\$ 496
KIT CARSON	40%	\$ 515	\$ 551	\$ 662
KIT CARSON	50%	\$ 643	\$ 653	\$ 827
KIT CARSON	60%	\$ 649	\$ 653	\$ 861
LA PLATA	30%	\$ 460	\$ 493	\$ 592
LA PLATA	40%	\$ 614	\$ 658	\$ 790
LA PLATA	50%	\$ 767	\$ 822	\$ 987
LA PLATA	60%	\$ 921	\$ 987	\$ 1,150
LAKE	30%	\$ 386	\$ 413	\$ 496
LAKE	40%	\$ 515	\$ 551	\$ 662
LAKE	50%	\$ 643	\$ 689	\$ 827
LAKE	60%	\$ 746	\$ 763	\$ 870
LARIMER	30%	\$ 504	\$ 540	\$ 648
LARIMER	40%	\$ 672	\$ 720	\$ 864
LARIMER	50%	\$ 840	\$ 900	\$ 1,080
LARIMER	60%	\$ 1,004	\$ 1,080	\$ 1,296
LAS ANIMAS	30%	\$ 386	\$ 413	\$ 496
LAS ANIMAS	40%	\$ 515	\$ 551	\$ 662
LAS ANIMAS	50%	\$ 563	\$ 647	\$ 827

2021 Colorado Division of Housing H
Effective June 1, 202

County	AMI	0 BDRM	1 BDRM	2 BDRM
LAS ANIMAS	60%	\$ 563	\$ 647	\$ 853
LINCOLN	30%	\$ 386	\$ 413	\$ 496
LINCOLN	40%	\$ 515	\$ 551	\$ 662
LINCOLN	50%	\$ 643	\$ 654	\$ 827
LINCOLN	60%	\$ 650	\$ 654	\$ 862
LOGAN	30%	\$ 386	\$ 413	\$ 496
LOGAN	40%	\$ 515	\$ 551	\$ 662
LOGAN	50%	\$ 643	\$ 687	\$ 827
LOGAN	60%	\$ 683	\$ 687	\$ 845
MESA	30%	\$ 386	\$ 413	\$ 496
MESA	40%	\$ 515	\$ 551	\$ 662
MESA	50%	\$ 643	\$ 689	\$ 827
MESA	60%	\$ 674	\$ 772	\$ 993
MINERAL	30%	\$ 386	\$ 413	\$ 496
MINERAL	40%	\$ 515	\$ 551	\$ 662
MINERAL	50%	\$ 643	\$ 689	\$ 827
MINERAL	60%	\$ 772	\$ 801	\$ 979
MOFFAT	30%	\$ 386	\$ 413	\$ 496
MOFFAT	40%	\$ 515	\$ 551	\$ 662
MOFFAT	50%	\$ 643	\$ 665	\$ 827
MOFFAT	60%	\$ 660	\$ 665	\$ 876
MONTEZUMA	30%	\$ 386	\$ 413	\$ 496
MONTEZUMA	40%	\$ 515	\$ 551	\$ 662
MONTEZUMA	50%	\$ 643	\$ 688	\$ 827
MONTEZUMA	60%	\$ 684	\$ 688	\$ 907
MONTROSE	30%	\$ 386	\$ 413	\$ 496
MONTROSE	40%	\$ 515	\$ 551	\$ 662
MONTROSE	50%	\$ 643	\$ 685	\$ 827
MONTROSE	60%	\$ 681	\$ 685	\$ 903
MORGAN	30%	\$ 386	\$ 413	\$ 496
MORGAN	40%	\$ 515	\$ 551	\$ 662
MORGAN	50%	\$ 607	\$ 681	\$ 827
MORGAN	60%	\$ 607	\$ 681	\$ 898
OTERO	30%	\$ 386	\$ 413	\$ 496
OTERO	40%	\$ 515	\$ 551	\$ 662
OTERO	50%	\$ 627	\$ 631	\$ 827
OTERO	60%	\$ 627	\$ 631	\$ 832
OURAY	30%	\$ 416	\$ 445	\$ 534
OURAY	40%	\$ 555	\$ 594	\$ 713
OURAY	50%	\$ 693	\$ 743	\$ 891
OURAY	60%	\$ 832	\$ 891	\$ 1,069
PARK	30%	\$ 550	\$ 589	\$ 708
PARK	40%	\$ 734	\$ 786	\$ 944
PARK	50%	\$ 917	\$ 983	\$ 1,180
PARK	60%	\$ 1,101	\$ 1,179	\$ 1,416
PHILLIPS	30%	\$ 386	\$ 413	\$ 496
PHILLIPS	40%	\$ 515	\$ 551	\$ 662
PHILLIPS	50%	\$ 610	\$ 614	\$ 809
PHILLIPS	60%	\$ 610	\$ 614	\$ 809

2021 Colorado Division of Housing H
Effective June 1, 202

County	AMI	0 BDRM	1 BDRM	2 BDRM
PITKIN	30%	\$ 558	\$ 598	\$ 718
PITKIN	40%	\$ 745	\$ 798	\$ 958
PITKIN	50%	\$ 931	\$ 998	\$ 1,197
PITKIN	60%	\$ 1,117	\$ 1,197	\$ 1,437
PROWERS	30%	\$ 386	\$ 413	\$ 496
PROWERS	40%	\$ 515	\$ 551	\$ 662
PROWERS	50%	\$ 623	\$ 627	\$ 773
PROWERS	60%	\$ 623	\$ 627	\$ 773
PUEBLO	30%	\$ 386	\$ 413	\$ 496
PUEBLO	40%	\$ 515	\$ 551	\$ 662
PUEBLO	50%	\$ 631	\$ 634	\$ 827
PUEBLO	60%	\$ 631	\$ 634	\$ 836
RIO BLANCO	30%	\$ 417	\$ 446	\$ 535
RIO BLANCO	40%	\$ 556	\$ 595	\$ 714
RIO BLANCO	50%	\$ 679	\$ 684	\$ 892
RIO BLANCO	60%	\$ 679	\$ 684	\$ 901
RIO GRANDE	30%	\$ 386	\$ 413	\$ 496
RIO GRANDE	40%	\$ 515	\$ 551	\$ 662
RIO GRANDE	50%	\$ 606	\$ 609	\$ 745
RIO GRANDE	60%	\$ 606	\$ 609	\$ 745
ROUTT	30%	\$ 480	\$ 514	\$ 618
ROUTT	40%	\$ 641	\$ 686	\$ 824
ROUTT	50%	\$ 801	\$ 858	\$ 1,030
ROUTT	60%	\$ 961	\$ 1,029	\$ 1,236
SAGUACHE	30%	\$ 386	\$ 413	\$ 496
SAGUACHE	40%	\$ 515	\$ 551	\$ 662
SAGUACHE	50%	\$ 574	\$ 578	\$ 762
SAGUACHE	60%	\$ 574	\$ 578	\$ 762
SAN JUAN	30%	\$ 386	\$ 413	\$ 496
SAN JUAN	40%	\$ 515	\$ 551	\$ 662
SAN JUAN	50%	\$ 643	\$ 689	\$ 827
SAN JUAN	60%	\$ 772	\$ 801	\$ 979
SAN MIGUEL	30%	\$ 449	\$ 481	\$ 577
SAN MIGUEL	40%	\$ 599	\$ 641	\$ 770
SAN MIGUEL	50%	\$ 748	\$ 801	\$ 962
SAN MIGUEL	60%	\$ 898	\$ 962	\$ 1,155
SEDGWICK	30%	\$ 386	\$ 413	\$ 496
SEDGWICK	40%	\$ 515	\$ 551	\$ 662
SEDGWICK	50%	\$ 625	\$ 629	\$ 734
SEDGWICK	60%	\$ 625	\$ 629	\$ 734
SUMMIT	30%	\$ 504	\$ 540	\$ 648
SUMMIT	40%	\$ 673	\$ 721	\$ 865
SUMMIT	50%	\$ 841	\$ 901	\$ 1,081
SUMMIT	60%	\$ 1,009	\$ 1,081	\$ 1,297
TELLER	30%	\$ 420	\$ 450	\$ 540
TELLER	40%	\$ 560	\$ 600	\$ 720
TELLER	50%	\$ 700	\$ 750	\$ 900
TELLER	60%	\$ 761	\$ 875	\$ 1,080
WASHINGTON	30%	\$ 386	\$ 413	\$ 496

**2021 Colorado Division of Housing H
Effective June 1, 202**

County	AMI	0 BDRM	1 BDRM	2 BDRM
WASHINGTON	40%	\$ 515	\$ 551	\$ 662
WASHINGTON	50%	\$ 643	\$ 689	\$ 815
WASHINGTON	60%	\$ 699	\$ 715	\$ 815
WELD	30%	\$ 465	\$ 498	\$ 597
WELD	40%	\$ 620	\$ 664	\$ 797
WELD	50%	\$ 775	\$ 830	\$ 996
WELD	60%	\$ 827	\$ 937	\$ 1,184
YUMA	30%	\$ 386	\$ 413	\$ 496
YUMA	40%	\$ 515	\$ 551	\$ 662
YUMA	50%	\$ 629	\$ 634	\$ 827
YUMA	60%	\$ 629	\$ 634	\$ 835

OME Rent Limits

21

3 BDRM	4 BDRM
\$ 817	\$ 912
\$ 1,090	\$ 1,216
\$ 1,362	\$ 1,520
\$ 1,635	\$ 1,824
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,087	\$ 1,279
\$ 817	\$ 912
\$ 1,090	\$ 1,216
\$ 1,362	\$ 1,520
\$ 1,635	\$ 1,824
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,050	\$ 1,271
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 984	\$ 1,073
\$ 912	\$ 1,017
\$ 1,216	\$ 1,357
\$ 1,520	\$ 1,696
\$ 1,824	\$ 2,035
\$ 817	\$ 912
\$ 1,090	\$ 1,216
\$ 1,362	\$ 1,520
\$ 1,635	\$ 1,824
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279
\$ 596	\$ 665
\$ 795	\$ 887
\$ 985	\$ 1,108
\$ 985	\$ 1,156
\$ 817	\$ 912
\$ 1,090	\$ 1,216
\$ 1,362	\$ 1,520
\$ 1,635	\$ 1,824
\$ 573	\$ 639
\$ 764	\$ 853
\$ 945	\$ 995
\$ 945	\$ 995
\$ 573	\$ 639

OME Rent Limits

21

3 BDRM	4 BDRM
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 963	\$ 1,219
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,121	\$ 1,132
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,072	\$ 1,279
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279
\$ 817	\$ 912
\$ 1,090	\$ 1,216
\$ 1,362	\$ 1,520
\$ 1,635	\$ 1,824
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,073	\$ 1,181
\$ 817	\$ 912
\$ 1,090	\$ 1,216
\$ 1,362	\$ 1,520
\$ 1,635	\$ 1,824
\$ 780	\$ 870
\$ 1,040	\$ 1,160
\$ 1,300	\$ 1,450
\$ 1,560	\$ 1,740
\$ 642	\$ 717
\$ 857	\$ 956
\$ 1,071	\$ 1,195
\$ 1,285	\$ 1,434
\$ 817	\$ 912
\$ 1,090	\$ 1,216
\$ 1,362	\$ 1,520
\$ 1,635	\$ 1,824
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279
\$ 688	\$ 768
\$ 918	\$ 1,025
\$ 1,148	\$ 1,281
\$ 1,377	\$ 1,537
\$ 817	\$ 912
\$ 1,090	\$ 1,216

OME Rent Limits

21

3 BDRM	4 BDRM
\$ 1,362	\$ 1,520
\$ 1,635	\$ 1,824
\$ 615	\$ 686
\$ 820	\$ 915
\$ 1,025	\$ 1,143
\$ 1,230	\$ 1,372
\$ 617	\$ 688
\$ 823	\$ 918
\$ 1,028	\$ 1,147
\$ 1,234	\$ 1,377
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,121	\$ 1,279
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,054	\$ 1,279
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279
\$ 817	\$ 912
\$ 1,090	\$ 1,216
\$ 1,362	\$ 1,520
\$ 1,635	\$ 1,824
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,050	\$ 1,195
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279
\$ 684	\$ 763
\$ 912	\$ 1,018
\$ 1,140	\$ 1,272
\$ 1,368	\$ 1,527
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279
\$ 748	\$ 834
\$ 997	\$ 1,113
\$ 1,246	\$ 1,391
\$ 1,496	\$ 1,669
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066

OME Rent Limits

21

3 BDRM	4 BDRM
\$ 1,146	\$ 1,276
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,121	\$ 1,279
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,101	\$ 1,188
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,035	\$ 1,279
\$ 618	\$ 689
\$ 824	\$ 919
\$ 1,030	\$ 1,148
\$ 1,236	\$ 1,378
\$ 817	\$ 912
\$ 1,090	\$ 1,216
\$ 1,362	\$ 1,520
\$ 1,635	\$ 1,824
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,072	\$ 1,168

OME Rent Limits

21

3 BDRM	4 BDRM
\$ 830	\$ 926
\$ 1,107	\$ 1,235
\$ 1,383	\$ 1,543
\$ 1,660	\$ 1,852
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 961	\$ 1,218
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,118	\$ 1,279
\$ 618	\$ 690
\$ 825	\$ 920
\$ 1,031	\$ 1,150
\$ 1,198	\$ 1,222
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,051
\$ 1,047	\$ 1,051
\$ 714	\$ 796
\$ 952	\$ 1,062
\$ 1,190	\$ 1,327
\$ 1,428	\$ 1,593
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,033
\$ 970	\$ 1,033
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279
\$ 667	\$ 744
\$ 889	\$ 992
\$ 1,111	\$ 1,240
\$ 1,334	\$ 1,488
\$ 573	\$ 639
\$ 764	\$ 853
\$ 913	\$ 1,066
\$ 913	\$ 1,271
\$ 749	\$ 836
\$ 999	\$ 1,115
\$ 1,249	\$ 1,393
\$ 1,499	\$ 1,672
\$ 623	\$ 695
\$ 831	\$ 927
\$ 1,038	\$ 1,158
\$ 1,246	\$ 1,390
\$ 573	\$ 639

OME Rent Limits

21

3 BDRM	4 BDRM
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,014	\$ 1,105
\$ 690	\$ 770
\$ 920	\$ 1,027
\$ 1,150	\$ 1,283
\$ 1,380	\$ 1,540
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,132	\$ 1,132

CALCULATIONS

Rents					
Bd/Bath	% AMI	# of units		Sq. Ft.	
1 Bed 1 Bath	60%	1		580	
1 Bed 1 Bath	70%	2		580	
2 Bed 1 Bath	60%	2		1,005	
2 Bed 1 Bath	70%	3		1,065	
2 Bed 1 Bath	80%	2		1,059	
2 Bed 1 Bath	100%	2		1,059	
2 Bed 1 Bath	120%	2		1,059	
Commercial - Early Childhood E	0%	1		745	
Commercial - Other	0%	1		1,094	
Commercial - Other	0%	1		1,100	
Commercial - Other	0%	1		1,000	
Home Trust Office	0%	1		900	
0	0%	0		0	
0	0%	0		0	
0	0%	0		0	
0	0%	0		0	
0	0%	0		0	
0	0%	0		0	
0	0%	0		0	
0	0%	0		0	
0	0%	0		0	
0	0%	0		0	
0	0%	0		0	
0	0%	0		0	
0	0%	0		0	
0	0%	0		0	
Totals	59%	19			

Utility Allowances:

0 Bed*	0
1 Bed*	186
2 Bed*	210
3 Bed*	0
4 Bed*	0

Type of Unit Options

0 Bed 1 Bath
 0 Bed 1 Bath Subsidized
 1 Bed 1 Bath
 1 Bed 1 Bath Subsidized
 2 Bed 1 Bath
 2 Bed 1 Bath Subsidized
 3 Bed 2 Bath
 3 Bed 2 Bath Subsidized
 4 Bed 2 Bath
 4 Bed 2 Bath Subsidized

Cash Flow Loan Payments

	Y1	Y2	
DDF Starting Balance:	\$250,000	\$250,000	\$225,303
Payment		\$24,697	\$27,180
DDF Ending Balance		\$225,303	\$198,123
	Y11	Y12	
Payment		0	0
		0	0

DDF Ending Balance: 0 0

	Y1	Y2	
Cash Flow #1 Loan Starting Balance	\$0		\$0
Payment		\$0	\$0
Ending Balance		\$0	\$0
	Y11	Y12	
Payment		\$0	\$0
Ending Balance:		\$0	\$0

	Y1	Y2	
Cash Flow Loan #2 Starting Balance	\$0		\$0
Payment		\$0	\$0
Ending Balance		\$0	\$0
	Y11	Y12	
Payment		\$0	\$0
Ending Balance:		\$0	\$0

	Y1	Y2	
Cash Flow Loan #3 Starting Balance	\$0		\$0
Payment		\$0	\$0
Ending Balance		\$0	\$0
	Y11	Y12	
Payment		\$0	\$0
Ending Balance:		\$0	\$0

Max loan amount calculator

NOI	\$176,126	
Cap Rate	0.0%	(typically 5-6%. Check local publications)
Value at Cap Rate	#DIV/0!	
LVR	0%	(Provided by lender)
Maximum Loan Amount	#DIV/0!	
Appraised Value	\$ -	(Provided by applicant)
LVR	0%	(Provided by lender)
Maximum Loan Amount	\$0	

Refinance Scenario

Outstanding 1st Mortgage Loan Balance	\$8,788,889	< Adjust based on ter
Outstanding Subordinate loan balance	*link*	
Outstanding Subordinate loan balance	*link*	
Total Debt	\$8,788,889	
Net Operating Income in Year 17	\$217,673	< Adjust based on ter
DSCR	1.15	
Annual Payment	\$189,281	
Interest Rate	5.00%	
Amortization	40	
Loan Amount (DSCR)	\$3,247,888	

Cap Rate 6.00% (typically 5-6%. Check
 Value \$3,627,885
 Loan-to-Value 85% (Provided by lender, t
 Loan Amount (LTV) \$3,083,702

Max loan amount/ Lesser of loan options: \$3,083,702

Total Debt - Max loan amount: \$5,705,187
Must be less than 0

Developer Fee Limits

		Per Unit Costs	
Project Uses	\$ 12,224,095	\$	643,373
Existing Buildings (excluding land)	\$ -	\$	-
Rehabilitation	\$ 10,484,050	\$	551,792
Professional Fees	\$ 336,600	\$	17,716
Construction Interim Costs	\$ 145,223	\$	7,643
Permanent Financing	\$ 97,000	\$	5,105
Soft Costs	\$ 240,500	\$	12,658
Developer Fees	\$ 500,722	\$	26,354
Project Reserves	\$ 60,000	\$	3,158
Total Uses	\$ 11,864,095	\$	624,426
Units	19		
Land	360,000	\$	360,000
Total Dev Costs	\$ 12,224,095		
Current Dev Fee	\$ 500,722		
Current Dev Fee - DOH Allowable	\$ (945,683)		
20% Deferred on DOH Allowable	\$ 289,281		
Subtotal (Should be deferred)	\$ (656,402)	\$	(945,683)
Current Deferred Dev Fee	\$ 250,000		
Additional Dev Fee to defer	\$ (906,402)		

Construction Loan Interest Calcs

Average Balance over construction period		Entire balance dr	
Loan amount	\$0	Loan amount	
LIBOR market rate	0.00%	LIBOR market rate	
Spread	0.00%	Spread	
Interest Rate Reserve	0.00%	Interest Rate Reserve	
Construction Interest Rate	0.00%	Construction Interest Ra	
Monthly Interest Rate	0.0000%	Monthly Interest Rate	
Months of Construction	18	Months of Construction	
Estimated Const Interest	0	Estimated Const Interest	

Select Grant or Loan
 Grant
 Loan



Monthly Rent	Utility Allowance	Rent + UA	LIHTC Max	Discount
850		\$0	\$850	#DIV/0!
900	#N/A		#N/A	#N/A
1,025		\$0	\$1,025	#DIV/0!
1,150		\$0	\$1,150	#DIV/0!
1,350		\$0	\$1,350	#DIV/0!
1,500		\$0	\$1,500	#DIV/0!
1,700	#N/A		#N/A	#N/A
975	#N/A		#N/A	#N/A
1,914	#N/A		#N/A	#N/A
1,925	#N/A		#N/A	#N/A
1,750	#N/A		#N/A	#N/A
1,200		\$0	\$1,200	#DIV/0!
0	#N/A		#N/A	#N/A
0	#N/A		#N/A	#N/A
0	#N/A		#N/A	#N/A
0	#N/A		#N/A	#N/A
0	#N/A		#N/A	#N/A
0	#N/A		#N/A	#N/A
0	#N/A		#N/A	#N/A
0	#N/A		#N/A	#N/A
0	#N/A		#N/A	#N/A
0	#N/A		#N/A	#N/A
0	#N/A		#N/A	#N/A
0	#N/A		#N/A	#N/A



Y3	Y4	Y5	Y6	Y7	Y8	Y9
\$198,123	\$168,441	\$136,240	\$101,503	\$64,212	\$24,352	\$0
\$29,682	\$32,201	\$34,737	\$37,291	\$39,860	\$24,352	\$0
\$168,441	\$136,240	\$101,503	\$64,212	\$24,352	\$0	\$0
Y13	Y14	Y15				
0	0	0				
0	0	0				

0 0 0

Y3 Y4 Y5 Y6 Y7 Y8 Y9

\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0

Y13 Y14 Y15 Y16 Y17

\$0 \$0 \$0 \$0 \$0 \$0
\$0 \$0 \$0 \$0 \$0 \$0
\$0 \$0 \$0 \$0 \$0 \$0

Y3 Y4 Y5 Y6 Y7 Y8 Y9

\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0

Y13 Y14 Y15 Y16 Y17

\$0 \$0 \$0 \$0 \$0 \$0
\$0 \$0 \$0 \$0 \$0 \$0
\$0 \$0 \$0 \$0 \$0 \$0

Y3 Y4 Y5 Y6 Y7 Y8 Y9

\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0

Y13 Y14 Y15 Y16 Y17

\$0 \$0 \$0 \$0 \$0 \$0
\$0 \$0 \$0 \$0 \$0 \$0
\$0 \$0 \$0 \$0 \$0 \$0

;))

m/maturity

m/maturity

(local publications)

out 85% used as a default)



	<u>Original</u>	<u>DOH Allowable</u>	<u>Difference</u>
\$	-	\$ -	
\$	10,484,050	\$ 10,484,050	
\$	336,600	\$ 336,600	
\$	145,223	\$ 145,223	
\$	97,000	\$ 97,000	
\$	240,500	\$ 240,500	
\$	500,722		
\$	60,000		
\$	11,303,373	\$ 11,303,373	
\$	1,356,405	\$ 1,446,405	\$ 90,000
Continue to exclude land, dev. fee of 5-8% on bldg acq.			
No difference for identity of interest projects, but will require <u>maximum seller note</u> allowed for these projects			
Dev. Fee based on	Acq Costs - 8% for	Difference	



awn at closing	Taxable Debt Loan
\$0	Taxable Debt I \$0
0.00%	LIBOR, 1 mo 0.00%
0.00%	Spread 0.00%
0.00%	Interest Rate R 0.00%
0.00%	Construction I 0.00%
0.0000%	Monthly Intere 0.0000%
24	Months of Cor 22
0	Estimated Con 0



\$0
\$0
\$0

Y10

\$0
\$0
\$0

Y10

\$0
\$0
\$0

Y10

\$0
\$0
\$0

[Redacted]

[Redacted]

FIRST MORTGAGE

Lender CHFA loan

Start date: 1/1/22

Maturity: 1/1/57 Calc. Annual Payment: (151,429)

Interest rate: 4.00% Monthly Payment: (12,619)

DATE	Principal	Interest	Payment
1/1/22			
1 2/1/22	(22,301)	9,682	(12,619)
2 3/1/22	(21,433)	8,814	(12,619)
3 4/1/22	(22,450)	9,831	(12,619)
4 5/1/22	(22,207)	9,587	(12,619)
5 6/1/22	(22,602)	9,982	(12,619)
6 7/1/22	(22,354)	9,735	(12,619)
7 8/1/22	(22,754)	10,135	(12,619)
8 9/1/22	(22,832)	10,213	(12,619)
9 10/1/22	(22,577)	9,958	(12,619)
10 11/1/22	(22,986)	10,367	(12,619)
11 12/1/22	(22,727)	10,108	(12,619)
12 1/1/23	(23,141)	10,522	(12,619)
13 2/1/23	(23,220)	10,601	(12,619)
14 3/1/23	(22,265)	9,646	(12,619)
15 4/1/23	(23,374)	10,755	(12,619)
16 5/1/23	(23,104)	10,485	(12,619)
17 6/1/23	(23,532)	10,913	(12,619)
18 7/1/23	(23,258)	10,638	(12,619)
19 8/1/23	(23,691)	11,072	(12,619)
20 9/1/23	(23,772)	11,153	(12,619)
21 10/1/23	(23,490)	10,871	(12,619)
22 11/1/23	(23,932)	11,313	(12,619)
23 12/1/23	(23,646)	11,027	(12,619)
24 1/1/24	(24,094)	11,475	(12,619)
25 2/1/24	(24,176)	11,557	(12,619)
26 3/1/24	(23,507)	10,888	(12,619)
27 4/1/24	(24,338)	11,719	(12,619)
28 5/1/24	(24,040)	11,421	(12,619)
29 6/1/24	(24,502)	11,883	(12,619)
30 7/1/24	(24,199)	11,580	(12,619)
31 8/1/24	(24,667)	12,048	(12,619)
32 9/1/24	(24,751)	12,132	(12,619)
33 10/1/24	(24,441)	11,822	(12,619)
34 11/1/24	(24,918)	12,299	(12,619)
35 12/1/24	(24,604)	11,984	(12,619)
36 1/1/25	(25,087)	12,468	(12,619)
37 2/1/25	(25,172)	12,553	(12,619)

38	3/1/25	(24,034)	11,415	(12,619)
39	4/1/25	(25,339)	12,720	(12,619)
40	5/1/25	(25,012)	12,393	(12,619)
41	6/1/25	(25,510)	12,891	(12,619)
42	7/1/25	(25,178)	12,559	(12,619)
43	8/1/25	(25,682)	13,063	(12,619)
44	9/1/25	(25,770)	13,150	(12,619)
45	10/1/25	(25,430)	12,811	(12,619)
46	11/1/25	(25,943)	13,324	(12,619)
47	12/1/25	(25,599)	12,980	(12,619)
48	1/1/26	(26,119)	13,499	(12,619)
49	2/1/26	(26,207)	13,588	(12,619)
50	3/1/26	(24,973)	12,354	(12,619)
51	4/1/26	(26,381)	13,762	(12,619)
52	5/1/26	(26,024)	13,405	(12,619)
53	6/1/26	(26,559)	13,940	(12,619)
54	7/1/26	(26,197)	13,578	(12,619)
55	8/1/26	(26,738)	14,119	(12,619)
56	9/1/26	(26,829)	14,210	(12,619)
57	10/1/26	(26,459)	13,840	(12,619)
58	11/1/26	(27,010)	14,391	(12,619)
59	12/1/26	(26,635)	14,016	(12,619)
60	1/1/27	(27,193)	14,573	(12,619)
61	2/1/27	(27,285)	14,666	(12,619)
62	3/1/27	(25,949)	13,330	(12,619)
63	4/1/27	(27,466)	14,847	(12,619)
64	5/1/27	(27,077)	14,458	(12,619)
65	6/1/27	(27,651)	15,032	(12,619)
66	7/1/27	(27,257)	14,638	(12,619)
67	8/1/27	(27,838)	15,219	(12,619)
68	9/1/27	(27,932)	15,313	(12,619)
69	10/1/27	(27,530)	14,911	(12,619)
70	11/1/27	(28,121)	15,502	(12,619)
71	12/1/27	(27,713)	15,094	(12,619)
72	1/1/28	(28,310)	15,691	(12,619)
73	2/1/28	(28,406)	15,787	(12,619)
74	3/1/28	(27,478)	14,859	(12,619)
75	4/1/28	(28,596)	15,977	(12,619)
76	5/1/28	(28,175)	15,556	(12,619)
77	6/1/28	(28,789)	16,170	(12,619)
78	7/1/28	(28,362)	15,743	(12,619)
79	8/1/28	(28,983)	16,364	(12,619)
80	9/1/28	(29,082)	16,463	(12,619)
81	10/1/28	(28,646)	16,027	(12,619)
82	11/1/28	(29,278)	16,659	(12,619)
83	12/1/28	(28,837)	16,218	(12,619)
84	1/1/29	(29,475)	16,856	(12,619)
85	2/1/29	(29,575)	16,956	(12,619)

86	3/1/29	(28,025)	15,406	(12,619)
87	4/1/29	(29,771)	17,152	(12,619)
88	5/1/29	(29,316)	16,697	(12,619)
89	6/1/29	(29,972)	17,353	(12,619)
90	7/1/29	(29,511)	16,892	(12,619)
91	8/1/29	(30,174)	17,555	(12,619)
92	9/1/29	(30,276)	17,657	(12,619)
93	10/1/29	(29,806)	17,187	(12,619)
94	11/1/29	(30,481)	17,862	(12,619)
95	12/1/29	(30,005)	17,386	(12,619)
96	1/1/30	(30,686)	18,067	(12,619)
97	2/1/30	(30,790)	18,171	(12,619)
98	3/1/30	(29,126)	16,507	(12,619)
99	4/1/30	(30,994)	18,375	(12,619)
100	5/1/30	(30,503)	17,884	(12,619)
101	6/1/30	(31,203)	18,584	(12,619)
102	7/1/30	(30,706)	18,087	(12,619)
103	8/1/30	(31,413)	18,794	(12,619)
104	9/1/30	(31,520)	18,901	(12,619)
105	10/1/30	(31,014)	18,395	(12,619)
106	11/1/30	(31,732)	19,113	(12,619)
107	12/1/30	(31,220)	18,601	(12,619)
108	1/1/31	(31,946)	19,327	(12,619)
109	2/1/31	(32,055)	19,436	(12,619)
110	3/1/31	(30,272)	17,653	(12,619)
111	4/1/31	(32,266)	19,647	(12,619)
112	5/1/31	(31,739)	19,120	(12,619)
113	6/1/31	(32,484)	19,865	(12,619)
114	7/1/31	(31,950)	19,331	(12,619)
115	8/1/31	(32,703)	20,084	(12,619)
116	9/1/31	(32,814)	20,195	(12,619)
117	10/1/31	(32,270)	19,651	(12,619)
118	11/1/31	(33,035)	20,416	(12,619)
119	12/1/31	(32,485)	19,866	(12,619)
120	1/1/32	(33,258)	20,638	(12,619)
121	2/1/32	(33,371)	20,751	(12,619)
122	3/1/32	(32,138)	19,519	(12,619)
123	4/1/32	(33,593)	20,974	(12,619)
124	5/1/32	(33,027)	20,408	(12,619)
125	6/1/32	(33,819)	21,200	(12,619)
126	7/1/32	(33,247)	20,628	(12,619)
127	8/1/32	(34,047)	21,428	(12,619)
128	9/1/32	(34,163)	21,544	(12,619)
129	10/1/32	(33,580)	20,961	(12,619)
130	11/1/32	(34,393)	21,774	(12,619)
131	12/1/32	(33,804)	21,185	(12,619)
132	1/1/33	(34,625)	22,006	(12,619)
133	2/1/33	(34,742)	22,123	(12,619)

134	3/1/33	(32,708)	20,089	(12,619)
135	4/1/33	(34,972)	22,352	(12,619)
136	5/1/33	(34,365)	21,746	(12,619)
137	6/1/33	(35,207)	22,588	(12,619)
138	7/1/33	(34,594)	21,975	(12,619)
139	8/1/33	(35,444)	22,825	(12,619)
140	9/1/33	(35,565)	22,946	(12,619)
141	10/1/33	(34,941)	22,322	(12,619)
142	11/1/33	(35,804)	23,185	(12,619)
143	12/1/33	(35,174)	22,555	(12,619)
144	1/1/34	(36,045)	23,426	(12,619)
145	2/1/34	(36,168)	23,549	(12,619)
146	3/1/34	(34,000)	21,381	(12,619)
147	4/1/34	(36,406)	23,787	(12,619)
148	5/1/34	(35,759)	23,139	(12,619)
149	6/1/34	(36,651)	24,032	(12,619)
150	7/1/34	(35,997)	23,377	(12,619)
151	8/1/34	(36,898)	24,279	(12,619)
152	9/1/34	(37,023)	24,404	(12,619)
153	10/1/34	(36,358)	23,739	(12,619)
154	11/1/34	(37,273)	24,654	(12,619)
155	12/1/34	(36,600)	23,981	(12,619)
156	1/1/35	(37,524)	24,905	(12,619)
157	2/1/35	(37,651)	25,032	(12,619)
158	3/1/35	(35,344)	22,725	(12,619)
159	4/1/35	(37,899)	25,280	(12,619)
160	5/1/35	(37,208)	24,589	(12,619)
161	6/1/35	(38,154)	25,535	(12,619)
162	7/1/35	(37,456)	24,837	(12,619)
163	8/1/35	(38,411)	25,792	(12,619)
164	9/1/35	(38,542)	25,923	(12,619)
165	10/1/35	(37,832)	25,213	(12,619)
166	11/1/35	(38,801)	26,182	(12,619)
167	12/1/35	(38,084)	25,465	(12,619)
168	1/1/36	(39,062)	26,443	(12,619)
169	2/1/36	(39,195)	26,576	(12,619)
170	3/1/36	(37,605)	24,986	(12,619)
171	4/1/36	(39,456)	26,837	(12,619)
172	5/1/36	(38,720)	26,101	(12,619)
173	6/1/36	(39,722)	27,102	(12,619)
174	7/1/36	(38,978)	26,359	(12,619)
175	8/1/36	(39,989)	27,370	(12,619)
176	9/1/36	(40,125)	27,506	(12,619)
177	10/1/36	(39,369)	26,750	(12,619)
178	11/1/36	(40,395)	27,776	(12,619)
179	12/1/36	(39,632)	27,013	(12,619)
180	1/1/37	(40,667)	28,048	(12,619)
181	2/1/37	(40,805)	28,186	(12,619)

182	3/1/37	(38,202)	25,583	(12,619)
183	4/1/37	(41,073)	28,454	(12,619)
184	5/1/37	(40,290)	27,671	(12,619)
185	6/1/37	(41,350)	28,731	(12,619)
186	7/1/37	(40,559)	27,940	(12,619)
187	8/1/37	(41,628)	29,009	(12,619)
188	9/1/37	(41,769)	29,150	(12,619)
189	10/1/37	(40,966)	28,347	(12,619)
190	11/1/37	(42,050)	29,431	(12,619)
191	12/1/37	(41,239)	28,620	(12,619)
192	1/1/38	(42,333)	29,714	(12,619)
193	2/1/38	(42,477)	29,858	(12,619)
194	3/1/38	(39,718)	27,099	(12,619)
195	4/1/38	(42,756)	30,137	(12,619)
196	5/1/38	(41,925)	29,306	(12,619)
197	6/1/38	(43,044)	30,425	(12,619)
198	7/1/38	(42,204)	29,585	(12,619)
199	8/1/38	(43,334)	30,715	(12,619)
200	9/1/38	(43,481)	30,862	(12,619)
201	10/1/38	(42,628)	30,009	(12,619)
202	11/1/38	(43,774)	31,154	(12,619)
203	12/1/38	(42,912)	30,293	(12,619)
204	1/1/39	(44,068)	31,449	(12,619)
205	2/1/39	(44,218)	31,599	(12,619)
206	3/1/39	(41,295)	28,676	(12,619)
207	4/1/39	(44,508)	31,889	(12,619)
208	5/1/39	(43,626)	31,007	(12,619)
209	6/1/39	(44,808)	32,189	(12,619)
210	7/1/39	(43,917)	31,298	(12,619)
211	8/1/39	(45,109)	32,490	(12,619)
212	9/1/39	(45,262)	32,643	(12,619)
213	10/1/39	(44,358)	31,739	(12,619)
214	11/1/39	(45,567)	32,948	(12,619)
215	12/1/39	(44,654)	32,035	(12,619)
216	1/1/40	(45,873)	33,254	(12,619)
217	2/1/40	(46,029)	33,410	(12,619)
218	3/1/40	(44,020)	31,401	(12,619)
219	4/1/40	(46,335)	33,716	(12,619)
220	5/1/40	(45,400)	32,781	(12,619)
221	6/1/40	(46,647)	34,028	(12,619)
222	7/1/40	(45,702)	33,083	(12,619)
223	8/1/40	(46,960)	34,341	(12,619)
224	9/1/40	(47,120)	34,501	(12,619)
225	10/1/40	(46,162)	33,543	(12,619)
226	11/1/40	(47,437)	34,818	(12,619)
227	12/1/40	(46,470)	33,851	(12,619)
228	1/1/41	(47,756)	35,137	(12,619)
229	2/1/41	(47,918)	35,299	(12,619)

230	3/1/41	(44,649)	32,030	(12,619)
231	4/1/41	(48,233)	35,614	(12,619)
232	5/1/41	(47,242)	34,623	(12,619)
233	6/1/41	(48,557)	35,938	(12,619)
234	7/1/41	(47,557)	34,938	(12,619)
235	8/1/41	(48,883)	36,264	(12,619)
236	9/1/41	(49,050)	36,430	(12,619)
237	10/1/41	(48,036)	35,417	(12,619)
238	11/1/41	(49,379)	36,760	(12,619)
239	12/1/41	(48,356)	35,737	(12,619)
240	1/1/42	(49,711)	37,092	(12,619)
241	2/1/42	(49,880)	37,261	(12,619)
242	3/1/42	(46,427)	33,808	(12,619)
243	4/1/42	(50,207)	37,588	(12,619)
244	5/1/42	(49,160)	36,541	(12,619)
245	6/1/42	(50,545)	37,926	(12,619)
246	7/1/42	(49,488)	36,869	(12,619)
247	8/1/42	(50,885)	38,266	(12,619)
248	9/1/42	(51,058)	38,439	(12,619)
249	10/1/42	(49,986)	37,367	(12,619)
250	11/1/42	(51,401)	38,782	(12,619)
251	12/1/42	(50,319)	37,700	(12,619)
252	1/1/43	(51,747)	39,128	(12,619)
253	2/1/43	(51,922)	39,303	(12,619)
254	3/1/43	(48,278)	35,659	(12,619)
255	4/1/43	(52,263)	39,644	(12,619)
256	5/1/43	(51,156)	38,537	(12,619)
257	6/1/43	(52,614)	39,995	(12,619)
258	7/1/43	(51,497)	38,878	(12,619)
259	8/1/43	(52,968)	40,349	(12,619)
260	9/1/43	(53,148)	40,529	(12,619)
261	10/1/43	(52,015)	39,396	(12,619)
262	11/1/43	(53,505)	40,886	(12,619)
263	12/1/43	(52,362)	39,743	(12,619)
264	1/1/44	(53,865)	41,246	(12,619)
265	2/1/44	(54,048)	41,429	(12,619)
266	3/1/44	(51,547)	38,928	(12,619)
267	4/1/44	(54,406)	41,787	(12,619)
268	5/1/44	(53,237)	40,618	(12,619)
269	6/1/44	(54,772)	42,153	(12,619)
270	7/1/44	(53,592)	40,973	(12,619)
271	8/1/44	(55,140)	42,521	(12,619)
272	9/1/44	(55,328)	42,709	(12,619)
273	10/1/44	(54,132)	41,513	(12,619)
274	11/1/44	(55,699)	43,080	(12,619)
275	12/1/44	(54,493)	41,874	(12,619)
276	1/1/45	(56,074)	43,455	(12,619)
277	2/1/45	(56,264)	43,645	(12,619)

278	3/1/45	(52,213)	39,594	(12,619)
279	4/1/45	(56,633)	44,014	(12,619)
280	5/1/45	(55,399)	42,780	(12,619)
281	6/1/45	(57,013)	44,394	(12,619)
282	7/1/45	(55,769)	43,150	(12,619)
283	8/1/45	(57,397)	44,777	(12,619)
284	9/1/45	(57,592)	44,972	(12,619)
285	10/1/45	(56,330)	43,711	(12,619)
286	11/1/45	(57,979)	45,360	(12,619)
287	12/1/45	(56,706)	44,087	(12,619)
288	1/1/46	(58,368)	45,749	(12,619)
289	2/1/46	(58,566)	45,947	(12,619)
290	3/1/46	(54,300)	41,681	(12,619)
291	4/1/46	(58,950)	46,331	(12,619)
292	5/1/46	(57,649)	45,030	(12,619)
293	6/1/46	(59,346)	46,727	(12,619)
294	7/1/46	(58,034)	45,415	(12,619)
295	8/1/46	(59,745)	47,126	(12,619)
296	9/1/46	(59,948)	47,329	(12,619)
297	10/1/46	(58,618)	45,999	(12,619)
298	11/1/46	(60,351)	47,732	(12,619)
299	12/1/46	(59,009)	46,390	(12,619)
300	1/1/47	(60,756)	48,137	(12,619)
301	2/1/47	(60,962)	48,343	(12,619)
302	3/1/47	(56,471)	43,852	(12,619)
303	4/1/47	(61,361)	48,742	(12,619)
304	5/1/47	(59,991)	47,372	(12,619)
305	6/1/47	(61,774)	49,155	(12,619)
306	7/1/47	(60,391)	47,772	(12,619)
307	8/1/47	(62,189)	49,570	(12,619)
308	9/1/47	(62,400)	49,781	(12,619)
309	10/1/47	(60,999)	48,380	(12,619)
310	11/1/47	(62,819)	50,200	(12,619)
311	12/1/47	(61,406)	48,787	(12,619)
312	1/1/48	(63,241)	50,622	(12,619)
313	2/1/48	(63,456)	50,837	(12,619)
314	3/1/48	(60,378)	47,759	(12,619)
315	4/1/48	(63,877)	51,258	(12,619)
316	5/1/48	(62,433)	49,814	(12,619)
317	6/1/48	(64,306)	51,687	(12,619)
318	7/1/48	(62,850)	50,231	(12,619)
319	8/1/48	(64,738)	52,119	(12,619)
320	9/1/48	(64,958)	52,339	(12,619)
321	10/1/48	(63,483)	50,864	(12,619)
322	11/1/48	(65,394)	52,775	(12,619)
323	12/1/48	(63,907)	51,288	(12,619)
324	1/1/49	(65,833)	53,214	(12,619)
325	2/1/49	(66,057)	53,438	(12,619)

326	3/1/49	(61,088)	48,469	(12,619)
327	4/1/49	(66,489)	53,870	(12,619)
328	5/1/49	(64,970)	52,351	(12,619)
329	6/1/49	(66,936)	54,317	(12,619)
330	7/1/49	(65,404)	52,784	(12,619)
331	8/1/49	(67,385)	54,766	(12,619)
332	9/1/49	(67,614)	54,995	(12,619)
333	10/1/49	(66,062)	53,443	(12,619)
334	11/1/49	(68,068)	55,449	(12,619)
335	12/1/49	(66,503)	53,884	(12,619)
336	1/1/50	(68,525)	55,906	(12,619)
337	2/1/50	(68,758)	56,139	(12,619)
338	3/1/50	(63,536)	50,917	(12,619)
339	4/1/50	(69,208)	56,589	(12,619)
340	5/1/50	(67,610)	54,991	(12,619)
341	6/1/50	(69,672)	57,053	(12,619)
342	7/1/50	(68,061)	55,442	(12,619)
343	8/1/50	(70,140)	57,521	(12,619)
344	9/1/50	(70,379)	57,760	(12,619)
345	10/1/50	(68,747)	56,128	(12,619)
346	11/1/50	(70,851)	58,232	(12,619)
347	12/1/50	(69,206)	56,587	(12,619)
348	1/1/51	(71,327)	58,708	(12,619)
349	2/1/51	(71,569)	58,950	(12,619)
350	3/1/51	(66,084)	53,465	(12,619)
351	4/1/51	(72,037)	59,418	(12,619)
352	5/1/51	(70,357)	57,738	(12,619)
353	6/1/51	(72,521)	59,902	(12,619)
354	7/1/51	(70,827)	58,208	(12,619)
355	8/1/51	(73,008)	60,389	(12,619)
356	9/1/51	(73,256)	60,637	(12,619)
357	10/1/51	(71,541)	58,922	(12,619)
358	11/1/51	(73,748)	61,129	(12,619)
359	12/1/51	(72,018)	59,399	(12,619)
360	1/1/52	(74,243)	61,624	(12,619)
361	2/1/52	(74,495)	61,876	(12,619)
362	3/1/52	(70,740)	58,121	(12,619)
363	4/1/52	(74,989)	62,370	(12,619)
364	5/1/52	(73,223)	60,604	(12,619)
365	6/1/52	(75,492)	62,873	(12,619)
366	7/1/52	(73,712)	61,093	(12,619)
367	8/1/52	(75,999)	63,380	(12,619)
368	9/1/52	(76,257)	63,638	(12,619)
369	10/1/52	(74,455)	61,836	(12,619)
370	11/1/52	(76,769)	64,150	(12,619)
371	12/1/52	(74,952)	62,333	(12,619)
372	1/1/53	(77,285)	64,666	(12,619)
373	2/1/53	(77,547)	64,928	(12,619)

374	3/1/53	(71,502)	58,883	(12,619)
375	4/1/53	(78,054)	65,434	(12,619)
376	5/1/53	(76,199)	63,580	(12,619)
377	6/1/53	(78,578)	65,959	(12,619)
378	7/1/53	(76,708)	64,089	(12,619)
379	8/1/53	(79,105)	66,486	(12,619)
380	9/1/53	(79,374)	66,755	(12,619)
381	10/1/53	(77,481)	64,862	(12,619)
382	11/1/53	(79,907)	67,288	(12,619)
383	12/1/53	(77,999)	65,380	(12,619)
384	1/1/54	(80,443)	67,824	(12,619)
385	2/1/54	(80,717)	68,097	(12,619)
386	3/1/54	(74,374)	61,755	(12,619)
387	4/1/54	(81,243)	68,624	(12,619)
388	5/1/54	(79,297)	66,678	(12,619)
389	6/1/54	(81,789)	69,170	(12,619)
390	7/1/54	(79,826)	67,207	(12,619)
391	8/1/54	(82,338)	69,719	(12,619)
392	9/1/54	(82,618)	69,998	(12,619)
393	10/1/54	(80,631)	68,012	(12,619)
394	11/1/54	(83,172)	70,553	(12,619)
395	12/1/54	(81,170)	68,551	(12,619)
396	1/1/55	(83,730)	71,111	(12,619)
397	2/1/55	(84,015)	71,396	(12,619)
398	3/1/55	(77,363)	64,744	(12,619)
399	4/1/55	(84,563)	71,944	(12,619)
400	5/1/55	(82,520)	69,901	(12,619)
401	6/1/55	(85,131)	72,512	(12,619)
402	7/1/55	(83,072)	70,453	(12,619)
403	8/1/55	(85,702)	73,083	(12,619)
404	9/1/55	(85,993)	73,374	(12,619)
405	10/1/55	(83,909)	71,290	(12,619)
406	11/1/55	(86,571)	73,951	(12,619)
407	12/1/55	(84,470)	71,851	(12,619)
408	1/1/56	(87,152)	74,533	(12,619)
409	2/1/56	(87,448)	74,829	(12,619)
410	3/1/56	(82,898)	70,279	(12,619)
411	4/1/56	(88,026)	75,407	(12,619)
412	5/1/56	(85,883)	73,264	(12,619)
413	6/1/56	(88,617)	75,998	(12,619)
414	7/1/56	(86,457)	73,838	(12,619)
415	8/1/56	(89,212)	76,593	(12,619)
416	9/1/56	(89,515)	76,896	(12,619)
417	10/1/56	(87,329)	74,710	(12,619)
418	11/1/56	(90,116)	77,497	(12,619)
419	12/1/56	(87,912)	75,293	(12,619)
420	1/1/57	(90,721)	78,102	(12,619)
421	2/1/57	(91,029)	78,410	(12,619)

422	3/1/57	(83,720)	71,101	(12,619)
423	4/1/57	(91,623)	79,003	(12,619)
424	5/1/57	(89,375)	76,756	(12,619)
425	6/1/57	(92,237)	79,618	(12,619)
426	7/1/57	(89,972)	77,353	(12,619)
427	8/1/57	(92,856)	80,237	(12,619)
428	9/1/57	(93,172)	80,553	(12,619)
429	10/1/57	(90,880)	78,261	(12,619)
430	11/1/57	(93,797)	81,178	(12,619)
431	12/1/57	(91,487)	78,868	(12,619)
432	1/1/58	(94,427)	81,808	(12,619)
433	2/1/58	(94,747)	82,128	(12,619)
434	3/1/58	(87,090)	74,471	(12,619)
435	4/1/58	(95,365)	82,746	(12,619)
436	5/1/58	(93,009)	80,390	(12,619)
437	6/1/58	(96,005)	83,386	(12,619)
438	7/1/58	(93,631)	81,012	(12,619)
439	8/1/58	(96,649)	84,030	(12,619)
440	9/1/58	(96,978)	84,359	(12,619)
441	10/1/58	(94,575)	81,956	(12,619)
442	11/1/58	(97,628)	85,009	(12,619)
443	12/1/58	(95,207)	82,588	(12,619)
444	1/1/59	(98,284)	85,665	(12,619)
445	2/1/59	(98,618)	85,998	(12,619)
446	3/1/59	(90,598)	77,979	(12,619)
447	4/1/59	(99,260)	86,641	(12,619)
448	5/1/59	(96,792)	84,173	(12,619)
449	6/1/59	(99,926)	87,307	(12,619)
450	7/1/59	(97,439)	84,819	(12,619)
451	8/1/59	(100,597)	87,978	(12,619)
452	9/1/59	(100,939)	88,320	(12,619)
453	10/1/59	(98,421)	85,802	(12,619)
454	11/1/59	(101,616)	88,997	(12,619)
455	12/1/59	(99,079)	86,460	(12,619)
456	1/1/60	(102,298)	89,679	(12,619)
457	2/1/60	(102,645)	90,026	(12,619)
458	3/1/60	(97,163)	84,544	(12,619)
459	4/1/60	(103,324)	90,705	(12,619)
460	5/1/60	(100,738)	88,119	(12,619)
461	6/1/60	(104,017)	91,398	(12,619)
462	7/1/60	(101,411)	88,792	(12,619)
463	8/1/60	(104,715)	92,096	(12,619)
464	9/1/60	(105,071)	92,452	(12,619)
465	10/1/60	(102,434)	89,815	(12,619)
466	11/1/60	(105,776)	93,157	(12,619)
467	12/1/60	(103,119)	90,499	(12,619)
468	1/1/61	(106,486)	93,866	(12,619)
469	2/1/61	(106,847)	94,228	(12,619)

470	3/1/61	(98,056)	85,437	(12,619)
471	4/1/61	(107,543)	94,924	(12,619)
472	5/1/61	(104,835)	92,216	(12,619)
473	6/1/61	(108,265)	95,646	(12,619)
474	7/1/61	(105,536)	92,916	(12,619)
475	8/1/61	(108,991)	96,372	(12,619)
476	9/1/61	(109,362)	96,742	(12,619)
477	10/1/61	(106,600)	93,981	(12,619)
478	11/1/61	(110,095)	97,476	(12,619)
479	12/1/61	(107,313)	94,694	(12,619)
480	1/1/62	(110,834)	98,215	(12,619)

SECOND MORTGAGE

Lender 0

Start date: 1/1/22

Annual Payment from Finance tab: -151,429

Maturity: 1/1/22

Balance	Days	Principal	Interest	Payment
2,850,000				
2,872,301	31	-	-	-
2,893,734	28	-	-	-
2,916,184	31	-	-	-
2,938,390	30	-	-	-
2,960,992	31	-	-	-
2,983,346	30	-	-	-
3,006,100	31	-	-	-
3,028,932	31	-	-	-
3,051,509	30	-	-	-
3,074,495	31	-	-	-
3,097,222	30	-	-	-
3,120,363	31	-	-	-
3,143,583	31	-	-	-
3,165,848	28	-	-	-
3,189,222	31	-	-	-
3,212,326	30	-	-	-
3,235,858	31	-	-	-
3,259,116	30	-	-	-
3,282,807	31	-	-	-
3,306,579	31	-	-	-
3,330,069	30	-	-	-
3,354,001	31	-	-	-
3,377,647	30	-	-	-
3,401,741	31	-	-	-
3,425,916	31	-	-	-
3,449,423	29	-	-	-
3,473,761	31	-	-	-
3,497,801	30	-	-	-
3,522,303	31	-	-	-
3,546,502	30	-	-	-
3,571,169	31	-	-	-
3,595,921	31	-	-	-
3,620,362	30	-	-	-
3,645,280	31	-	-	-
3,669,884	30	-	-	-
3,694,971	31	-	-	-
3,720,142	31	-	-	-

3,744,177	28	-	-	-
3,769,516	31	-	-	-
3,794,528	30	-	-	-
3,820,038	31	-	-	-
3,845,216	30	-	-	-
3,870,898	31	-	-	-
3,896,668	31	-	-	-
3,922,098	30	-	-	-
3,948,041	31	-	-	-
3,973,640	30	-	-	-
3,999,759	31	-	-	-
4,025,966	31	-	-	-
4,050,939	28	-	-	-
4,077,320	31	-	-	-
4,103,344	30	-	-	-
4,129,903	31	-	-	-
4,156,100	30	-	-	-
4,182,838	31	-	-	-
4,209,668	31	-	-	-
4,236,127	30	-	-	-
4,263,137	31	-	-	-
4,289,772	30	-	-	-
4,316,964	31	-	-	-
4,344,249	31	-	-	-
4,370,199	28	-	-	-
4,397,665	31	-	-	-
4,424,742	30	-	-	-
4,452,393	31	-	-	-
4,479,650	30	-	-	-
4,507,488	31	-	-	-
4,535,420	31	-	-	-
4,562,950	30	-	-	-
4,591,070	31	-	-	-
4,618,783	30	-	-	-
4,647,094	31	-	-	-
4,675,500	31	-	-	-
4,702,978	29	-	-	-
4,731,575	31	-	-	-
4,759,750	30	-	-	-
4,788,539	31	-	-	-
4,816,901	30	-	-	-
4,845,884	31	-	-	-
4,874,966	31	-	-	-
4,903,613	30	-	-	-
4,932,890	31	-	-	-
4,961,727	30	-	-	-
4,991,203	31	-	-	-
5,020,778	31	-	-	-

5,048,803	28	-	-	-
5,078,575	31	-	-	-
5,107,890	30	-	-	-
5,137,862	31	-	-	-
5,167,373	30	-	-	-
5,197,547	31	-	-	-
5,227,823	31	-	-	-
5,257,630	30	-	-	-
5,288,111	31	-	-	-
5,318,115	30	-	-	-
5,348,801	31	-	-	-
5,379,592	31	-	-	-
5,408,718	28	-	-	-
5,439,712	31	-	-	-
5,470,215	30	-	-	-
5,501,418	31	-	-	-
5,532,124	30	-	-	-
5,563,537	31	-	-	-
5,595,057	31	-	-	-
5,626,070	30	-	-	-
5,657,803	31	-	-	-
5,689,023	30	-	-	-
5,720,969	31	-	-	-
5,753,024	31	-	-	-
5,783,296	28	-	-	-
5,815,562	31	-	-	-
5,847,301	30	-	-	-
5,879,785	31	-	-	-
5,911,735	30	-	-	-
5,944,438	31	-	-	-
5,977,251	31	-	-	-
6,009,522	30	-	-	-
6,042,557	31	-	-	-
6,075,042	30	-	-	-
6,108,299	31	-	-	-
6,141,670	31	-	-	-
6,173,808	29	-	-	-
6,207,401	31	-	-	-
6,240,428	30	-	-	-
6,274,247	31	-	-	-
6,307,494	30	-	-	-
6,341,541	31	-	-	-
6,375,704	31	-	-	-
6,409,285	30	-	-	-
6,443,678	31	-	-	-
6,477,481	30	-	-	-
6,512,106	31	-	-	-
6,546,849	31	-	-	-

6,579,557	28	-	-	-
6,614,528	31	-	-	-
6,648,894	30	-	-	-
6,684,101	31	-	-	-
6,718,695	30	-	-	-
6,754,139	31	-	-	-
6,789,704	31	-	-	-
6,824,645	30	-	-	-
6,860,449	31	-	-	-
6,895,623	30	-	-	-
6,931,669	31	-	-	-
6,967,836	31	-	-	-
7,001,836	28	-	-	-
7,038,242	31	-	-	-
7,074,001	30	-	-	-
7,110,652	31	-	-	-
7,146,649	30	-	-	-
7,183,547	31	-	-	-
7,220,570	31	-	-	-
7,256,928	30	-	-	-
7,294,201	31	-	-	-
7,330,801	30	-	-	-
7,368,325	31	-	-	-
7,405,976	31	-	-	-
7,441,320	28	-	-	-
7,479,219	31	-	-	-
7,516,428	30	-	-	-
7,554,582	31	-	-	-
7,592,038	30	-	-	-
7,630,449	31	-	-	-
7,668,991	31	-	-	-
7,706,823	30	-	-	-
7,745,624	31	-	-	-
7,783,709	30	-	-	-
7,822,771	31	-	-	-
7,861,966	31	-	-	-
7,899,571	29	-	-	-
7,939,027	31	-	-	-
7,977,747	30	-	-	-
8,017,469	31	-	-	-
8,056,447	30	-	-	-
8,096,435	31	-	-	-
8,136,560	31	-	-	-
8,175,930	30	-	-	-
8,216,324	31	-	-	-
8,255,956	30	-	-	-
8,296,623	31	-	-	-
8,337,428	31	-	-	-

8,375,630	28	-	-	-
8,416,703	31	-	-	-
8,456,994	30	-	-	-
8,498,344	31	-	-	-
8,538,902	30	-	-	-
8,580,530	31	-	-	-
8,622,300	31	-	-	-
8,663,266	30	-	-	-
8,705,316	31	-	-	-
8,746,556	30	-	-	-
8,788,889	31	-	-	-
8,831,366	31	-	-	-
8,871,084	28	-	-	-
8,913,841	31	-	-	-
8,955,766	30	-	-	-
8,998,810	31	-	-	-
9,041,014	30	-	-	-
9,084,348	31	-	-	-
9,127,829	31	-	-	-
9,170,457	30	-	-	-
9,214,231	31	-	-	-
9,257,143	30	-	-	-
9,301,211	31	-	-	-
9,345,429	31	-	-	-
9,386,724	28	-	-	-
9,431,233	31	-	-	-
9,474,859	30	-	-	-
9,519,666	31	-	-	-
9,563,583	30	-	-	-
9,608,692	31	-	-	-
9,653,954	31	-	-	-
9,698,312	30	-	-	-
9,743,879	31	-	-	-
9,788,533	30	-	-	-
9,834,406	31	-	-	-
9,880,435	31	-	-	-
9,924,455	29	-	-	-
9,970,790	31	-	-	-
10,016,190	30	-	-	-
10,062,837	31	-	-	-
10,108,539	30	-	-	-
10,155,499	31	-	-	-
10,202,619	31	-	-	-
10,248,781	30	-	-	-
10,296,218	31	-	-	-
10,342,688	30	-	-	-
10,390,444	31	-	-	-
10,438,362	31	-	-	-

10,483,011	28	-	-	-
10,531,243	31	-	-	-
10,578,486	30	-	-	-
10,627,043	31	-	-	-
10,674,600	30	-	-	-
10,723,484	31	-	-	-
10,772,533	31	-	-	-
10,820,569	30	-	-	-
10,869,948	31	-	-	-
10,918,304	30	-	-	-
10,968,015	31	-	-	-
11,017,896	31	-	-	-
11,064,323	28	-	-	-
11,114,531	31	-	-	-
11,163,691	30	-	-	-
11,214,236	31	-	-	-
11,263,723	30	-	-	-
11,314,608	31	-	-	-
11,365,666	31	-	-	-
11,415,652	30	-	-	-
11,467,053	31	-	-	-
11,517,372	30	-	-	-
11,569,118	31	-	-	-
11,621,041	31	-	-	-
11,669,319	28	-	-	-
11,721,582	31	-	-	-
11,772,737	30	-	-	-
11,825,352	31	-	-	-
11,876,848	30	-	-	-
11,929,816	31	-	-	-
11,982,964	31	-	-	-
12,034,979	30	-	-	-
12,088,484	31	-	-	-
12,140,846	30	-	-	-
12,194,711	31	-	-	-
12,248,759	31	-	-	-
12,300,305	29	-	-	-
12,354,712	31	-	-	-
12,407,949	30	-	-	-
12,462,721	31	-	-	-
12,516,314	30	-	-	-
12,571,454	31	-	-	-
12,626,781	31	-	-	-
12,680,913	30	-	-	-
12,736,613	31	-	-	-
12,791,106	30	-	-	-
12,847,179	31	-	-	-
12,903,444	31	-	-	-

12,955,657	28	-	-	-
13,012,290	31	-	-	-
13,067,689	30	-	-	-
13,124,702	31	-	-	-
13,180,471	30	-	-	-
13,237,868	31	-	-	-
13,295,459	31	-	-	-
13,351,789	30	-	-	-
13,409,768	31	-	-	-
13,466,474	30	-	-	-
13,524,842	31	-	-	-
13,583,409	31	-	-	-
13,637,708	28	-	-	-
13,696,658	31	-	-	-
13,754,307	30	-	-	-
13,813,653	31	-	-	-
13,871,687	30	-	-	-
13,931,432	31	-	-	-
13,991,380	31	-	-	-
14,049,998	30	-	-	-
14,110,349	31	-	-	-
14,169,358	30	-	-	-
14,230,114	31	-	-	-
14,291,076	31	-	-	-
14,347,548	28	-	-	-
14,408,909	31	-	-	-
14,468,900	30	-	-	-
14,530,674	31	-	-	-
14,591,065	30	-	-	-
14,653,253	31	-	-	-
14,715,653	31	-	-	-
14,776,653	30	-	-	-
14,839,472	31	-	-	-
14,900,878	30	-	-	-
14,964,120	31	-	-	-
15,027,576	31	-	-	-
15,087,954	29	-	-	-
15,151,830	31	-	-	-
15,214,264	30	-	-	-
15,278,570	31	-	-	-
15,341,420	30	-	-	-
15,406,157	31	-	-	-
15,471,115	31	-	-	-
15,534,598	30	-	-	-
15,599,992	31	-	-	-
15,663,899	30	-	-	-
15,729,733	31	-	-	-
15,795,790	31	-	-	-

15,856,878	28	-	-	-
15,923,367	31	-	-	-
15,988,337	30	-	-	-
16,055,273	31	-	-	-
16,120,676	30	-	-	-
16,188,061	31	-	-	-
16,255,675	31	-	-	-
16,321,738	30	-	-	-
16,389,806	31	-	-	-
16,456,309	30	-	-	-
16,524,835	31	-	-	-
16,593,593	31	-	-	-
16,657,130	28	-	-	-
16,726,337	31	-	-	-
16,793,947	30	-	-	-
16,863,620	31	-	-	-
16,931,681	30	-	-	-
17,001,821	31	-	-	-
17,072,200	31	-	-	-
17,140,947	30	-	-	-
17,211,798	31	-	-	-
17,281,004	30	-	-	-
17,352,331	31	-	-	-
17,423,900	31	-	-	-
17,489,985	28	-	-	-
17,562,022	31	-	-	-
17,632,379	30	-	-	-
17,704,900	31	-	-	-
17,775,727	30	-	-	-
17,848,735	31	-	-	-
17,921,990	31	-	-	-
17,993,531	30	-	-	-
18,067,279	31	-	-	-
18,139,297	30	-	-	-
18,213,540	31	-	-	-
18,288,036	31	-	-	-
18,358,775	29	-	-	-
18,433,764	31	-	-	-
18,506,987	30	-	-	-
18,582,479	31	-	-	-
18,656,192	30	-	-	-
18,732,191	31	-	-	-
18,808,448	31	-	-	-
18,882,903	30	-	-	-
18,959,672	31	-	-	-
19,034,624	30	-	-	-
19,111,909	31	-	-	-
19,189,456	31	-	-	-

19,260,958	28	-	-	-
19,339,012	31	-	-	-
19,415,211	30	-	-	-
19,493,789	31	-	-	-
19,570,497	30	-	-	-
19,649,602	31	-	-	-
19,728,976	31	-	-	-
19,806,457	30	-	-	-
19,886,364	31	-	-	-
19,964,363	30	-	-	-
20,044,806	31	-	-	-
20,125,523	31	-	-	-
20,199,897	28	-	-	-
20,281,140	31	-	-	-
20,360,437	30	-	-	-
20,442,226	31	-	-	-
20,522,052	30	-	-	-
20,604,390	31	-	-	-
20,687,008	31	-	-	-
20,767,639	30	-	-	-
20,850,811	31	-	-	-
20,931,981	30	-	-	-
21,015,711	31	-	-	-
21,099,726	31	-	-	-
21,177,089	28	-	-	-
21,261,653	31	-	-	-
21,344,173	30	-	-	-
21,429,304	31	-	-	-
21,512,375	30	-	-	-
21,598,078	31	-	-	-
21,684,071	31	-	-	-
21,767,980	30	-	-	-
21,854,551	31	-	-	-
21,939,020	30	-	-	-
22,026,172	31	-	-	-
22,113,620	31	-	-	-
22,196,518	29	-	-	-
22,284,544	31	-	-	-
22,370,428	30	-	-	-
22,459,045	31	-	-	-
22,545,502	30	-	-	-
22,634,714	31	-	-	-
22,724,229	31	-	-	-
22,811,558	30	-	-	-
22,901,674	31	-	-	-
22,989,586	30	-	-	-
23,080,307	31	-	-	-
23,171,335	31	-	-	-

23,255,056	28
23,346,678	31
23,436,054	30
23,528,291	31
23,618,263	30
23,711,120	31
23,804,292	31
23,895,171	30
23,988,969	31
24,080,456	30
24,174,882	31
24,269,630	31
24,356,720	28
24,452,085	31
24,545,095	30
24,641,100	31
24,734,731	30
24,831,380	31
24,928,358	31
25,022,933	30
25,120,562	31
25,215,769	30
25,314,053	31
25,412,670	31
25,503,268	28
25,602,528	31
25,699,320	30
25,799,246	31
25,896,685	30
25,997,282	31
26,098,220	31
26,196,642	30
26,298,258	31
26,397,337	30
26,499,634	31
26,602,280	31
26,699,443	29
26,802,767	31
26,903,505	30
27,007,522	31
27,108,933	30
27,213,648	31
27,318,719	31
27,421,153	30
27,526,929	31
27,630,047	30
27,736,533	31
27,843,380	31

27,941,437	28
28,048,980	31
28,153,815	30
28,262,080	31
28,367,615	30
28,476,607	31
28,585,968	31
28,692,568	30
28,802,664	31
28,909,976	30
29,020,810	31

Annual Payment
from Finance tab: 0

1.00%

Balance	tc year	DATE	Principal	Interest
-				
-		2/1/22	0	-
-		3/1/22	0	-
-		4/1/22	0	-
-		5/1/22	0	-
-		6/1/22	0	-
-		7/1/22	0	-
-		8/1/22	0	-
-		9/1/22	0	-
-		10/1/22	0	-
-		11/1/22	0	-
-		12/1/22	0	-
-	1	1/1/23	0	-
-		2/1/23	0	-
-		3/1/23	0	-
-		4/1/23	0	-
-		5/1/23	0	-
-		6/1/23	0	-
-		7/1/23	0	-
-		8/1/23	0	-
-		9/1/23	0	-
-		10/1/23	0	-
-		11/1/23	0	-
-		12/1/23	0	-
-	2	1/1/24	0	-
-		2/1/24	0	-
-		3/1/24	0	-
-		4/1/24	0	-
-		5/1/24	0	-
-		6/1/24	0	-
-		7/1/24	0	-
-		8/1/24	0	-
-		9/1/24	0	-
-		10/1/24	0	-
-		11/1/24	0	-
-		12/1/24	0	-
-	3	1/1/25	0	-
-		2/1/25	0	-

-		3/1/25	0	-
-		4/1/25	0	-
-		5/1/25	0	-
-		6/1/25	0	-
-		7/1/25	0	-
-		8/1/25	0	-
-		9/1/25	0	-
-		10/1/25	0	-
-		11/1/25	0	-
-		12/1/25	0	-
-	4	1/1/26	0	-
-		2/1/26	0	-
-		3/1/26	0	-
-		4/1/26	0	-
-		5/1/26	0	-
-		6/1/26	0	-
-		7/1/26	0	-
-		8/1/26	0	-
-		9/1/26	0	-
-		10/1/26	0	-
-		11/1/26	0	-
-		12/1/26	0	-
-	5	1/1/27	0	-
-		2/1/27	0	-
-		3/1/27	0	-
-		4/1/27	0	-
-		5/1/27	0	-
-		6/1/27	0	-
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Development Costs
Project Name: TBD Oak Street, Ouray
Date: 9/15/22
Organization: Home Trust of Ouray County

Development Budget	Total Cost	Cost/Unit	Cost/Sq Ft
ACQUISITION COSTS			
Land	\$675,000	56,250	62.50
Existing Structures*		0	0.00
SUBTOTAL	\$675,000	56,250	62.50
SITE IMPROVEMENTS*			
On-Site Infrastructure	\$150,000	12,500	13.89
Off-Site Infrastructure		0	0.00
Demolition		0	0.00
SUBTOTAL	\$150,000	12,500	13.89
CONSTRUCTION*			
New Construction	\$1,985,700	165,475	183.86
Rehabilitation		0	0.00
General Requirements	\$135,026	11,252	12.50
Contractor Overhead & Profit	\$116,121	9,677	10.75
Contractor Construction Contingency	\$125,000	10,417	11.57
Owner Hard Cost Contingency	\$125,000	10,417	11.57
FF&E		0	0.00
Building Permit Fees	\$35,000	2,917	3.24
Other (Specify)	\$150,000	12,500	13.89
SUBTOTAL	\$2,671,847	222,654	247.39
PROFESSIONAL FEES			
Architect Fees	\$150,000	12,500	13.89
Engineering Fees	\$80,000	6,667	7.41
Real Estate Attorney Fees	\$8,500	708	0.79
Surveys	\$2,000	167	0.19
Green Planning and Design Fees		0	0.00
Construction Management Fees		0	0.00
Construction Accounting		0	0.00
Other (Specify)		0	0.00
SUBTOTAL	\$240,500	20,042	22.27
CONSTRUCTION FINANCE			
Construction Insurance (H&L, Builder's Risk)	\$30,000	2,500	2.78
Construction Performance & Payment Bonds		0	0.00
Construction Loan Orig. Fee	\$20,000	1,667	1.85
Construction Interest	\$24,223	2,019	2.24
Construction Lender Legal Fees		0	0.00
Title and Recording	\$3,000	250	0.28
Taxes During Construction	\$3,800	317	0.35
Insp. Fees (3rd party/Bank)		0	0.00
Power/Telecom Fees		0	0.00
Attorney Fees	\$9,200	767	0.85
SUBTOTAL	\$90,223	7,519	8.35
PERMANENT FINANCE AND SYNDICATION			
Loan Fees & Expenses		0	0.00
Lender Legal Fees		0	0.00
Title and Recording	\$2,000	167	0.19
Bond Cost of Issuance		0	0.00
Organization Costs		0	0.00
Tax Opinion		0	0.00
Syndication Legal Fees	\$5,000	417	0.46
Other (Specify)		0	0.00
SUBTOTAL	\$7,000	583	0.65
SOFT COSTS			
Tap Fees (Water/Sewer)		0	0.00
Impact Fees		0	0.00
Appraisals	\$4,000	333	0.37
Market Study	\$3,500	292	0.32
Environmental Studies (Phase 1, Phase 2, Lead, Asbes)	\$2,500	208	0.23
Other Studies (traffic, wetlands, etc.)		0	0.00
Geotechnical/Soils Testing	\$7,500	625	0.69
Material Testing		0	0.00
Capital Needs Assessment		0	0.00
Temporary Relocation		0	0.00
Permanent Relocation		0	0.00
Tax Credit Fees		0	0.00
Marketing	\$500	42	0.05
Cost Certification		0	0.00
Green Certification Fees (LEED Certification, etc.)		0	0.00
Soft Cost Contingency	\$5,500	458	0.51
Other (Specify)		0	0.00
SUBTOTAL	\$23,500	1,958	2.18
DEVELOPER FEE / PROFIT			
Developer's Fee	\$232,243	19,354	21.50
PSH Developer Fee Boos (up to 5%, LIHTC only)		0	0.00
Third Party Development Management/Owner's Rep		0	0.00
Consultants		0	0.00
Other (Specify)		0	0.00
SUBTOTAL (i.e. - maximum developer fee)	\$232,243	19,354	21.50
RESERVES			
Operating Reserve	\$90,000	7,500	8.33
Debt Service Reserve		0	0.00
Lease-up Reserve	\$15,000	1,250	1.39
Replacement Reserve		0	0.00
Other (Specify)		0	0.00
SUBTOTAL	\$105,000	8,750	9.72
TOTAL DEVELOPMENT EXPENSES	\$4,195,313	\$349,609	\$388.45

Rentable Square Footage	10,800
Non Living Square Footage	
Total Project Square Feet	10,800
Number of Units	12
% of Non-living SF	0.0%

5.24% % of construction
5.24% % of construction

1%
7.30% % of Total (less Dev. Fee, Res., & Acq)
6.6 Months of expenses & debt
0.0 Months of debt

	per unit	per SF	
Hard Costs	\$235,154	\$261.28	67.3%
Soft Costs	\$58,206	\$64.67	16.6%
Land Costs	\$56,250	\$62.50	16.1%

*costs included in hard cost evaluation.

Income + Expenses

Project Name: TBD Oak Street, Ouray
Date: 9/15/22
Organization: Home Trust of Ouray County

STABILIZED FIRST YEAR INCOME					EXPENSES			
Type of Unit (Bd/Bath)	Income Level (% AMI)	# of units	Unit Size (Sq. Ft.)	Monthly Rent	Total Annual Rent	Max Rent	Administrative Expenses	
1 Bed 1 Bath	80%	2	600	\$1,000	\$24,000	#N/A	Management Fee	0.00%
2 Bed 1 Bath	80%	4	1,050	\$1,300	\$62,400	#N/A	Salaries	\$18,500 # FTE
1 Bed 1 Bath	100%	2	600	\$1,200	\$28,800	#N/A	Benefits	
2 Bed 1 Bath	100%	2	1,050	\$1,500	\$36,000	#N/A	Legal	\$1,000
2 Bed 1 Bath	120%	2	1,050	\$1,650	\$39,600	#N/A	Accounting	\$2,500
						#VALUE!	Advertising	\$150
						#VALUE!	Office Supplies	\$200
						#VALUE!	Telephone	
						#VALUE!	Audit	
						#VALUE!	Leased Equipment	
						#VALUE!	Other (Misc expenses; contingency)	
						#VALUE!	Other (specify)	
						#VALUE!	Total Administrative	\$22,350
						#VALUE!	Operating Expenses	
						#VALUE!	Fuel (Heat/Water)	PUPM Utilities: \$74.65
						#VALUE!	Electricity	\$750
						#VALUE!	Water	\$10,000
						#VALUE!	Sewer	
						#VALUE!	Gas	
						#VALUE!	Trash Removal	\$1,070
						#VALUE!	Security	
						#VALUE!	Cable	
						#VALUE!	Resident Transportation	
						#VALUE!	Wifi	
						#VALUE!	Other (specify)	
						#VALUE!	Other (specify)	
0						#N/A	Total Operating	\$11,820
0						#N/A	Maintenance Expenses	
0						#N/A	Maintenance Supplies	\$1,500
0						#N/A	Maint. Salaries	\$12,500
0						#N/A	Repairs	\$6,000
0						#N/A	Maint. Contracts	
							Extermination	
							Grounds	
							Snow Removal	\$1,000
							Elevator	
							Other (specify)	
							Other (specify)	
							Total Maintenance	\$21,000
							Other Expenses	
							Real Estate Taxes	
							Payment in Lieu of Taxes	
							Property Insurance	\$7,000
							Replacement Reserve	\$3,600 unit avg.= 300
							Other (CHFA Issuer Fee)	
							Total Other	\$10,600
							TOTAL ANNUAL EXPENSES	\$65,770 (Ann. Exp. w/out RR) 62,170
							NET OPERATING INCOME	\$112,604
							P.U.P.A. Expenses*	\$5,481 Exp Ratio 36.9%
							*P.U.P.A = Per Unit Per Annum Expenses	
Utilities								
Tenant Paid Utilities:					Owner Paid Utilities:			
Utility Allowances:								
0 Bed*								
1 Bed*								
2 Bed*								
3 Bed*								
4 Bed*								

Permanent Financing Sources

Project Name: TBD Oak Street, Ouray
Date: 9/15/22
Organization: Home Trust of Ouray County

Total Development Costs (from Dev. Budget tab): \$4,195,313

SOURCES OF FUNDS			
HARD DEBT	FIRST MORTGAGE		
	Lender		
	Type of Loan		
	Principal	\$1,525,000	
	Interest Rate	5.00%	
	Term (#Years)	15	
	Amortization	30	
	Annual Payment	-98,238	1.15 DCR
	SECOND MORTGAGE		
	Lender		
	Type of Loan		
	Principal		
	Interest Rate		
	Term (#Years)		
	Amortization		
Annual Payment	0	1.15 DCR	
THIRD MORTGAGE			
Lender			
Type of Loan			
Principal			
Interest Rate			
Term (#Years)			
Amortization			
Annual Payment	0	1.15 DCR	
TC EQUITY	TAX CREDIT EQUITY		
	9% LIHTC Proceeds		\$0.00
	4% LIHTC Proceeds		
	State AHTC Proceeds		
	Historic Tax Credits (Fed. or State)		
Other Tax Credits (describe)			
GRANTS / SOFT DEBT	GOVERNMENT GRANTS AND SOFT DEBT		
	DOH Grant/Loan	Loan	\$540,000
	Fee Waivers	Select Grant or Loan	\$100,000
	Other Grants/Loans (describe)	Select Grant or Loan	\$1,555,313
	OTHER GRANTS (NON-GOVERNMENTAL)		
	Foundations	Grant	\$300,000
		Grant	
		Select Grant or Loan	\$0
OWNER EQUITY	OWNER EQUITY		
	Deferred Dev. Fee		\$175,000
	Other Owner Equity (describe)		
	Other Owner Equity (describe)		
TOTAL SOURCES			\$4,195,313
GAP (SURPLUS)			\$0

DOH % of TDC	12.87%
Subsidy per Unit (All Units)	#DIV/0!
Retained Dev Fee	\$57,243
Total Dev Fee	\$232,243

Break Even Point	0.92	Poss Debt Service @ 1.15 DCR	97,917
Debt Coverage Ratio	1.146	Max Loan amount @ 1.15 DCR	\$1,505,217

Operating Proforma

Project Name: TBD Oak Street, Ouray
Date: 9/15/22
Organization: Home Trust of Ouray County

		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Rent Income (increasing by 2%)	2%	\$190,800	\$194,616	\$198,508	\$202,478	\$206,528	\$210,659	\$214,872	\$219,169	\$223,553	\$228,024
Other Income (increasing by 2%)	2%	\$1,000	\$1,020	\$1,040	\$1,061	\$1,082	\$1,104	\$1,126	\$1,149	\$1,172	\$1,195
Less Vacancy	7%	(\$13,426)	(\$13,695)	(\$13,968)	(\$14,248)	(\$14,533)	(\$14,823)	(\$15,120)	(\$15,422)	(\$15,731)	(\$16,045)
Eff. Gross Income		\$178,374	\$181,941	\$185,580	\$189,292	\$193,078	\$196,939	\$200,878	\$204,896	\$208,994	\$213,173
Total Annual Expenses (increasing by 3.00%)	3%	(\$65,770)	(\$67,743)	(\$69,775)	(\$71,869)	(\$74,025)	(\$76,245)	(\$78,533)	(\$80,889)	(\$83,315)	(\$85,815)
NET OPERATING INCOME		\$112,604	\$114,198	\$115,805	\$117,423	\$119,053	\$120,694	\$122,345	\$124,007	\$125,678	\$127,359
Total Debt Service		(\$98,238)	(\$98,238)	(\$98,238)	(\$98,238)	(\$98,238)	(\$98,238)	(\$98,238)	(\$98,238)	(\$98,238)	(\$98,238)
Other Annual Payments (Ground Lease, PSH, etc)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cash flow Available		\$14,366	\$15,960	\$17,567	\$19,185	\$20,815	\$22,455	\$24,107	\$25,768	\$27,440	\$29,120
Debt Coverage Ratio		1.15	1.16	1.18	1.20	1.21	1.23	1.25	1.26	1.28	1.30
Projected Payments from Cash flow											
Asset Management Fees (escalating at 3%)	3%	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628	\$5,796	\$5,970	\$6,149	\$6,334	\$6,524
Deferred Developer Fees		\$9,366	\$10,810	\$12,262	\$13,721	\$15,187	\$16,659	\$18,137	\$19,619	\$21,106	\$22,596
Payment from DOH CF Loan		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Payment from HOST CF Loan		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Payment from Cash Flow Loan #3		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Available Cash after Payments		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

\$0 \$159,463 \$0.00 \$0.00

		YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15	YEAR 16	YEAR 17	Deferred Developer Fee Totals		
									Yrs. 1-10	Yrs. 11-15	Total
Rent Income (increasing by 2.00%)	2%	\$232,584	\$237,236	\$241,981	\$246,820	\$251,757	\$256,792	\$261,928			
Other Income (increasing by 2.00%)	2%	\$1,219	\$1,243	\$1,268	\$1,294	\$1,319	\$1,346	\$1,373	\$159,463	\$15,537	\$175,000
Less Vacancy	7%	(\$16,366)	(\$16,694)	(\$17,027)	(\$17,368)	(\$17,715)	(\$18,070)	(\$18,431)			
Eff. Gross Income		\$217,437	\$221,786	\$226,221	\$230,746	\$235,361	\$240,068	\$244,869			
Total Annual Expenses - inc. by	3%	(\$88,389)	(\$91,041)	(\$93,772)	(\$96,585)	(\$99,483)	(\$102,468)	(\$105,542)			
NET OPERATING INCOME		\$129,048	\$130,745	\$132,449	\$134,160	\$135,878	\$137,600	\$139,328			
Total Debt Service		(\$98,238)	(\$98,238)	(\$98,238)	(\$98,238)	(\$98,238)	(\$98,238)	(\$98,238)			
Other Annual Payments (Ground Lease, PSH, etc)		\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Cash flow Available		\$30,809	\$32,506	\$34,211	\$35,922	\$37,639	\$39,362	\$41,089			
Debt Coverage Ratio		1.31	1.33	1.35	1.37	1.38	1.40	1.42			
Projected Payments from Cash flow											
Asset Management Fees (escalating at 3%)		\$6,720	\$6,921	\$7,129	\$7,343	\$7,563	\$7,790	\$8,024			
Deferred Developer Fees		\$15,537	\$0	\$0	\$0	\$0	\$0	\$0			
Payment from DOH CF Loan		\$1,703	\$5,094	\$5,392	\$5,690	\$5,988	\$6,286	\$6,583			
Payment from HOST CF Loan		\$2,574	\$7,699	\$8,149	\$8,600	\$9,050	\$9,500	\$9,950			
Payment from Cash Flow Loan #3		\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Available Cash after Payments		\$4,276	\$12,793	\$13,541	\$14,290	\$15,038	\$15,786	\$16,533			

\$15,537

Sources and Uses

Project Name: TBD Oak Street, Ouray
Date: 9/15/22
Organization: Home Trust of Ouray County

SOURCES OF FUNDS

Source	Amount	Status
0	\$1,525,000	
DOH Grant/Loan	\$540,000	
Fee Waivers	\$100,000	
Other Grants/Loans (describ	\$1,555,313	
Foundations	\$300,000	
Deferred Dev. Fee	\$175,000	
TOTAL SOURCES	\$4,195,313	

USES

Source	Amount	Notes
Acquisition Costs	\$675,000	
Site Improvements	\$150,000	
Construction	\$2,671,847	
Professional Fees	\$240,500	
Construction Finance	\$90,223	
Permanent Finance and Syndication	\$7,000	
Soft Costs	\$23,500	
Developer Fee / Profit	\$232,243	
Reserves	\$105,000	
TOTAL PROJECT USES	\$4,195,313	

Housing Development & Preservation - Analysis

Project Name: TBD Oak Street, Ouray
Date: 9/15/22
Organization: Home Trust of Ouray County



COLORADO
Department of Local Affairs
 Division of Housing

Rental (non-PSH) and Homeownership Project Assessment

Criteria	Project Data	DOH Range
Development Cost		
Cost/Sq. Ft.	\$388.45 /Sq. Ft.	Up to \$435
Hard Cost/Sq. Ft.	\$261.28 /Sq. Ft.	Up to \$300
Soft Cost/Sq. Ft.	\$64.67 /Sq. Ft.	Up to \$100
Land Cost/Sq. Ft.	\$62.50 /Sq. Ft.	Up to \$35
Cost/Unit	\$349,609 /Unit	Up to \$435,000
Hard Cost/Unit	\$235,154 /Unit	Up to \$300,000
Soft Cost/Unit	\$58,206 /Unit	Up to \$100,000
Land Cost/Unit	\$56,250 /Unit	Up to \$35,000
Developer Fee as % of total allowable cos	7.30%	
Rental Metrics		
Annual Operating Expense per Unit	\$5,481 /Unit	Up to \$7,000
Annual Replacement Reserve per Unit	\$300	\$300 (\$250 for seniors)
Debt Coverage Ratio	1.15	1.15 – 1.30, not to exceed lender/investor requirement
Operating Reserve (Months)	6.6	4-6 month debt and operating costs
Deferred Developer Fee (%)	75.4%	
Deferred Developer Fee projected payback Year (of TC Partnership)	8	
Financial Commitments		
DOH Subsidy per Unit	#DIV/0! /Unit	Urban: Up to \$25,000 Rural: Up to \$35,000
DOH funds as % of total budget:	0.0%	
Primary Financing Int. Rate	5.00%	
Primary Financing Term (Years)	15	
9% LIHTC Credit Pricing	\$0.00	
4% LIHTC Credit Pricing	\$0.00	
State AHTC Credit Pricing	\$0.00	
Other Criteria		
Average Affordability (% AMI)	93.33%	
Number of 30% AMI Units (#)	0	
Percent of units at 30% AMI (%)	0%	

Permanent Supportive Housing (PSH) PROJECT ASSESSMENT

Criteria	Project Data	DOH Range
Development Cost		
Cost/Sq. Ft.	\$388.45 /Sq. Ft.	Up to \$505
Hard Cost/Sq. Ft.	\$261.28 /Sq. Ft.	Up to \$350
Soft Cost/Sq. Ft.	\$64.67 /Sq. Ft.	Up to \$120
Land Cost/Sq. Ft.	\$62.50 /Sq. Ft.	Up to \$35
Cost/Unit	\$349,609 /Unit	Up to \$505,000
Hard Cost/Unit	\$235,154 /Unit	Up to \$350,000
Soft Cost/Unit	\$58,206 /Unit	Up to \$120,000
Land Cost/Unit	\$56,250 /Unit	Up to \$35,000
Developer Fee as % of total allowable cos	7.30%	
Rental Metrics		
Annual Operating Expense per Unit	\$5,481 /Unit	Up to \$7,500
Annual Replacement Reserve per Unit	\$300	\$300 (\$250 for seniors)
Debt Coverage Ratio	1.15	1.15 – 1.30, not to exceed lender/investor requirement
Operating Reserve (Months)	6.6	4-6 month debt and operating costs, per lender or investor
Deferred Developer Fee (%)	75.4%	
Deferred Developer Fee projected payback Year (of TC Partnership)		
Financial Commitments		
DOH Subsidy per Unit	#DIV/0! /Unit	Up to \$45,000
DOH funds as % of total budget:	0.0%	
Primary Financing Int. Rate	5.00%	
Primary Financing Term (Years)	15	
9% LIHTC Credit Pricing	\$0.00	
4% LIHTC Credit Pricing	\$0.00	
State AHTC Credit Pricing	\$0.00	
Other Criteria		
Average Affordability (% AMI)	93.33%	
Number of 30% AMI Units (#)	0	
Percent of units at 30% AMI (%)	0%	

- 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 06.03.2022.
 - Housing Tax Credit and CHFA Multifamily Loan projects whose counties experienced a decrease in 2022 limits and that place in service before 06.03.2022 may continue to apply the same limits used in 2021.

	County	HERA	AMI	2022 Maximum Rents					2022 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
Adams1.2	Adams	120%		2,463	2,638	3,165	3,657	4,080	98,520	112,560	126,600	140,640	151,920	163,200	174,480	185,760
Adams1	Adams	100%		2,052	2,198	2,637	3,047	3,400	82,100	93,800	105,500	117,200	126,600	136,000	145,400	154,800
Adams0.8	Adams	80%		1,642	1,759	2,110	2,438	2,720	65,680	75,040	84,400	93,760	101,280	108,800	116,320	123,840
Adams0.7	Adams	70%		1,436	1,539	1,846	2,133	2,380	57,470	65,660	73,850	82,040	88,620	95,200	101,780	108,360
Adams0.6	Adams	60%		1,231	1,319	1,582	1,828	2,040	49,260	56,280	63,300	70,320	75,960	81,600	87,240	92,880
Adams0.55	Adams	55%		1,128	1,209	1,450	1,676	1,740	45,155	51,590	58,025	64,460	69,630	74,800	79,970	85,140
Adams0.5	Adams	50%		1,026	1,099	1,318	1,523	1,700	41,050	46,900	52,750	58,600	63,300	68,000	72,700	77,400
Adams0.45	Adams	45%		923	989	1,186	1,371	1,530	36,945	42,210	47,475	52,740	56,970	61,200	65,430	69,660
Adams0.4	Adams	40%		821	879	1,055	1,219	1,360	32,840	37,520	42,200	46,880	50,640	54,400	58,160	61,920
Adams0.3	Adams	30%		615	659	791	914	1,020	24,630	28,140	31,650	35,160	37,980	40,800	43,620	46,440
Adams0.2	Adams	20%		410	439	527	609	680	16,420	18,760	21,100	23,440	25,320	27,200	29,080	30,960
Alamosa1.2	Alamosa	120%		1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Alamosa1	Alamosa	100%		1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Alamosa0.8	Alamosa	80%		1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Alamosa0.7	Alamosa	70%		1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Alamosa0.6	Alamosa	60%		864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Alamosa0.55	Alamosa	55%		792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Alamosa0.5	Alamosa	50%		720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Alamosa0.45	Alamosa	45%		648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Alamosa0.4	Alamosa	40%		576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Alamosa0.3	Alamosa	30%		432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Alamosa0.2	Alamosa	20%		288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720
Arapahoe1.2	Arapahoe	120%		2,463	2,638	3,165	3,657	4,080	98,520	112,560	126,600	140,640	151,920	163,200	174,480	185,760
Arapahoe1	Arapahoe	100%		2,052	2,198	2,637	3,047	3,400	82,100	93,800	105,500	117,200	126,600	136,000	145,400	154,800
Arapahoe0.8	Arapahoe	80%		1,642	1,759	2,110	2,438	2,720	65,680	75,040	84,400	93,760	101,280	108,800	116,320	123,840
Arapahoe0.7	Arapahoe	70%		1,436	1,539	1,846	2,133	2,380	57,470	65,660	73,850	82,040	88,620	95,200	101,780	108,360
Arapahoe0.6	Arapahoe	60%		1,231	1,319	1,582	1,828	2,040	49,260	56,280	63,300	70,320	75,960	81,600	87,240	92,880
Arapahoe0.55	Arapahoe	55%		1,128	1,209	1,450	1,676	1,740	45,155	51,590	58,025	64,460	69,630	74,800	79,970	85,140
Arapahoe0.5	Arapahoe	50%		1,026	1,099	1,318	1,523	1,700	41,050	46,900	52,750	58,600	63,300	68,000	72,700	77,400
Arapahoe0.45	Arapahoe	45%		923	989	1,186	1,371	1,530	36,945	42,210	47,475	52,740	56,970	61,200	65,430	69,660
Arapahoe0.4	Arapahoe	40%		821	879	1,055	1,219	1,360	32,840	37,520	42,200	46,880	50,640	54,400	58,160	61,920
Arapahoe0.3	Arapahoe	30%		615	659	791	914	1,020	24,630	28,140	31,650	35,160	37,980	40,800	43,620	46,440
Arapahoe0.2	Arapahoe	20%		410	439	527	609	680	16,420	18,760	21,100	23,440	25,320	27,200	29,080	30,960
Archuleta1.2	Archuleta	120%		1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Archuleta1	Archuleta	100%		1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Archuleta0.8	Archuleta	80%		1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Archuleta0.7	Archuleta	70%		1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Archuleta0.6	Archuleta	60%		864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Archuleta0.55	Archuleta	55%		792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Archuleta0.5	Archuleta	50%		720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Archuleta0.45	Archuleta	45%		648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Archuleta0.4	Archuleta	40%		576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Archuleta0.3	Archuleta	30%		432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Archuleta0.2	Archuleta	20%		288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720

Baca1.2	Baca	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320	
Baca1	Baca	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600	
Baca0.8	Baca	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880	
Baca0.7	Baca	70%	1,008	1,151	1,295	1,438	1,554	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020	
Baca0.6	Baca	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160	
Baca0.55	Baca	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730	
Baca0.5	Baca	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300	
Baca0.45	Baca	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870	
Baca0.4	Baca	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440	
Baca0.3	Baca	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580	
Baca0.2	Baca	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720	
Bent1.2	Bent	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320	
Bent1	Bent	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600	
Bent0.8	Bent	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880	
Bent0.7	Bent	70%	1,008	1,151	1,295	1,438	1,554	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020	
Bent0.6	Bent	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160	
Bent0.55	Bent	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730	
Bent0.5	Bent	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300	
Bent0.45	Bent	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870	
Bent0.4	Bent	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440	
Bent0.3	Bent	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580	
Bent0.2	Bent	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720	
Boulder0.6Y	Boulder	Y	60%	1,348	1,445	1,734	2,003	2,235	53,940	61,680	69,360	77,040	83,220	89,400	95,580	101,700
Boulder0.55Y	Boulder	Y	55%	1,236	1,324	1,589	1,836	2,048	49,445	56,540	63,580	70,620	76,285	81,950	87,615	93,225
Boulder0.5Y	Boulder	Y	50%	1,123	1,204	1,445	1,669	1,862	44,950	51,400	57,800	64,200	69,350	74,500	79,650	84,750
Boulder0.45Y	Boulder	Y	45%	1,011	1,083	1,300	1,502	1,676	40,455	46,260	52,020	57,780	62,415	67,050	71,685	76,275
Boulder0.4Y	Boulder	Y	40%	899	963	1,156	1,335	1,490	35,960	41,120	46,240	51,360	55,480	59,600	63,720	67,800
Boulder0.3Y	Boulder	Y	30%	674	722	867	1,001	1,117	26,970	30,840	34,680	38,520	41,610	44,700	47,790	50,850
Boulder1.2	Boulder	120%	2,634	2,823	3,387	3,913	4,365	105,360	120,480	135,480	150,480	162,600	174,600	186,600	198,720	
Boulder1	Boulder	100%	2,195	2,352	2,822	3,261	3,637	87,800	100,400	112,900	125,400	135,500	145,500	155,500	165,600	
Boulder0.8	Boulder	80%	1,756	1,882	2,258	2,609	2,910	70,240	80,320	90,320	100,320	108,400	116,400	124,400	132,480	
Boulder0.7	Boulder	70%	1,536	1,646	1,975	2,282	2,546	61,460	70,280	79,030	87,780	94,850	101,850	108,850	115,920	
Boulder0.6	Boulder	60%	1,317	1,411	1,693	1,956	2,182	52,680	60,240	67,740	75,240	81,300	87,300	93,300	99,360	
Boulder0.55	Boulder	55%	1,207	1,293	1,552	1,793	2,000	48,290	55,220	62,095	68,970	74,525	80,025	85,525	91,080	
Boulder0.5	Boulder	50%	1,097	1,176	1,411	1,630	1,818	43,900	50,200	56,450	62,700	67,750	72,750	77,750	82,800	
Boulder0.45	Boulder	45%	987	1,058	1,270	1,467	1,636	39,510	45,180	50,805	56,430	60,975	65,475	69,975	74,520	
Boulder0.4	Boulder	40%	878	941	1,129	1,304	1,455	35,120	40,160	45,160	50,160	54,200	58,200	62,200	66,240	
Boulder0.3	Boulder	30%	658	705	846	978	1,091	26,340	30,120	33,870	37,620	40,650	43,650	46,650	49,680	
Boulder0.2	Boulder	20%	439	470	564	652	727	17,560	20,080	22,580	25,080	27,100	29,100	31,100	33,120	
Broomfield1.2	Broomfield	120%	2,463	2,638	3,165	3,657	4,080	98,520	112,560	126,600	140,640	151,920	163,200	174,480	185,760	
Broomfield1	Broomfield	100%	2,052	2,198	2,637	3,047	3,400	82,100	93,800	105,500	117,200	126,600	136,000	145,400	154,800	
Broomfield0.8	Broomfield	80%	1,642	1,759	2,110	2,438	2,720	65,680	75,040	84,400	93,760	101,280	108,800	116,320	123,840	
Broomfield0.7	Broomfield	70%	1,436	1,539	1,846	2,133	2,380	57,470	65,660	73,850	82,040	88,620	95,200	101,780	108,360	
Broomfield0.6	Broomfield	60%	1,231	1,319	1,582	1,828	2,040	49,260	56,280	63,300	70,320	75,960	81,600	87,240	92,880	
Broomfield0.55	Broomfield	55%	1,128	1,209	1,450	1,676	1,870	45,155	51,590	58,025	64,460	69,630	74,800	79,970	85,140	
Broomfield0.5	Broomfield	50%	1,026	1,099	1,318	1,523	1,700	41,050	46,900	52,750	58,600	63,300	68,000	72,700	77,400	
Broomfield0.45	Broomfield	45%	923	989	1,186	1,371	1,530	36,945	42,210	47,475	52,740	56,970	61,200	65,430	69,660	
Broomfield0.4	Broomfield	40%	821	879	1,055	1,219	1,360	32,840	37,520	42,200	46,880	50,640	54,400	58,160	61,920	
Broomfield0.3	Broomfield	30%	615	659	791	914	1,020	24,630	28,140	31,650	35,160	37,980	40,800	43,620	46,440	
Broomfield0.2	Broomfield	20%	410	439	527	609	680	16,420	18,760	21,100	23,440	25,320	27,200	29,080	30,960	

Chaffee0.6Y	Chaffee	Y	60%	886	949	1,138	1,315	1,467	35,460	40,500	45,540	50,580	54,660	58,680	62,760	66,780
Chaffee0.55Y	Chaffee	Y	55%	812	870	1,043	1,205	1,344	32,505	37,125	41,745	46,365	50,105	53,790	57,530	61,215
Chaffee0.5Y	Chaffee	Y	50%	738	791	948	1,096	1,222	29,550	33,750	37,950	42,150	45,550	48,900	52,300	55,650
Chaffee0.45Y	Chaffee	Y	45%	664	712	853	986	1,100	26,595	30,375	34,155	37,935	40,995	44,010	47,070	50,085
Chaffee0.4Y	Chaffee	Y	40%	591	633	759	877	978	23,640	27,000	30,360	33,720	36,440	39,120	41,840	44,520
Chaffee0.3Y	Chaffee	Y	30%	443	474	569	657	733	17,730	20,250	22,770	25,290	27,330	29,340	31,380	33,390
Chaffee1.2	Chaffee		120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Chaffee1	Chaffee		100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Chaffee0.8	Chaffee		80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Chaffee0.7	Chaffee		70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Chaffee0.6	Chaffee		60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Chaffee0.55	Chaffee		55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Chaffee0.5	Chaffee		50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Chaffee0.45	Chaffee		45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Chaffee0.4	Chaffee		40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Chaffee0.3	Chaffee		30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Chaffee0.2	Chaffee		20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720
Cheyenne0.6Y	Cheyenne	Y	60%	948	1,015	1,218	1,407	1,570	37,920	43,320	48,720	54,120	58,500	62,820	67,140	71,460
Cheyenne0.55Y	Cheyenne	Y	55%	869	930	1,116	1,290	1,439	34,760	39,710	44,660	49,610	53,625	57,585	61,545	65,505
Cheyenne0.5Y	Cheyenne	Y	50%	790	846	1,015	1,173	1,308	31,600	36,100	40,600	45,100	48,750	52,350	55,950	59,550
Cheyenne0.45Y	Cheyenne	Y	45%	711	761	913	1,055	1,177	28,440	32,490	36,540	40,590	43,875	47,115	50,355	53,595
Cheyenne0.4Y	Cheyenne	Y	40%	632	677	812	938	1,047	25,280	28,880	32,480	36,080	39,000	41,880	44,760	47,640
Cheyenne0.3Y	Cheyenne	Y	30%	474	507	609	703	785	18,960	21,660	24,360	27,060	29,250	31,410	33,570	35,730
Cheyenne1.2	Cheyenne		120%	1,794	1,923	2,307	2,665	2,973	71,760	82,080	92,280	102,480	110,760	118,920	127,080	135,360
Cheyenne1	Cheyenne		100%	1,495	1,602	1,922	2,221	2,477	59,800	68,400	76,900	85,400	92,300	99,100	105,900	112,800
Cheyenne0.8	Cheyenne		80%	1,196	1,282	1,538	1,777	1,982	47,840	54,720	61,520	68,320	73,840	79,280	84,720	90,240
Cheyenne0.7	Cheyenne		70%	1,046	1,121	1,345	1,554	1,734	41,860	47,880	53,830	59,780	64,610	69,370	74,130	78,960
Cheyenne0.6	Cheyenne		60%	897	961	1,153	1,332	1,486	35,880	41,040	46,140	51,240	55,380	59,460	63,540	67,680
Cheyenne0.55	Cheyenne		55%	822	881	1,057	1,221	1,362	32,890	37,620	42,295	46,970	50,765	54,505	58,245	62,040
Cheyenne0.5	Cheyenne		50%	747	801	961	1,110	1,238	29,900	34,200	38,450	42,700	46,150	49,550	52,950	56,400
Cheyenne0.45	Cheyenne		45%	672	721	865	999	1,114	26,910	30,780	34,605	38,430	41,535	44,595	47,655	50,760
Cheyenne0.4	Cheyenne		40%	598	641	769	888	991	23,920	27,360	30,760	34,160	36,920	39,640	42,360	45,120
Cheyenne0.3	Cheyenne		30%	448	480	576	666	743	17,940	20,520	23,070	25,620	27,690	29,730	31,770	33,840
Cheyenne0.2	Cheyenne		20%	299	320	384	444	495	11,960	13,680	15,380	17,080	18,460	19,820	21,180	22,560
Clear Creek1.2	Clear Creek		120%	2,463	2,638	3,165	3,657	4,080	98,520	112,560	126,600	140,640	151,920	163,200	174,480	185,760
Clear Creek1	Clear Creek		100%	2,052	2,198	2,637	3,047	3,400	82,100	93,800	105,500	117,200	126,600	136,000	145,400	154,800
Clear Creek0.8	Clear Creek		80%	1,642	1,759	2,110	2,438	2,720	65,680	75,040	84,400	93,760	101,280	108,800	116,320	123,840
Clear Creek0.7	Clear Creek		70%	1,436	1,539	1,846	2,133	2,380	57,470	65,660	73,850	82,040	88,620	95,200	101,780	108,360
Clear Creek0.6	Clear Creek		60%	1,231	1,319	1,582	1,828	2,040	49,260	56,280	63,300	70,320	75,960	81,600	87,240	92,880
Clear Creek0.55	Clear Creek		55%	1,128	1,209	1,450	1,676	1,870	45,155	51,590	58,025	64,460	69,630	74,800	79,970	85,140
Clear Creek0.5	Clear Creek		50%	1,026	1,099	1,318	1,523	1,700	41,050	46,900	52,750	58,600	63,300	68,000	72,700	77,400
Clear Creek0.45	Clear Creek		45%	923	989	1,186	1,371	1,530	36,945	42,210	47,475	52,740	56,970	61,200	65,430	69,660
Clear Creek0.4	Clear Creek		40%	821	879	1,055	1,219	1,360	32,840	37,520	42,200	46,880	50,640	54,400	58,160	61,920
Clear Creek0.3	Clear Creek		30%	615	659	791	914	1,020	24,630	28,140	31,650	35,160	37,980	40,800	43,620	46,440
Clear Creek0.2	Clear Creek		20%	410	439	527	609	680	16,420	18,760	21,100	23,440	25,320	27,200	29,080	30,960
Conejos1.2	Conejos		120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Conejos1	Conejos		100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Conejos0.8	Conejos		80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Conejos0.7	Conejos		70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Conejos0.6	Conejos		60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Conejos0.55	Conejos		55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730

Conejos0.5	Conejos	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300	
Conejos0.45	Conejos	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870	
Conejos0.4	Conejos	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440	
Conejos0.3	Conejos	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580	
Conejos0.2	Conejos	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720	
Costilla1.2	Costilla	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320	
Costilla1	Costilla	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600	
Costilla0.8	Costilla	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880	
Costilla0.7	Costilla	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020	
Costilla0.6	Costilla	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160	
Costilla0.55	Costilla	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730	
Costilla0.5	Costilla	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300	
Costilla0.45	Costilla	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870	
Costilla0.4	Costilla	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440	
Costilla0.3	Costilla	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580	
Costilla0.2	Costilla	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720	
Crowley0.6Y	Crowley	Y	60%	871	933	1,120	1,295	1,444	34,860	39,840	44,820	49,800	53,820	57,780	61,800	65,760
Crowley0.55Y	Crowley	Y	55%	798	855	1,027	1,187	1,324	31,955	36,520	41,085	45,650	49,335	52,965	56,650	60,280
Crowley0.5Y	Crowley	Y	50%	726	778	933	1,079	1,203	29,050	33,200	37,350	41,500	44,850	48,150	51,500	54,800
Crowley0.45Y	Crowley	Y	45%	653	700	840	971	1,083	26,145	29,880	33,615	37,350	40,365	43,335	46,350	49,320
Crowley0.4Y	Crowley	Y	40%	581	622	747	863	963	23,240	26,560	29,880	33,200	35,880	38,520	41,200	43,840
Crowley0.3Y	Crowley	Y	30%	435	466	560	647	722	17,430	19,920	22,410	24,900	26,910	28,890	30,900	32,880
Crowley1.2	Crowley	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320	
Crowley1	Crowley	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600	
Crowley0.8	Crowley	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880	
Crowley0.7	Crowley	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020	
Crowley0.6	Crowley	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160	
Crowley0.55	Crowley	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730	
Crowley0.5	Crowley	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300	
Crowley0.45	Crowley	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870	
Crowley0.4	Crowley	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440	
Crowley0.3	Crowley	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580	
Crowley0.2	Crowley	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720	
Custer1.2	Custer	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320	
Custer1	Custer	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600	
Custer0.8	Custer	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880	
Custer0.7	Custer	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020	
Custer0.6	Custer	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160	
Custer0.55	Custer	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730	
Custer0.5	Custer	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300	
Custer0.45	Custer	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870	
Custer0.4	Custer	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440	
Custer0.3	Custer	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580	
Custer0.2	Custer	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720	
Delta1.2	Delta	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320	
Delta1	Delta	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600	
Delta0.8	Delta	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880	
Delta0.7	Delta	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020	
Delta0.6	Delta	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160	
Delta0.55	Delta	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730	

Delta0.5	Delta	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300	
Delta0.45	Delta	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870	
Delta0.4	Delta	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440	
Delta0.3	Delta	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580	
Delta0.2	Delta	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720	
Denver0.6Y	Denver	Y	60%	1,237	1,326	1,591	1,838	2,050	49,500	56,580	63,660	70,680	76,380	82,020	87,660	93,300
Denver0.55Y	Denver	Y	55%	1,134	1,215	1,458	1,685	1,879	45,375	51,865	58,355	64,790	70,015	75,185	80,355	85,525
Denver0.5Y	Denver	Y	50%	1,031	1,105	1,326	1,531	1,708	41,250	47,150	53,050	58,900	63,650	68,350	73,050	77,750
Denver0.45Y	Denver	Y	45%	928	994	1,193	1,378	1,537	37,125	42,435	47,745	53,010	57,285	61,515	65,745	69,975
Denver0.4Y	Denver	Y	40%	825	884	1,061	1,225	1,367	33,000	37,720	42,440	47,120	50,920	54,680	58,440	62,200
Denver0.3Y	Denver	Y	30%	618	663	795	919	1,025	24,750	28,290	31,830	35,340	38,190	41,010	43,830	46,650
Denver1.2	Denver	120%	2,463	2,638	3,165	3,657	4,080	98,520	112,560	126,600	140,640	151,920	163,200	174,480	185,760	
Denver1	Denver	100%	2,052	2,198	2,637	3,047	3,400	82,100	93,800	105,500	117,200	126,600	136,000	145,400	154,800	
Denver0.8	Denver	80%	1,642	1,759	2,110	2,438	2,720	65,680	75,040	84,400	93,760	101,280	108,800	116,320	123,840	
Denver0.7	Denver	70%	1,436	1,539	1,846	2,133	2,380	57,470	65,660	73,850	82,040	88,620	95,200	101,780	108,360	
Denver0.6	Denver	60%	1,231	1,319	1,582	1,828	2,040	49,260	56,280	63,300	70,320	75,960	81,600	87,240	92,880	
Denver0.55	Denver	55%	1,128	1,209	1,450	1,676	1,870	45,155	51,590	58,025	64,460	69,630	74,800	79,970	85,140	
Denver0.5	Denver	50%	1,026	1,099	1,318	1,523	1,700	41,050	46,900	52,750	58,600	63,300	68,000	72,700	77,400	
Denver0.45	Denver	45%	923	989	1,186	1,371	1,530	36,945	42,210	47,475	52,740	56,970	61,200	65,430	69,660	
Denver0.4	Denver	40%	821	879	1,055	1,219	1,360	32,840	37,520	42,200	46,880	50,640	54,400	58,160	61,920	
Denver0.3	Denver	30%	615	659	791	914	1,020	24,630	28,140	31,650	35,160	37,980	40,800	43,620	46,440	
Denver0.2	Denver	20%	410	439	527	609	680	16,420	18,760	21,100	23,440	25,320	27,200	29,080	30,960	
Dolores1.2	Dolores	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320	
Dolores1	Dolores	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600	
Dolores0.8	Dolores	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880	
Dolores0.7	Dolores	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020	
Dolores0.6	Dolores	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160	
Dolores0.55	Dolores	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730	
Dolores0.5	Dolores	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300	
Dolores0.45	Dolores	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870	
Dolores0.4	Dolores	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440	
Dolores0.3	Dolores	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580	
Dolores0.2	Dolores	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720	
Douglas1.2	Douglas	120%	2,463	2,638	3,165	3,657	4,080	98,520	112,560	126,600	140,640	151,920	163,200	174,480	185,760	
Douglas1	Douglas	100%	2,052	2,198	2,637	3,047	3,400	82,100	93,800	105,500	117,200	126,600	136,000	145,400	154,800	
Douglas0.8	Douglas	80%	1,642	1,759	2,110	2,438	2,720	65,680	75,040	84,400	93,760	101,280	108,800	116,320	123,840	
Douglas0.7	Douglas	70%	1,436	1,539	1,846	2,133	2,380	57,470	65,660	73,850	82,040	88,620	95,200	101,780	108,360	
Douglas0.6	Douglas	60%	1,231	1,319	1,582	1,828	2,040	49,260	56,280	63,300	70,320	75,960	81,600	87,240	92,880	
Douglas0.55	Douglas	55%	1,128	1,209	1,450	1,676	1,870	45,155	51,590	58,025	64,460	69,630	74,800	79,970	85,140	
Douglas0.5	Douglas	50%	1,026	1,099	1,318	1,523	1,700	41,050	46,900	52,750	58,600	63,300	68,000	72,700	77,400	
Douglas0.45	Douglas	45%	923	989	1,186	1,371	1,530	36,945	42,210	47,475	52,740	56,970	61,200	65,430	69,660	
Douglas0.4	Douglas	40%	821	879	1,055	1,219	1,360	32,840	37,520	42,200	46,880	50,640	54,400	58,160	61,920	
Douglas0.3	Douglas	30%	615	659	791	914	1,020	24,630	28,140	31,650	35,160	37,980	40,800	43,620	46,440	
Douglas0.2	Douglas	20%	410	439	527	609	680	16,420	18,760	21,100	23,440	25,320	27,200	29,080	30,960	
Eagle1.2	Eagle	120%	2,349	2,517	3,021	3,489	3,891	93,960	107,400	120,840	134,160	144,960	155,640	166,440	177,120	
Eagle1	Eagle	100%	1,957	2,097	2,517	2,907	3,242	78,300	89,500	100,700	111,800	120,800	129,700	138,700	147,600	
Eagle0.8	Eagle	80%	1,566	1,678	2,014	2,326	2,594	62,640	71,600	80,560	89,440	96,640	103,760	110,960	118,080	
Eagle0.7	Eagle	70%	1,370	1,468	1,762	2,035	2,269	54,810	62,650	70,490	78,260	84,560	90,790	97,090	103,320	
Eagle0.6	Eagle	60%	1,174	1,258	1,510	1,744	1,945	46,980	53,700	60,420	67,080	72,480	77,820	83,220	88,560	
Eagle0.55	Eagle	55%	1,076	1,153	1,384	1,599	1,783	43,065	49,225	55,385	61,490	66,440	71,335	76,285	81,180	

2022 Income Limit and Maximum Rent Tables for All Colorado Counties 20% to 120% of Area Median Income (AMI)

HUD Effective Date: April 18, 2022

Eagle0.5	Eagle	50%	978	1,048	1,258	1,453	1,621	39,150	44,750	50,350	55,900	60,400	64,850	69,350	73,800
Eagle0.45	Eagle	45%	880	943	1,132	1,308	1,459	35,235	40,275	45,315	50,310	54,360	58,365	62,415	66,420
Eagle0.4	Eagle	40%	783	839	1,007	1,163	1,297	31,320	35,800	40,280	44,720	48,320	51,880	55,480	59,040
Eagle0.3	Eagle	30%	587	629	755	872	972	23,490	26,850	30,210	33,540	36,240	38,910	41,610	44,280
Eagle0.2	Eagle	20%	391	419	503	581	648	15,660	17,900	20,140	22,360	24,160	25,940	27,740	29,520
El Paso1.2	El Paso	120%	1,935	2,073	2,487	2,874	3,207	77,400	88,440	99,480	110,520	119,400	128,280	137,160	145,920
El Paso1	El Paso	100%	1,612	1,727	2,072	2,395	2,672	64,500	73,700	82,900	92,100	99,500	106,900	114,300	121,600
El Paso0.8	El Paso	80%	1,290	1,382	1,658	1,916	2,138	51,600	58,960	66,320	73,680	79,600	85,520	91,440	97,280
El Paso0.7	El Paso	70%	1,128	1,209	1,450	1,676	1,870	45,150	51,590	58,030	64,470	69,650	74,830	80,010	85,120
El Paso0.6	El Paso	60%	967	1,036	1,243	1,437	1,603	38,700	44,220	49,740	55,260	59,700	64,140	68,580	72,960
El Paso0.55	El Paso	55%	886	950	1,139	1,317	1,469	35,475	40,535	45,595	50,655	54,725	58,795	62,865	66,880
El Paso0.5	El Paso	50%	806	863	1,036	1,197	1,336	32,250	36,850	41,450	46,050	49,750	53,450	57,150	60,800
El Paso0.45	El Paso	45%	725	777	932	1,077	1,202	29,025	33,165	37,305	41,445	44,775	48,105	51,435	54,720
El Paso0.4	El Paso	40%	645	691	829	958	1,069	25,800	29,480	33,160	36,840	39,800	42,760	45,720	48,640
El Paso0.3	El Paso	30%	483	518	621	718	801	19,350	22,110	24,870	27,630	29,850	32,070	34,290	36,480
El Paso0.2	El Paso	20%	322	345	414	479	534	12,900	14,740	16,580	18,420	19,900	21,380	22,860	24,320
Elbert1.2	Elbert	120%	2,463	2,638	3,165	3,657	4,080	98,520	112,560	126,600	140,640	151,920	163,200	174,480	185,760
Elbert1	Elbert	100%	2,052	2,198	2,637	3,047	3,400	82,100	93,800	105,500	117,200	126,600	136,000	145,400	154,800
Elbert0.8	Elbert	80%	1,642	1,759	2,110	2,438	2,720	65,680	75,040	84,400	93,760	101,280	108,800	116,320	123,840
Elbert0.7	Elbert	70%	1,436	1,539	1,846	2,133	2,380	57,470	65,660	73,850	82,040	88,620	95,200	101,780	108,360
Elbert0.6	Elbert	60%	1,231	1,319	1,582	1,828	2,040	49,260	56,280	63,300	70,320	75,960	81,600	87,240	92,880
Elbert0.55	Elbert	55%	1,128	1,209	1,450	1,676	1,870	45,155	51,590	58,025	64,460	69,630	74,800	79,970	85,140
Elbert0.5	Elbert	50%	1,026	1,099	1,318	1,523	1,700	41,050	46,900	52,750	58,600	63,300	68,000	72,700	77,400
Elbert0.45	Elbert	45%	923	989	1,186	1,371	1,530	36,945	42,210	47,475	52,740	56,970	61,200	65,430	69,660
Elbert0.4	Elbert	40%	821	879	1,055	1,219	1,360	32,840	37,520	42,200	46,880	50,640	54,400	58,160	61,920
Elbert0.3	Elbert	30%	615	659	791	914	1,020	24,630	28,140	31,650	35,160	37,980	40,800	43,620	46,440
Elbert0.2	Elbert	20%	410	439	527	609	680	16,420	18,760	21,100	23,440	25,320	27,200	29,080	30,960
Fremont1.2	Fremont	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Fremont1	Fremont	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Fremont0.8	Fremont	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Fremont0.7	Fremont	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Fremont0.6	Fremont	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Fremont0.55	Fremont	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Fremont0.5	Fremont	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Fremont0.45	Fremont	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Fremont0.4	Fremont	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Fremont0.3	Fremont	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Fremont0.2	Fremont	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720
Garfield1.2	Garfield	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
Garfield1	Garfield	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
Garfield0.8	Garfield	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
Garfield0.7	Garfield	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
Garfield0.6	Garfield	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
Garfield0.55	Garfield	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
Garfield0.5	Garfield	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
Garfield0.45	Garfield	45%	742	795	954	1,102	1,229	29,700	33,930	38,160	42,390	45,810	49,185	52,605	55,980
Garfield0.4	Garfield	40%	660	707	848	980	1,093	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
Garfield0.3	Garfield	30%	495	530	636	735	819	19,800	22,620	25,440	28,260	30,540	32,790	35,070	37,320
Garfield0.2	Garfield	20%	330	353	424	490	546	13,200	15,080	16,960	18,840	20,360	21,860	23,380	24,880
Gilpin1.2	Gilpin	120%	2,463	2,638	3,165	3,657	4,080	98,520	112,560	126,600	140,640	151,920	163,200	174,480	185,760

Gilpin1	Gilpin	100%	2,052	2,198	2,637	3,047	3,400	82,100	93,800	105,500	117,200	126,600	136,000	145,400	154,800
Gilpin0.8	Gilpin	80%	1,642	1,759	2,110	2,438	2,720	65,680	75,040	84,400	93,760	101,280	108,800	116,320	123,840
Gilpin0.7	Gilpin	70%	1,436	1,539	1,846	2,133	2,380	57,470	65,660	73,850	82,040	88,620	95,200	101,780	108,360
Gilpin0.6	Gilpin	60%	1,231	1,319	1,582	1,828	2,040	49,260	56,280	63,300	70,320	75,960	81,600	87,240	92,880
Gilpin0.55	Gilpin	55%	1,128	1,209	1,450	1,676	1,870	45,155	51,590	58,025	64,460	69,630	74,800	79,970	85,140
Gilpin0.5	Gilpin	50%	1,026	1,099	1,318	1,523	1,700	41,050	46,900	52,750	58,600	63,300	68,000	72,700	77,400
Gilpin0.45	Gilpin	45%	923	989	1,186	1,371	1,530	36,945	42,210	47,475	52,740	56,970	61,200	65,430	69,660
Gilpin0.4	Gilpin	40%	821	879	1,055	1,219	1,360	32,840	37,520	42,200	46,880	50,640	54,400	58,160	61,920
Gilpin0.3	Gilpin	30%	615	659	791	914	1,020	24,630	28,140	31,650	35,160	37,980	40,800	43,620	46,440
Gilpin0.2	Gilpin	20%	410	439	527	609	680	16,420	18,760	21,100	23,440	25,320	27,200	29,080	30,960
Grand1.2	Grand	120%	1,851	1,983	2,379	2,749	3,066	74,040	84,600	95,160	105,720	114,240	122,640	131,160	139,560
Grand1	Grand	100%	1,542	1,652	1,982	2,291	2,555	61,700	70,500	79,300	88,100	95,200	102,200	109,300	116,300
Grand0.8	Grand	80%	1,234	1,322	1,586	1,833	2,044	49,360	56,400	63,440	70,480	76,160	81,760	87,440	93,040
Grand0.7	Grand	70%	1,079	1,156	1,387	1,603	1,788	43,190	49,350	55,510	61,670	66,640	71,540	76,510	81,410
Grand0.6	Grand	60%	925	991	1,189	1,374	1,533	37,020	42,300	47,580	52,860	57,120	61,320	65,580	69,780
Grand0.55	Grand	55%	848	908	1,090	1,260	1,405	33,935	38,775	43,615	48,455	52,360	56,210	60,115	63,965
Grand0.5	Grand	50%	771	826	991	1,145	1,277	30,850	35,250	39,650	44,050	47,600	51,100	54,650	58,150
Grand0.45	Grand	45%	694	743	892	1,031	1,149	27,765	31,725	35,685	39,645	42,840	45,990	49,185	52,335
Grand0.4	Grand	40%	617	661	793	916	1,022	24,680	28,200	31,720	35,240	38,080	40,880	43,720	46,520
Grand0.3	Grand	30%	462	495	594	687	766	18,510	21,150	23,790	26,430	28,560	30,660	32,790	34,890
Grand0.2	Grand	20%	308	330	396	458	511	12,340	14,100	15,860	17,620	19,040	20,440	21,860	23,260
Gunnison1.2	Gunnison	120%	1,860	1,992	2,391	2,761	3,081	74,400	84,960	95,640	106,200	114,720	123,240	131,760	140,280
Gunnison1	Gunnison	100%	1,550	1,660	1,992	2,301	2,567	62,000	70,800	79,700	88,500	95,600	102,700	109,800	116,900
Gunnison0.8	Gunnison	80%	1,240	1,328	1,594	1,841	2,054	49,600	56,640	63,760	70,800	76,480	82,160	87,840	93,520
Gunnison0.7	Gunnison	70%	1,085	1,162	1,394	1,610	1,797	43,400	49,560	55,790	61,950	66,920	71,890	76,860	81,830
Gunnison0.6	Gunnison	60%	930	996	1,195	1,380	1,540	37,200	42,480	47,820	53,100	57,360	61,620	65,880	70,140
Gunnison0.55	Gunnison	55%	852	913	1,095	1,265	1,412	34,100	38,940	43,835	48,675	52,580	56,485	60,390	64,295
Gunnison0.5	Gunnison	50%	775	830	996	1,150	1,283	31,000	35,400	39,850	44,250	47,800	51,350	54,900	58,450
Gunnison0.45	Gunnison	45%	697	747	896	1,035	1,155	27,900	31,860	35,865	39,825	43,020	46,215	49,410	52,605
Gunnison0.4	Gunnison	40%	620	664	797	920	1,027	24,800	28,320	31,880	35,400	38,240	41,080	43,920	46,760
Gunnison0.3	Gunnison	30%	465	498	597	690	770	18,600	21,240	23,910	26,550	28,680	30,810	32,940	35,070
Gunnison0.2	Gunnison	20%	310	332	398	460	513	12,400	14,160	15,940	17,700	19,120	20,540	21,960	23,380
Hinsdale1.2	Hinsdale	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Hinsdale1	Hinsdale	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Hinsdale0.8	Hinsdale	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Hinsdale0.7	Hinsdale	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Hinsdale0.6	Hinsdale	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Hinsdale0.55	Hinsdale	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Hinsdale0.5	Hinsdale	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Hinsdale0.45	Hinsdale	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Hinsdale0.4	Hinsdale	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Hinsdale0.3	Hinsdale	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Hinsdale0.2	Hinsdale	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720
Huerfano1.2	Huerfano	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Huerfano1	Huerfano	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Huerfano0.8	Huerfano	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Huerfano0.7	Huerfano	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Huerfano0.6	Huerfano	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Huerfano0.55	Huerfano	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Huerfano0.5	Huerfano	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Huerfano0.45	Huerfano	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870

Huerfano0.4	Huerfano	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Huerfano0.3	Huerfano	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Huerfano0.2	Huerfano	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720
Jackson1.2	Jackson	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Jackson1	Jackson	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Jackson0.8	Jackson	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Jackson0.7	Jackson	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Jackson0.6	Jackson	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Jackson0.55	Jackson	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Jackson0.5	Jackson	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Jackson0.45	Jackson	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Jackson0.4	Jackson	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Jackson0.3	Jackson	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Jackson0.2	Jackson	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720
Jefferson1.2	Jefferson	120%	2,463	2,638	3,165	3,657	4,080	98,520	112,560	126,600	140,640	151,920	163,200	174,480	185,760
Jefferson1	Jefferson	100%	2,052	2,198	2,637	3,047	3,400	82,100	93,800	105,500	117,200	126,600	136,000	145,400	154,800
Jefferson0.8	Jefferson	80%	1,642	1,759	2,110	2,438	2,720	65,680	75,040	84,400	93,760	101,280	108,800	116,320	123,840
Jefferson0.7	Jefferson	70%	1,436	1,539	1,846	2,133	2,380	57,470	65,660	73,850	82,040	88,620	95,200	101,780	108,360
Jefferson0.6	Jefferson	60%	1,231	1,319	1,582	1,828	2,040	49,260	56,280	63,300	70,320	75,960	81,600	87,240	92,880
Jefferson0.55	Jefferson	55%	1,128	1,209	1,450	1,676	1,870	45,155	51,590	58,025	64,460	69,630	74,800	79,970	85,140
Jefferson0.5	Jefferson	50%	1,026	1,099	1,318	1,523	1,700	41,050	46,900	52,750	58,600	63,300	68,000	72,700	77,400
Jefferson0.45	Jefferson	45%	923	989	1,186	1,371	1,530	36,945	42,210	47,475	52,740	56,970	61,200	65,430	69,660
Jefferson0.4	Jefferson	40%	821	879	1,055	1,219	1,360	32,840	37,520	42,200	46,880	50,640	54,400	58,160	61,920
Jefferson0.3	Jefferson	30%	615	659	791	914	1,020	24,630	28,140	31,650	35,160	37,980	40,800	43,620	46,440
Jefferson0.2	Jefferson	20%	410	439	527	609	680	16,420	18,760	21,100	23,440	25,320	27,200	29,080	30,960
Kiowa1.2	Kiowa	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Kiowa1	Kiowa	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Kiowa0.8	Kiowa	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Kiowa0.7	Kiowa	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Kiowa0.6	Kiowa	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Kiowa0.55	Kiowa	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Kiowa0.5	Kiowa	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Kiowa0.45	Kiowa	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Kiowa0.4	Kiowa	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Kiowa0.3	Kiowa	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Kiowa0.2	Kiowa	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720
Kit Carson1.2	Kit Carson	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Kit Carson1	Kit Carson	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Kit Carson0.8	Kit Carson	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Kit Carson0.7	Kit Carson	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Kit Carson0.6	Kit Carson	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Kit Carson0.55	Kit Carson	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Kit Carson0.5	Kit Carson	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Kit Carson0.45	Kit Carson	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Kit Carson0.4	Kit Carson	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Kit Carson0.3	Kit Carson	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Kit Carson0.2	Kit Carson	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720
La Plata1.2	La Plata	120%	2,061	2,208	2,649	3,061	3,414	82,440	94,200	105,960	117,720	127,200	136,560	146,040	155,400
La Plata1	La Plata	100%	1,717	1,840	2,207	2,551	2,845	68,700	78,500	88,300	98,100	106,000	113,800	121,700	129,500
La Plata0.8	La Plata	80%	1,374	1,472	1,766	2,041	2,276	54,960	62,800	70,640	78,480	84,800	91,040	97,360	103,600

La Plata0.7	La Plata		70%	1,202	1,288	1,545	1,785	1,991	48,090	54,950	61,810	68,670	74,200	79,660	85,190	90,650
La Plata0.6	La Plata		60%	1,030	1,104	1,324	1,530	1,707	41,220	47,100	52,980	58,860	63,600	68,280	73,020	77,700
La Plata0.55	La Plata		55%	944	1,012	1,214	1,403	1,564	37,785	43,175	48,565	53,955	58,300	62,590	66,935	71,225
La Plata0.5	La Plata		50%	858	920	1,103	1,275	1,422	34,350	39,250	44,150	49,050	53,000	56,900	60,850	64,750
La Plata0.45	La Plata		45%	772	828	993	1,148	1,280	30,915	35,325	39,735	44,145	47,700	51,210	54,765	58,275
La Plata0.4	La Plata		40%	687	736	883	1,020	1,138	27,480	31,400	35,320	39,240	42,400	45,520	48,680	51,800
La Plata0.3	La Plata		30%	515	552	662	765	853	20,610	23,550	26,490	29,430	31,800	34,140	36,510	38,850
La Plata0.2	La Plata		20%	343	368	441	510	569	13,740	15,700	17,660	19,620	21,200	22,760	24,340	25,900
Lake1.2	Lake		120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Lake1	Lake		100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Lake0.8	Lake		80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Lake0.7	Lake		70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Lake0.6	Lake		60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Lake0.55	Lake		55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Lake0.5	Lake		50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Lake0.45	Lake		45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Lake0.4	Lake		40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Lake0.3	Lake		30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Lake0.2	Lake		20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720
Larimer0.6Y	Larimer	Y	60%	1,170	1,253	1,503	1,737	1,938	46,800	53,460	60,120	66,780	72,180	77,520	82,860	88,200
Larimer0.55Y	Larimer	Y	55%	1,072	1,148	1,377	1,592	1,776	42,900	49,005	55,110	61,215	66,165	71,060	75,955	80,850
Larimer0.5Y	Larimer	Y	50%	975	1,044	1,252	1,447	1,615	39,000	44,550	50,100	55,650	60,150	64,600	69,050	73,500
Larimer0.45Y	Larimer	Y	45%	877	939	1,127	1,302	1,453	35,100	40,095	45,090	50,085	54,135	58,140	62,145	66,150
Larimer0.4Y	Larimer	Y	40%	780	835	1,002	1,158	1,292	31,200	35,640	40,080	44,520	48,120	51,680	55,240	58,800
Larimer0.3Y	Larimer	Y	30%	585	626	751	868	969	23,400	26,730	30,060	33,390	36,090	38,760	41,430	44,100
Larimer1.2	Larimer		120%	2,256	2,416	2,898	3,348	3,735	90,240	103,080	115,920	128,760	139,080	149,400	159,720	170,040
Larimer1	Larimer		100%	1,880	2,013	2,415	2,790	3,112	75,200	85,900	96,600	107,300	115,900	124,500	133,100	141,700
Larimer0.8	Larimer		80%	1,504	1,611	1,932	2,232	2,490	60,160	68,720	77,280	85,840	92,720	99,600	106,480	113,360
Larimer0.7	Larimer		70%	1,316	1,409	1,690	1,953	2,178	52,640	60,130	67,620	75,110	81,130	87,150	93,170	99,190
Larimer0.6	Larimer		60%	1,128	1,208	1,449	1,674	1,867	45,120	51,540	57,960	64,380	69,540	74,700	79,860	85,020
Larimer0.55	Larimer		55%	1,034	1,107	1,328	1,534	1,711	41,360	47,245	53,130	59,015	63,745	68,475	73,205	77,935
Larimer0.5	Larimer		50%	940	1,006	1,207	1,395	1,556	37,600	42,950	48,300	53,650	57,950	62,250	66,550	70,850
Larimer0.45	Larimer		45%	846	906	1,086	1,255	1,400	33,840	38,655	43,470	48,285	52,155	56,025	59,895	63,765
Larimer0.4	Larimer		40%	752	805	966	1,116	1,245	30,080	34,360	38,640	42,920	46,360	49,800	53,240	56,680
Larimer0.3	Larimer		30%	564	604	724	837	933	22,560	25,770	28,980	32,190	34,770	37,350	39,930	42,510
Larimer0.2	Larimer		20%	376	402	483	558	622	15,040	17,180	19,320	21,460	23,180	24,900	26,620	28,340
Las Animas1.2	Las Animas		120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Las Animas1	Las Animas		100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Las Animas0.8	Las Animas		80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Las Animas0.7	Las Animas		70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Las Animas0.6	Las Animas		60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Las Animas0.55	Las Animas		55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Las Animas0.5	Las Animas		50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Las Animas0.45	Las Animas		45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Las Animas0.4	Las Animas		40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Las Animas0.3	Las Animas		30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Las Animas0.2	Las Animas		20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720
Lincoln0.6Y	Lincoln	Y	60%	919	984	1,182	1,365	1,522	36,780	42,000	47,280	52,500	56,700	60,900	65,100	69,300
Lincoln0.55Y	Lincoln	Y	55%	842	902	1,083	1,251	1,395	33,715	38,500	43,340	48,125	51,975	55,825	59,675	63,525
Lincoln0.5Y	Lincoln	Y	50%	766	820	985	1,137	1,268	30,650	35,000	39,400	43,750	47,250	50,750	54,250	57,750

Lincoln0.45Y	Lincoln	Y	45%	689	738	886	1,023	1,141	27,585	31,500	35,460	39,375	42,525	45,675	48,825	51,975
Lincoln0.4Y	Lincoln	Y	40%	613	656	788	910	1,015	24,520	28,000	31,520	35,000	37,800	40,600	43,400	46,200
Lincoln0.3Y	Lincoln	Y	30%	459	492	591	682	761	18,390	21,000	23,640	26,250	28,350	30,450	32,550	34,650
Lincoln1.2	Lincoln		120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Lincoln1	Lincoln		100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Lincoln0.8	Lincoln		80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Lincoln0.7	Lincoln		70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Lincoln0.6	Lincoln		60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Lincoln0.55	Lincoln		55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Lincoln0.5	Lincoln		50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Lincoln0.45	Lincoln		45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Lincoln0.4	Lincoln		40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Lincoln0.3	Lincoln		30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Lincoln0.2	Lincoln		20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720
Logan1.2	Logan		120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Logan1	Logan		100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Logan0.8	Logan		80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Logan0.7	Logan		70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Logan0.6	Logan		60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Logan0.55	Logan		55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Logan0.5	Logan		50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Logan0.45	Logan		45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Logan0.4	Logan		40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Logan0.3	Logan		30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Logan0.2	Logan		20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720
Mesa0.6Y	Mesa	Y	60%	877	939	1,128	1,302	1,453	35,100	40,080	45,120	50,100	54,120	58,140	62,160	66,180
Mesa0.55Y	Mesa	Y	55%	804	861	1,034	1,194	1,332	32,175	36,740	41,360	45,925	49,610	53,295	56,980	60,665
Mesa0.5Y	Mesa	Y	50%	731	783	940	1,085	1,211	29,250	33,400	37,600	41,750	45,100	48,450	51,800	55,150
Mesa0.45Y	Mesa	Y	45%	658	704	846	977	1,090	26,325	30,060	33,840	37,575	40,590	43,605	46,620	49,635
Mesa0.4Y	Mesa	Y	40%	585	626	752	868	969	23,400	26,720	30,080	33,400	36,080	38,760	41,440	44,120
Mesa0.3Y	Mesa	Y	30%	438	469	564	651	726	17,550	20,040	22,560	25,050	27,060	29,070	31,080	33,090
Mesa1.2	Mesa		120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Mesa1	Mesa		100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Mesa0.8	Mesa		80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Mesa0.7	Mesa		70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Mesa0.6	Mesa		60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Mesa0.55	Mesa		55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Mesa0.5	Mesa		50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Mesa0.45	Mesa		45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Mesa0.4	Mesa		40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Mesa0.3	Mesa		30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Mesa0.2	Mesa		20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720
Mineral1.2	Mineral		120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Mineral1	Mineral		100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Mineral0.8	Mineral		80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Mineral0.7	Mineral		70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Mineral0.6	Mineral		60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Mineral0.55	Mineral		55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Mineral0.5	Mineral		50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Mineral0.45	Mineral		45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870

2022 Income Limit and Maximum Rent Tables for All Colorado Counties 20% to 120% of Area Median Income (AMI)

HUD Effective Date: April 18, 2022

Mineral0.4	Mineral	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Mineral0.3	Mineral	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Mineral0.2	Mineral	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720
Moffat1.2	Moffat	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Moffat1	Moffat	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Moffat0.8	Moffat	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Moffat0.7	Moffat	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Moffat0.6	Moffat	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Moffat0.55	Moffat	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Moffat0.5	Moffat	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Moffat0.45	Moffat	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Moffat0.4	Moffat	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Moffat0.3	Moffat	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Moffat0.2	Moffat	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720
Montezuma1.2	Montezuma	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Montezuma1	Montezuma	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Montezuma0.8	Montezuma	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Montezuma0.7	Montezuma	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Montezuma0.6	Montezuma	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Montezuma0.55	Montezuma	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Montezuma0.5	Montezuma	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Montezuma0.45	Montezuma	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Montezuma0.4	Montezuma	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Montezuma0.3	Montezuma	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Montezuma0.2	Montezuma	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720
Montrose1.2	Montrose	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Montrose1	Montrose	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Montrose0.8	Montrose	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Montrose0.7	Montrose	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Montrose0.6	Montrose	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Montrose0.55	Montrose	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Montrose0.5	Montrose	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Montrose0.45	Montrose	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Montrose0.4	Montrose	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Montrose0.3	Montrose	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Montrose0.2	Montrose	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720
Morgan1.2	Morgan	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Morgan1	Morgan	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Morgan0.8	Morgan	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Morgan0.7	Morgan	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Morgan0.6	Morgan	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Morgan0.55	Morgan	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Morgan0.5	Morgan	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Morgan0.45	Morgan	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Morgan0.4	Morgan	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Morgan0.3	Morgan	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Morgan0.2	Morgan	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720
Otero1.2	Otero	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Otero1	Otero	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Otero0.8	Otero	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880

2022 Income Limit and Maximum Rent Tables for All Colorado Counties 20% to 120% of Area Median Income (AMI)

HUD Effective Date: April 18, 2022

Otero0.7	Otero	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020	
Otero0.6	Otero	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160	
Otero0.55	Otero	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730	
Otero0.5	Otero	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300	
Otero0.45	Otero	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870	
Otero0.4	Otero	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440	
Otero0.3	Otero	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580	
Otero0.2	Otero	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720	
Ouray1.2	Ouray	120%	1,863	1,995	2,394	2,764	3,084	74,520	85,080	95,760	106,320	114,840	123,360	131,880	140,400	
Ouray1	Ouray	100%	1,552	1,662	1,995	2,303	2,570	62,100	70,900	79,800	88,600	95,700	102,800	109,900	117,000	
Ouray0.8	Ouray	80%	1,242	1,330	1,596	1,843	2,056	49,680	56,720	63,840	70,880	76,560	82,240	87,920	93,600	
Ouray0.7	Ouray	70%	1,086	1,163	1,396	1,612	1,799	43,470	49,630	55,860	62,020	66,990	71,960	76,930	81,900	
Ouray0.6	Ouray	60%	931	997	1,197	1,382	1,542	37,260	42,540	47,880	53,160	57,420	61,680	65,940	70,200	
Ouray0.55	Ouray	55%	853	914	1,097	1,267	1,413	34,155	38,995	43,890	48,730	52,635	56,540	60,445	64,350	
Ouray0.5	Ouray	50%	776	831	997	1,151	1,285	31,050	35,450	39,900	44,300	47,850	51,400	54,950	58,500	
Ouray0.45	Ouray	45%	698	748	897	1,036	1,156	27,945	31,905	35,910	39,870	43,065	46,260	49,455	52,650	
Ouray0.4	Ouray	40%	621	665	798	921	1,028	24,840	28,360	31,920	35,440	38,280	41,120	43,960	46,800	
Ouray0.3	Ouray	30%	465	498	598	691	771	18,630	21,270	23,940	26,580	28,710	30,840	32,970	35,100	
Ouray0.2	Ouray	20%	310	332	399	460	514	12,420	14,180	15,960	17,720	19,140	20,560	21,980	23,400	
Park1.2	Park	120%	2,463	2,638	3,165	3,657	4,080	98,520	112,560	126,600	140,640	151,920	163,200	174,480	185,760	
Park1	Park	100%	2,052	2,198	2,637	3,047	3,400	82,100	93,800	105,500	117,200	126,600	136,000	145,400	154,800	
Park0.8	Park	80%	1,642	1,759	2,110	2,438	2,720	65,680	75,040	84,400	93,760	101,280	108,800	116,320	123,840	
Park0.7	Park	70%	1,436	1,539	1,846	2,133	2,380	57,470	65,660	73,850	82,040	88,620	95,200	101,780	108,360	
Park0.6	Park	60%	1,231	1,319	1,582	1,828	2,040	49,260	56,280	63,300	70,320	75,960	81,600	87,240	92,880	
Park0.55	Park	55%	1,128	1,209	1,450	1,676	1,870	45,155	51,590	58,025	64,460	69,630	74,800	79,970	85,140	
Park0.5	Park	50%	1,026	1,099	1,318	1,523	1,700	41,050	46,900	52,750	58,600	63,300	68,000	72,700	77,400	
Park0.45	Park	45%	923	989	1,186	1,371	1,530	36,945	42,210	47,475	52,740	56,970	61,200	65,430	69,660	
Park0.4	Park	40%	821	879	1,055	1,219	1,360	32,840	37,520	42,200	46,880	50,640	54,400	58,160	61,920	
Park0.3	Park	30%	615	659	791	914	1,020	24,630	28,140	31,650	35,160	37,980	40,800	43,620	46,440	
Park0.2	Park	20%	410	439	527	609	680	16,420	18,760	21,100	23,440	25,320	27,200	29,080	30,960	
Phillips1.2	Phillips	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320	
Phillips1	Phillips	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600	
Phillips0.8	Phillips	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880	
Phillips0.7	Phillips	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020	
Phillips0.6	Phillips	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160	
Phillips0.55	Phillips	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730	
Phillips0.5	Phillips	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300	
Phillips0.45	Phillips	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870	
Phillips0.4	Phillips	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440	
Phillips0.3	Phillips	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580	
Phillips0.2	Phillips	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720	
Pitkin0.6Y	Pitkin	Y	60%	1,234	1,322	1,587	1,833	2,044	49,380	56,400	63,480	70,500	76,140	81,780	87,420	93,060
Pitkin0.55Y	Pitkin	Y	55%	1,131	1,212	1,454	1,680	1,874	45,265	51,700	58,190	64,625	69,795	74,965	80,135	85,305
Pitkin0.5Y	Pitkin	Y	50%	1,028	1,101	1,322	1,527	1,703	41,150	47,000	52,900	58,750	63,450	68,150	72,850	77,550
Pitkin0.45Y	Pitkin	Y	45%	925	991	1,190	1,374	1,533	37,035	42,300	47,610	52,875	57,105	61,335	65,565	69,795
Pitkin0.4Y	Pitkin	Y	40%	823	881	1,058	1,222	1,363	32,920	37,600	42,320	47,000	50,760	54,520	58,280	62,040
Pitkin0.3Y	Pitkin	Y	30%	617	661	793	916	1,022	24,690	28,200	31,740	35,250	38,070	40,890	43,710	46,530
Pitkin1.2	Pitkin	120%	2,268	2,430	2,916	3,370	3,759	90,720	103,680	116,640	129,600	140,040	150,360	160,800	171,120	
Pitkin1	Pitkin	100%	1,890	2,025	2,430	2,808	3,132	75,600	86,400	97,200	108,000	116,700	125,300	134,000	142,600	
Pitkin0.8	Pitkin	80%	1,512	1,620	1,944	2,247	2,506	60,480	69,120	77,760	86,400	93,360	100,240	107,200	114,080	

2022 Income Limit and Maximum Rent Tables for All Colorado Counties 20% to 120% of Area Median Income (AMI)

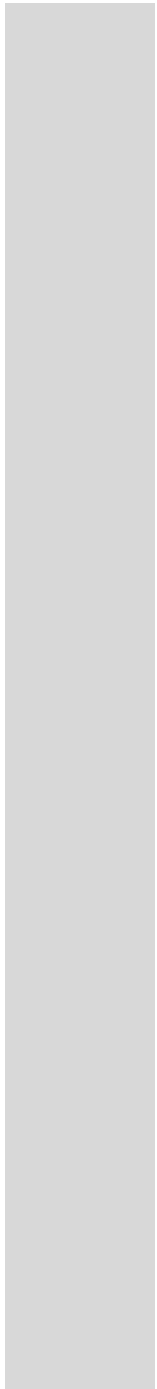
HUD Effective Date: April 18, 2022

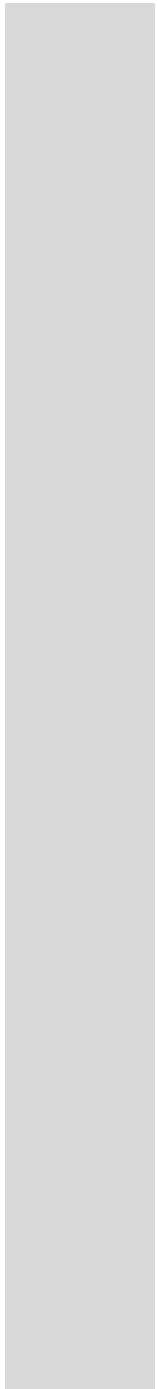
Pitkin0.7	Pitkin	70%	1,323	1,417	1,701	1,966	2,192	52,920	60,480	68,040	75,600	81,690	87,710	93,800	99,820
Pitkin0.6	Pitkin	60%	1,134	1,215	1,458	1,685	1,879	45,360	51,840	58,320	64,800	70,020	75,180	80,400	85,560
Pitkin0.55	Pitkin	55%	1,039	1,113	1,336	1,544	1,722	41,580	47,520	53,460	59,400	64,185	68,915	73,700	78,430
Pitkin0.5	Pitkin	50%	945	1,012	1,215	1,404	1,566	37,800	43,200	48,600	54,000	58,350	62,650	67,000	71,300
Pitkin0.45	Pitkin	45%	850	911	1,093	1,263	1,409	34,020	38,880	43,740	48,600	52,515	56,385	60,300	64,170
Pitkin0.4	Pitkin	40%	756	810	972	1,123	1,253	30,240	34,560	38,880	43,200	46,680	50,120	53,600	57,040
Pitkin0.3	Pitkin	30%	567	607	729	842	939	22,680	25,920	29,160	32,400	35,010	37,590	40,200	42,780
Pitkin0.2	Pitkin	20%	378	405	486	561	626	15,120	17,280	19,440	21,600	23,340	25,060	26,800	28,520
Prowers1.2	Prowers	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Prowers1	Prowers	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Prowers0.8	Prowers	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Prowers0.7	Prowers	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Prowers0.6	Prowers	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Prowers0.55	Prowers	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Prowers0.5	Prowers	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Prowers0.45	Prowers	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Prowers0.4	Prowers	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Prowers0.3	Prowers	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Prowers0.2	Prowers	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720
Pueblo1.2	Pueblo	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Pueblo1	Pueblo	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Pueblo0.8	Pueblo	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Pueblo0.7	Pueblo	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Pueblo0.6	Pueblo	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Pueblo0.55	Pueblo	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Pueblo0.5	Pueblo	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Pueblo0.45	Pueblo	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Pueblo0.4	Pueblo	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Pueblo0.3	Pueblo	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Pueblo0.2	Pueblo	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720
Rio Blanco1.2	Rio Blanco	120%	1,773	1,899	2,277	2,631	2,934	70,920	81,000	91,080	101,160	109,320	117,360	125,520	133,560
Rio Blanco1	Rio Blanco	100%	1,477	1,582	1,897	2,192	2,445	59,100	67,500	75,900	84,300	91,100	97,800	104,600	111,300
Rio Blanco0.8	Rio Blanco	80%	1,182	1,266	1,518	1,754	1,956	47,280	54,000	60,720	67,440	72,880	78,240	83,680	89,040
Rio Blanco0.7	Rio Blanco	70%	1,034	1,107	1,328	1,534	1,711	41,370	47,250	53,130	59,010	63,770	68,460	73,220	77,910
Rio Blanco0.6	Rio Blanco	60%	886	949	1,138	1,315	1,467	35,460	40,500	45,540	50,580	54,660	58,680	62,760	66,780
Rio Blanco0.55	Rio Blanco	55%	812	870	1,043	1,205	1,344	32,505	37,125	41,745	46,365	50,105	53,790	57,530	61,215
Rio Blanco0.5	Rio Blanco	50%	738	791	948	1,096	1,222	29,550	33,750	37,950	42,150	45,550	48,900	52,300	55,650
Rio Blanco0.45	Rio Blanco	45%	664	712	853	986	1,100	26,595	30,375	34,155	37,935	40,995	44,010	47,070	50,085
Rio Blanco0.4	Rio Blanco	40%	591	633	759	877	978	23,640	27,000	30,360	33,720	36,440	39,120	41,840	44,520
Rio Blanco0.3	Rio Blanco	30%	443	474	569	657	733	17,730	20,250	22,770	25,290	27,330	29,340	31,380	33,390
Rio Blanco0.2	Rio Blanco	20%	295	316	379	438	489	11,820	13,500	15,180	16,860	18,220	19,560	20,920	22,260
Rio Grande1.2	Rio Grande	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Rio Grande1	Rio Grande	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Rio Grande0.8	Rio Grande	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Rio Grande0.7	Rio Grande	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Rio Grande0.6	Rio Grande	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Rio Grande0.55	Rio Grande	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Rio Grande0.5	Rio Grande	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Rio Grande0.45	Rio Grande	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Rio Grande0.4	Rio Grande	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Rio Grande0.3	Rio Grande	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580

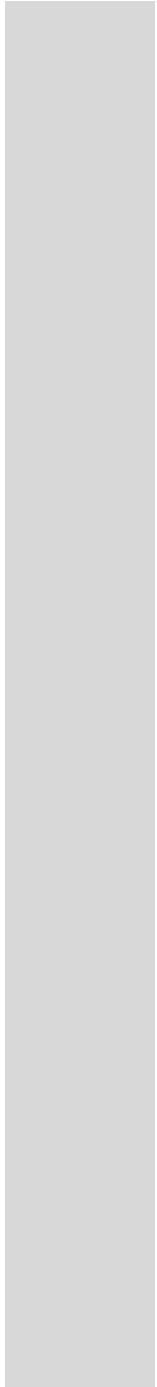
Rio Grande0.2	Rio Grande	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720	
Routt1.2	Routt	120%	2,151	2,304	2,763	3,192	3,561	86,040	98,280	110,520	122,760	132,600	142,440	152,280	162,120	
Routt1	Routt	100%	1,792	1,920	2,302	2,660	2,967	71,700	81,900	92,100	102,300	110,500	118,700	126,900	135,100	
Routt0.8	Routt	80%	1,434	1,536	1,842	2,128	2,374	57,360	65,520	73,680	81,840	88,400	94,960	101,520	108,080	
Routt0.7	Routt	70%	1,254	1,344	1,611	1,862	2,077	50,190	57,330	64,470	71,610	77,350	83,090	88,830	94,570	
Routt0.6	Routt	60%	1,075	1,152	1,381	1,596	1,780	43,020	49,140	55,260	61,380	66,300	71,220	76,140	81,060	
Routt0.55	Routt	55%	985	1,056	1,266	1,463	1,632	39,435	45,045	50,655	56,265	60,775	65,285	69,795	74,305	
Routt0.5	Routt	50%	896	960	1,151	1,330	1,483	35,850	40,950	46,050	51,150	55,250	59,350	63,450	67,550	
Routt0.45	Routt	45%	806	864	1,036	1,197	1,335	32,265	36,855	41,445	46,035	49,725	53,415	57,105	60,795	
Routt0.4	Routt	40%	717	768	921	1,064	1,187	28,680	32,760	36,840	40,920	44,200	47,480	50,760	54,040	
Routt0.3	Routt	30%	537	576	690	798	890	21,510	24,570	27,630	30,690	33,150	35,610	38,070	40,530	
Routt0.2	Routt	20%	358	384	460	532	593	14,340	16,380	18,420	20,460	22,100	23,740	25,380	27,020	
Saguache0.6Y	Saguache	Y	60%	907	972	1,167	1,348	1,504	36,300	41,520	46,680	51,840	56,040	60,180	64,320	68,460
Saguache0.55Y	Saguache	Y	55%	831	891	1,069	1,236	1,379	33,275	38,060	42,790	47,520	51,370	55,165	58,960	62,755
Saguache0.5Y	Saguache	Y	50%	756	810	972	1,123	1,253	30,250	34,600	38,900	43,200	46,700	50,150	53,600	57,050
Saguache0.45Y	Saguache	Y	45%	680	729	875	1,011	1,128	27,225	31,140	35,010	38,880	42,030	45,135	48,240	51,345
Saguache0.4Y	Saguache	Y	40%	605	648	778	899	1,003	24,200	27,680	31,120	34,560	37,360	40,120	42,880	45,640
Saguache0.3Y	Saguache	Y	30%	453	486	583	674	752	18,150	20,760	23,340	25,920	28,020	30,090	32,160	34,230
Saguache1.2	Saguache	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320	
Saguache1	Saguache	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600	
Saguache0.8	Saguache	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880	
Saguache0.7	Saguache	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020	
Saguache0.6	Saguache	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160	
Saguache0.55	Saguache	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730	
Saguache0.5	Saguache	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300	
Saguache0.45	Saguache	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870	
Saguache0.4	Saguache	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440	
Saguache0.3	Saguache	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580	
Saguache0.2	Saguache	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720	
San Juan1.2	San Juan	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320	
San Juan1	San Juan	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600	
San Juan0.8	San Juan	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880	
San Juan0.7	San Juan	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020	
San Juan0.6	San Juan	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160	
San Juan0.55	San Juan	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730	
San Juan0.5	San Juan	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300	
San Juan0.45	San Juan	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870	
San Juan0.4	San Juan	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440	
San Juan0.3	San Juan	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580	
San Juan0.2	San Juan	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720	
San Miguel1.2	San Miguel	120%	2,010	2,152	2,583	2,983	3,327	80,400	91,800	103,320	114,720	123,960	133,080	142,320	151,440	
San Miguel1	San Miguel	100%	1,675	1,793	2,152	2,486	2,772	67,000	76,500	86,100	95,600	103,300	110,900	118,600	126,200	
San Miguel0.8	San Miguel	80%	1,340	1,435	1,722	1,989	2,218	53,600	61,200	68,880	76,480	82,640	88,720	94,880	100,960	
San Miguel0.7	San Miguel	70%	1,172	1,255	1,506	1,740	1,940	46,900	53,550	60,270	66,920	72,310	77,630	83,020	88,340	
San Miguel0.6	San Miguel	60%	1,005	1,076	1,291	1,491	1,663	40,200	45,900	51,660	57,360	61,980	66,540	71,160	75,720	
San Miguel0.55	San Miguel	55%	921	986	1,183	1,367	1,524	36,850	42,075	47,355	52,580	56,815	60,995	65,230	69,410	
San Miguel0.5	San Miguel	50%	837	896	1,076	1,243	1,386	33,500	38,250	43,050	47,800	51,650	55,450	59,300	63,100	
San Miguel0.45	San Miguel	45%	753	807	968	1,118	1,247	30,150	34,425	38,745	43,020	46,485	49,905	53,370	56,790	
San Miguel0.4	San Miguel	40%	670	717	861	994	1,109	26,800	30,600	34,440	38,240	41,320	44,360	47,440	50,480	
San Miguel0.3	San Miguel	30%	502	538	645	745	831	20,100	22,950	25,830	28,680	30,990	33,270	35,580	37,860	

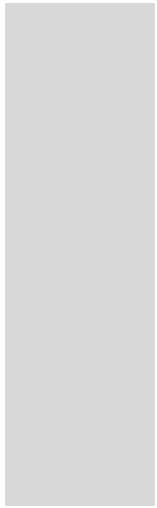
San Miguel0.2	San Miguel	20%	335	358	430	497	554	13,400	15,300	17,220	19,120	20,660	22,180	23,720	25,240
Sedgwick0.6Y	Sedgwick Y	60%	955	1,023	1,228	1,418	1,582	38,220	43,680	49,140	54,540	58,920	63,300	67,680	72,000
Sedgwick0.55Y	Sedgwick Y	55%	875	938	1,126	1,300	1,450	35,035	40,040	45,045	49,995	54,010	58,025	62,040	66,000
Sedgwick0.5Y	Sedgwick Y	50%	796	853	1,023	1,181	1,318	31,850	36,400	40,950	45,450	49,100	52,750	56,400	60,000
Sedgwick0.45Y	Sedgwick Y	45%	716	767	921	1,063	1,186	28,665	32,760	36,855	40,905	44,190	47,475	50,760	54,000
Sedgwick0.4Y	Sedgwick Y	40%	637	682	819	945	1,055	25,480	29,120	32,760	36,360	39,280	42,200	45,120	48,000
Sedgwick0.3Y	Sedgwick Y	30%	477	511	614	709	791	19,110	21,840	24,570	27,270	29,460	31,650	33,840	36,000
Sedgwick1.2	Sedgwick	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Sedgwick1	Sedgwick	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Sedgwick0.8	Sedgwick	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Sedgwick0.7	Sedgwick	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Sedgwick0.6	Sedgwick	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Sedgwick0.55	Sedgwick	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Sedgwick0.5	Sedgwick	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Sedgwick0.45	Sedgwick	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Sedgwick0.4	Sedgwick	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Sedgwick0.3	Sedgwick	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Sedgwick0.2	Sedgwick	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720
Summit1.2	Summit	120%	2,199	2,356	2,829	3,267	3,645	87,960	100,560	113,160	125,640	135,720	145,800	155,880	165,960
Summit1	Summit	100%	1,832	1,963	2,357	2,722	3,037	73,300	83,800	94,300	104,700	113,100	121,500	129,900	138,300
Summit0.8	Summit	80%	1,466	1,571	1,886	2,178	2,430	58,640	67,040	75,440	83,760	90,480	97,200	103,920	110,640
Summit0.7	Summit	70%	1,282	1,374	1,650	1,905	2,126	51,310	58,660	66,010	73,290	79,170	85,050	90,930	96,810
Summit0.6	Summit	60%	1,099	1,178	1,414	1,633	1,822	43,980	50,280	56,580	62,820	67,860	72,900	77,940	82,980
Summit0.55	Summit	55%	1,007	1,080	1,296	1,497	1,670	40,315	46,090	51,865	57,585	62,205	66,825	71,445	76,065
Summit0.5	Summit	50%	916	981	1,178	1,361	1,518	36,650	41,900	47,150	52,350	56,550	60,750	64,950	69,150
Summit0.45	Summit	45%	824	883	1,060	1,225	1,366	32,985	37,710	42,435	47,115	50,895	54,675	58,455	62,235
Summit0.4	Summit	40%	733	785	943	1,089	1,215	29,320	33,520	37,720	41,880	45,240	48,600	51,960	55,320
Summit0.3	Summit	30%	549	589	707	816	911	21,990	25,140	28,290	31,410	33,930	36,450	38,970	41,490
Summit0.2	Summit	20%	366	392	471	544	607	14,660	16,760	18,860	20,940	22,620	24,300	25,980	27,660
Teller1.2	Teller	120%	1,857	1,990	2,388	2,758	3,078	74,280	84,960	95,520	106,080	114,600	123,120	131,640	140,040
Teller1	Teller	100%	1,547	1,658	1,990	2,298	2,565	61,900	70,800	79,600	88,400	95,500	102,600	109,700	116,700
Teller0.8	Teller	80%	1,238	1,327	1,592	1,839	2,052	49,520	56,640	63,680	70,720	76,400	82,080	87,760	93,360
Teller0.7	Teller	70%	1,083	1,161	1,393	1,609	1,795	43,330	49,560	55,720	61,880	66,850	71,820	76,790	81,690
Teller0.6	Teller	60%	928	995	1,194	1,379	1,539	37,140	42,480	47,760	53,040	57,300	61,560	65,820	70,020
Teller0.55	Teller	55%	851	912	1,094	1,264	1,410	34,045	38,940	43,780	48,620	52,525	56,430	60,335	64,185
Teller0.5	Teller	50%	773	829	995	1,149	1,282	30,950	35,400	39,800	44,200	47,750	51,300	54,850	58,350
Teller0.45	Teller	45%	696	746	895	1,034	1,154	27,855	31,860	35,820	39,780	42,975	46,170	49,365	52,515
Teller0.4	Teller	40%	619	663	796	919	1,026	24,760	28,320	31,840	35,360	38,200	41,040	43,880	46,680
Teller0.3	Teller	30%	464	497	597	689	769	18,570	21,240	23,880	26,520	28,650	30,780	32,910	35,010
Teller0.2	Teller	20%	309	331	398	459	513	12,380	14,160	15,920	17,680	19,100	20,520	21,940	23,340
Washington0.6Y	Washington Y	60%	883	946	1,135	1,312	1,464	35,340	40,380	45,420	50,460	54,540	58,560	62,580	66,660
Washington0.55Y	Washington Y	55%	809	867	1,040	1,203	1,342	32,395	37,015	41,635	46,255	49,995	53,680	57,365	61,105
Washington0.5Y	Washington Y	50%	736	788	946	1,093	1,220	29,450	33,650	37,850	42,050	45,450	48,800	52,150	55,550
Washington0.45Y	Washington Y	45%	662	709	851	984	1,098	26,505	30,285	34,065	37,845	40,905	43,920	46,935	49,995
Washington0.4Y	Washington Y	40%	589	631	757	875	976	23,560	26,920	30,280	33,640	36,360	39,040	41,720	44,440
Washington0.3Y	Washington Y	30%	441	473	567	656	732	17,670	20,190	22,710	25,230	27,270	29,280	31,290	33,330
Washington1.2	Washington	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Washington1	Washington	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Washington0.8	Washington	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Washington0.7	Washington	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020

Washington0.6	Washington	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Washington0.55	Washington	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Washington0.5	Washington	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Washington0.45	Washington	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Washington0.4	Washington	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Washington0.3	Washington	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Washington0.2	Washington	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720
Weld1.2	Weld	120%	2,079	2,227	2,673	3,090	3,447	83,160	95,040	106,920	118,800	128,400	137,880	147,360	156,840
Weld1	Weld	100%	1,732	1,856	2,227	2,575	2,872	69,300	79,200	89,100	99,000	107,000	114,900	122,800	130,700
Weld0.8	Weld	80%	1,386	1,485	1,782	2,060	2,298	55,440	63,360	71,280	79,200	85,600	91,920	98,240	104,560
Weld0.7	Weld	70%	1,212	1,299	1,559	1,802	2,010	48,510	55,440	62,370	69,300	74,900	80,430	85,960	91,490
Weld0.6	Weld	60%	1,039	1,113	1,336	1,545	1,723	41,580	47,520	53,460	59,400	64,200	68,940	73,680	78,420
Weld0.55	Weld	55%	952	1,020	1,225	1,416	1,579	38,115	43,560	49,005	54,450	58,850	63,195	67,540	71,885
Weld0.5	Weld	50%	866	928	1,113	1,287	1,436	34,650	39,600	44,550	49,500	53,500	57,450	61,400	65,350
Weld0.45	Weld	45%	779	835	1,002	1,158	1,292	31,185	35,640	40,095	44,550	48,150	51,705	55,260	58,815
Weld0.4	Weld	40%	693	742	891	1,030	1,149	27,720	31,680	35,640	39,600	42,800	45,960	49,120	52,280
Weld0.3	Weld	30%	519	556	668	772	861	20,790	23,760	26,730	29,700	32,100	34,470	36,840	39,210
Weld0.2	Weld	20%	346	371	445	515	574	13,860	15,840	17,820	19,800	21,400	22,980	24,560	26,140
Yuma1.2	Yuma	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Yuma1	Yuma	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Yuma0.8	Yuma	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Yuma0.7	Yuma	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Yuma0.6	Yuma	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Yuma0.55	Yuma	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Yuma0.5	Yuma	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Yuma0.45	Yuma	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Yuma0.4	Yuma	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Yuma0.3	Yuma	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Yuma0.2	Yuma	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720









**2021 Colorado Division of Housing
Effective June 1, 2021**

County	AMI	0 BDRM	1 BDRM	2 BDRM
ADAMS	30%	\$ 550	\$ 589	\$ 708
ADAMS	40%	\$ 734	\$ 786	\$ 944
ADAMS	50%	\$ 917	\$ 983	\$ 1,180
ADAMS	60%	\$ 1,101	\$ 1,179	\$ 1,416
ALAMOSA	30%	\$ 386	\$ 413	\$ 496
ALAMOSA	40%	\$ 515	\$ 551	\$ 662
ALAMOSA	50%	\$ 643	\$ 659	\$ 827
ALAMOSA	60%	\$ 648	\$ 659	\$ 845
ARAPAHOE	30%	\$ 550	\$ 589	\$ 708
ARAPAHOE	40%	\$ 734	\$ 786	\$ 944
ARAPAHOE	50%	\$ 917	\$ 983	\$ 1,180
ARAPAHOE	60%	\$ 1,101	\$ 1,179	\$ 1,416
ARCHULETA	30%	\$ 386	\$ 413	\$ 496
ARCHULETA	40%	\$ 515	\$ 551	\$ 662
ARCHULETA	50%	\$ 643	\$ 689	\$ 827
ARCHULETA	60%	\$ 772	\$ 784	\$ 993
BACA	30%	\$ 386	\$ 413	\$ 496
BACA	40%	\$ 515	\$ 551	\$ 662
BACA	50%	\$ 620	\$ 624	\$ 734
BACA	60%	\$ 620	\$ 624	\$ 734
BENT	30%	\$ 386	\$ 413	\$ 496
BENT	40%	\$ 515	\$ 551	\$ 662
BENT	50%	\$ 643	\$ 655	\$ 791
BENT	60%	\$ 652	\$ 655	\$ 791
BOULDER	30%	\$ 614	\$ 658	\$ 789
BOULDER	40%	\$ 819	\$ 877	\$ 1,053
BOULDER	50%	\$ 1,023	\$ 1,096	\$ 1,316
BOULDER	60%	\$ 1,228	\$ 1,316	\$ 1,579
BROOMFIELD	30%	\$ 550	\$ 589	\$ 708
BROOMFIELD	40%	\$ 734	\$ 786	\$ 944
BROOMFIELD	50%	\$ 917	\$ 983	\$ 1,180
BROOMFIELD	60%	\$ 1,101	\$ 1,179	\$ 1,416
CHAFFEE	30%	\$ 386	\$ 413	\$ 496
CHAFFEE	40%	\$ 515	\$ 551	\$ 662
CHAFFEE	50%	\$ 601	\$ 689	\$ 827
CHAFFEE	60%	\$ 601	\$ 799	\$ 911
CHEYENNE	30%	\$ 401	\$ 430	\$ 516
CHEYENNE	40%	\$ 535	\$ 557	\$ 688
CHEYENNE	50%	\$ 553	\$ 557	\$ 734
CHEYENNE	60%	\$ 553	\$ 557	\$ 734
CLEAR CREEK	30%	\$ 550	\$ 589	\$ 708
CLEAR CREEK	40%	\$ 734	\$ 786	\$ 944

CLEAR CREEK	50%	\$ 917	\$ 983	\$ 1,180
CLEAR CREEK	60%	\$ 1,101	\$ 1,179	\$ 1,416
CONEJOS	30%	\$ 386	\$ 413	\$ 496
CONEJOS	40%	\$ 515	\$ 551	\$ 662
CONEJOS	50%	\$ 597	\$ 600	\$ 734
CONEJOS	60%	\$ 597	\$ 600	\$ 734
COSTILLA	30%	\$ 386	\$ 413	\$ 496
COSTILLA	40%	\$ 515	\$ 551	\$ 662
COSTILLA	50%	\$ 629	\$ 633	\$ 774
COSTILLA	60%	\$ 629	\$ 633	\$ 774
CROWLEY	30%	\$ 386	\$ 413	\$ 496
CROWLEY	40%	\$ 515	\$ 551	\$ 662
CROWLEY	50%	\$ 643	\$ 683	\$ 827
CROWLEY	60%	\$ 679	\$ 683	\$ 835
CUSTER	30%	\$ 386	\$ 413	\$ 496
CUSTER	40%	\$ 515	\$ 551	\$ 662
CUSTER	50%	\$ 643	\$ 657	\$ 827
CUSTER	60%	\$ 652	\$ 657	\$ 862
DELTA	30%	\$ 386	\$ 413	\$ 496
DELTA	40%	\$ 515	\$ 551	\$ 662
DELTA	50%	\$ 643	\$ 689	\$ 827
DELTA	60%	\$ 739	\$ 744	\$ 981
DENVER	30%	\$ 550	\$ 589	\$ 708
DENVER	40%	\$ 734	\$ 786	\$ 944
DENVER	50%	\$ 917	\$ 983	\$ 1,180
DENVER	60%	\$ 1,101	\$ 1,179	\$ 1,416
DOLORES	30%	\$ 386	\$ 413	\$ 496
DOLORES	40%	\$ 515	\$ 551	\$ 662
DOLORES	50%	\$ 610	\$ 614	\$ 750
DOLORES	60%	\$ 610	\$ 614	\$ 750
DOUGLAS	30%	\$ 550	\$ 589	\$ 708
DOUGLAS	40%	\$ 734	\$ 786	\$ 944
DOUGLAS	50%	\$ 917	\$ 983	\$ 1,180
DOUGLAS	60%	\$ 1,101	\$ 1,179	\$ 1,416
EAGLE	30%	\$ 525	\$ 562	\$ 675
EAGLE	40%	\$ 700	\$ 750	\$ 900
EAGLE	50%	\$ 875	\$ 937	\$ 1,125
EAGLE	60%	\$ 1,050	\$ 1,125	\$ 1,350
EL PASO	30%	\$ 432	\$ 463	\$ 556
EL PASO	40%	\$ 577	\$ 618	\$ 742
EL PASO	50%	\$ 721	\$ 773	\$ 927
EL PASO	60%	\$ 797	\$ 927	\$ 1,113
ELBERT	30%	\$ 550	\$ 589	\$ 708
ELBERT	40%	\$ 734	\$ 786	\$ 944
ELBERT	50%	\$ 917	\$ 983	\$ 1,180

ELBERT	60%	\$ 1,101	\$ 1,179	\$ 1,416
FREMONT	30%	\$ 386	\$ 413	\$ 496
FREMONT	40%	\$ 515	\$ 551	\$ 662
FREMONT	50%	\$ 643	\$ 679	\$ 827
FREMONT	60%	\$ 675	\$ 679	\$ 895
GARFIELD	30%	\$ 464	\$ 497	\$ 596
GARFIELD	40%	\$ 619	\$ 663	\$ 795
GARFIELD	50%	\$ 773	\$ 828	\$ 993
GARFIELD	60%	\$ 928	\$ 953	\$ 1,192
GILPIN	30%	\$ 550	\$ 589	\$ 708
GILPIN	40%	\$ 734	\$ 786	\$ 944
GILPIN	50%	\$ 917	\$ 983	\$ 1,180
GILPIN	60%	\$ 1,101	\$ 1,179	\$ 1,416
GRAND	30%	\$ 414	\$ 443	\$ 532
GRAND	40%	\$ 552	\$ 591	\$ 710
GRAND	50%	\$ 690	\$ 739	\$ 887
GRAND	60%	\$ 755	\$ 874	\$ 1,065
GUNNISON	30%	\$ 415	\$ 445	\$ 534
GUNNISON	40%	\$ 554	\$ 593	\$ 712
GUNNISON	50%	\$ 692	\$ 741	\$ 890
GUNNISON	60%	\$ 820	\$ 825	\$ 1,012
HINSDALE	30%	\$ 386	\$ 413	\$ 496
HINSDALE	40%	\$ 515	\$ 551	\$ 662
HINSDALE	50%	\$ 603	\$ 689	\$ 826
HINSDALE	60%	\$ 603	\$ 725	\$ 826
HUERFANO	30%	\$ 386	\$ 413	\$ 496
HUERFANO	40%	\$ 515	\$ 551	\$ 662
HUERFANO	50%	\$ 643	\$ 671	\$ 827
HUERFANO	60%	\$ 666	\$ 671	\$ 847
JACKSON	30%	\$ 386	\$ 413	\$ 496
JACKSON	40%	\$ 515	\$ 551	\$ 662
JACKSON	50%	\$ 643	\$ 689	\$ 827
JACKSON	60%	\$ 772	\$ 801	\$ 979
JEFFERSON	30%	\$ 550	\$ 589	\$ 708
JEFFERSON	40%	\$ 734	\$ 786	\$ 944
JEFFERSON	50%	\$ 917	\$ 983	\$ 1,180
JEFFERSON	60%	\$ 1,101	\$ 1,179	\$ 1,416
KIOWA	30%	\$ 386	\$ 413	\$ 496
KIOWA	40%	\$ 515	\$ 551	\$ 662
KIOWA	50%	\$ 617	\$ 621	\$ 770
KIOWA	60%	\$ 617	\$ 621	\$ 770
KIT CARSON	30%	\$ 386	\$ 413	\$ 496
KIT CARSON	40%	\$ 515	\$ 551	\$ 662
KIT CARSON	50%	\$ 643	\$ 653	\$ 827
KIT CARSON	60%	\$ 649	\$ 653	\$ 861

LA PLATA	30%	\$ 460	\$ 493	\$ 592
LA PLATA	40%	\$ 614	\$ 658	\$ 790
LA PLATA	50%	\$ 767	\$ 822	\$ 987
LA PLATA	60%	\$ 921	\$ 987	\$ 1,150
LAKE	30%	\$ 386	\$ 413	\$ 496
LAKE	40%	\$ 515	\$ 551	\$ 662
LAKE	50%	\$ 643	\$ 689	\$ 827
LAKE	60%	\$ 746	\$ 763	\$ 870
LARIMER	30%	\$ 504	\$ 540	\$ 648
LARIMER	40%	\$ 672	\$ 720	\$ 864
LARIMER	50%	\$ 840	\$ 900	\$ 1,080
LARIMER	60%	\$ 1,004	\$ 1,080	\$ 1,296
LAS ANIMAS	30%	\$ 386	\$ 413	\$ 496
LAS ANIMAS	40%	\$ 515	\$ 551	\$ 662
LAS ANIMAS	50%	\$ 563	\$ 647	\$ 827
LAS ANIMAS	60%	\$ 563	\$ 647	\$ 853
LINCOLN	30%	\$ 386	\$ 413	\$ 496
LINCOLN	40%	\$ 515	\$ 551	\$ 662
LINCOLN	50%	\$ 643	\$ 654	\$ 827
LINCOLN	60%	\$ 650	\$ 654	\$ 862
LOGAN	30%	\$ 386	\$ 413	\$ 496
LOGAN	40%	\$ 515	\$ 551	\$ 662
LOGAN	50%	\$ 643	\$ 687	\$ 827
LOGAN	60%	\$ 683	\$ 687	\$ 845
MESA	30%	\$ 386	\$ 413	\$ 496
MESA	40%	\$ 515	\$ 551	\$ 662
MESA	50%	\$ 643	\$ 689	\$ 827
MESA	60%	\$ 674	\$ 772	\$ 993
MINERAL	30%	\$ 386	\$ 413	\$ 496
MINERAL	40%	\$ 515	\$ 551	\$ 662
MINERAL	50%	\$ 643	\$ 689	\$ 827
MINERAL	60%	\$ 772	\$ 801	\$ 979
MOFFAT	30%	\$ 386	\$ 413	\$ 496
MOFFAT	40%	\$ 515	\$ 551	\$ 662
MOFFAT	50%	\$ 643	\$ 665	\$ 827
MOFFAT	60%	\$ 660	\$ 665	\$ 876
MONTEZUMA	30%	\$ 386	\$ 413	\$ 496
MONTEZUMA	40%	\$ 515	\$ 551	\$ 662
MONTEZUMA	50%	\$ 643	\$ 688	\$ 827
MONTEZUMA	60%	\$ 684	\$ 688	\$ 907
MONTROSE	30%	\$ 386	\$ 413	\$ 496
MONTROSE	40%	\$ 515	\$ 551	\$ 662
MONTROSE	50%	\$ 643	\$ 685	\$ 827
MONTROSE	60%	\$ 681	\$ 685	\$ 903
MORGAN	30%	\$ 386	\$ 413	\$ 496

MORGAN	40%	\$	515	\$	551	\$	662
MORGAN	50%	\$	607	\$	681	\$	827
MORGAN	60%	\$	607	\$	681	\$	898
OTERO	30%	\$	386	\$	413	\$	496
OTERO	40%	\$	515	\$	551	\$	662
OTERO	50%	\$	627	\$	631	\$	827
OTERO	60%	\$	627	\$	631	\$	832
OURAY	30%	\$	416	\$	445	\$	534
OURAY	40%	\$	555	\$	594	\$	713
OURAY	50%	\$	693	\$	743	\$	891
OURAY	60%	\$	832	\$	891	\$	1,069
PARK	30%	\$	550	\$	589	\$	708
PARK	40%	\$	734	\$	786	\$	944
PARK	50%	\$	917	\$	983	\$	1,180
PARK	60%	\$	1,101	\$	1,179	\$	1,416
PHILLIPS	30%	\$	386	\$	413	\$	496
PHILLIPS	40%	\$	515	\$	551	\$	662
PHILLIPS	50%	\$	610	\$	614	\$	809
PHILLIPS	60%	\$	610	\$	614	\$	809
PITKIN	30%	\$	558	\$	598	\$	718
PITKIN	40%	\$	745	\$	798	\$	958
PITKIN	50%	\$	931	\$	998	\$	1,197
PITKIN	60%	\$	1,117	\$	1,197	\$	1,437
PROWERS	30%	\$	386	\$	413	\$	496
PROWERS	40%	\$	515	\$	551	\$	662
PROWERS	50%	\$	623	\$	627	\$	773
PROWERS	60%	\$	623	\$	627	\$	773
PUEBLO	30%	\$	386	\$	413	\$	496
PUEBLO	40%	\$	515	\$	551	\$	662
PUEBLO	50%	\$	631	\$	634	\$	827
PUEBLO	60%	\$	631	\$	634	\$	836
RIO BLANCO	30%	\$	417	\$	446	\$	535
RIO BLANCO	40%	\$	556	\$	595	\$	714
RIO BLANCO	50%	\$	679	\$	684	\$	892
RIO BLANCO	60%	\$	679	\$	684	\$	901
RIO GRANDE	30%	\$	386	\$	413	\$	496
RIO GRANDE	40%	\$	515	\$	551	\$	662
RIO GRANDE	50%	\$	606	\$	609	\$	745
RIO GRANDE	60%	\$	606	\$	609	\$	745
ROUTT	30%	\$	480	\$	514	\$	618
ROUTT	40%	\$	641	\$	686	\$	824
ROUTT	50%	\$	801	\$	858	\$	1,030
ROUTT	60%	\$	961	\$	1,029	\$	1,236
SAGUACHE	30%	\$	386	\$	413	\$	496
SAGUACHE	40%	\$	515	\$	551	\$	662

SAGUACHE	50%	\$	574	\$	578	\$	762
SAGUACHE	60%	\$	574	\$	578	\$	762
SAN JUAN	30%	\$	386	\$	413	\$	496
SAN JUAN	40%	\$	515	\$	551	\$	662
SAN JUAN	50%	\$	643	\$	689	\$	827
SAN JUAN	60%	\$	772	\$	801	\$	979
SAN MIGUEL	30%	\$	449	\$	481	\$	577
SAN MIGUEL	40%	\$	599	\$	641	\$	770
SAN MIGUEL	50%	\$	748	\$	801	\$	962
SAN MIGUEL	60%	\$	898	\$	962	\$	1,155
SEDGWICK	30%	\$	386	\$	413	\$	496
SEDGWICK	40%	\$	515	\$	551	\$	662
SEDGWICK	50%	\$	625	\$	629	\$	734
SEDGWICK	60%	\$	625	\$	629	\$	734
SUMMIT	30%	\$	504	\$	540	\$	648
SUMMIT	40%	\$	673	\$	721	\$	865
SUMMIT	50%	\$	841	\$	901	\$	1,081
SUMMIT	60%	\$	1,009	\$	1,081	\$	1,297
TELLER	30%	\$	420	\$	450	\$	540
TELLER	40%	\$	560	\$	600	\$	720
TELLER	50%	\$	700	\$	750	\$	900
TELLER	60%	\$	761	\$	875	\$	1,080
WASHINGTON	30%	\$	386	\$	413	\$	496
WASHINGTON	40%	\$	515	\$	551	\$	662
WASHINGTON	50%	\$	643	\$	689	\$	815
WASHINGTON	60%	\$	699	\$	715	\$	815
WELD	30%	\$	465	\$	498	\$	597
WELD	40%	\$	620	\$	664	\$	797
WELD	50%	\$	775	\$	830	\$	996
WELD	60%	\$	827	\$	937	\$	1,184
YUMA	30%	\$	386	\$	413	\$	496
YUMA	40%	\$	515	\$	551	\$	662
YUMA	50%	\$	629	\$	634	\$	827
YUMA	60%	\$	629	\$	634	\$	835

HOME Rent Limits

2021

3 BDRM	4 BDRM
\$ 817	\$ 912
\$ 1,090	\$ 1,216
\$ 1,362	\$ 1,520
\$ 1,635	\$ 1,824
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,087	\$ 1,279
\$ 817	\$ 912
\$ 1,090	\$ 1,216
\$ 1,362	\$ 1,520
\$ 1,635	\$ 1,824
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,050	\$ 1,271
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 984	\$ 1,073
\$ 912	\$ 1,017
\$ 1,216	\$ 1,357
\$ 1,520	\$ 1,696
\$ 1,824	\$ 2,035
\$ 817	\$ 912
\$ 1,090	\$ 1,216
\$ 1,362	\$ 1,520
\$ 1,635	\$ 1,824
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279
\$ 596	\$ 665
\$ 795	\$ 887
\$ 985	\$ 1,108
\$ 985	\$ 1,156
\$ 817	\$ 912
\$ 1,090	\$ 1,216

\$ 1,362	\$ 1,520
\$ 1,635	\$ 1,824
\$ 573	\$ 639
\$ 764	\$ 853
\$ 945	\$ 995
\$ 945	\$ 995
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 963	\$ 1,219
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,121	\$ 1,132
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,072	\$ 1,279
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279
\$ 817	\$ 912
\$ 1,090	\$ 1,216
\$ 1,362	\$ 1,520
\$ 1,635	\$ 1,824
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,073	\$ 1,181
\$ 817	\$ 912
\$ 1,090	\$ 1,216
\$ 1,362	\$ 1,520
\$ 1,635	\$ 1,824
\$ 780	\$ 870
\$ 1,040	\$ 1,160
\$ 1,300	\$ 1,450
\$ 1,560	\$ 1,740
\$ 642	\$ 717
\$ 857	\$ 956
\$ 1,071	\$ 1,195
\$ 1,285	\$ 1,434
\$ 817	\$ 912
\$ 1,090	\$ 1,216
\$ 1,362	\$ 1,520

\$ 1,635	\$ 1,824
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279
\$ 688	\$ 768
\$ 918	\$ 1,025
\$ 1,148	\$ 1,281
\$ 1,377	\$ 1,537
\$ 817	\$ 912
\$ 1,090	\$ 1,216
\$ 1,362	\$ 1,520
\$ 1,635	\$ 1,824
\$ 615	\$ 686
\$ 820	\$ 915
\$ 1,025	\$ 1,143
\$ 1,230	\$ 1,372
\$ 617	\$ 688
\$ 823	\$ 918
\$ 1,028	\$ 1,147
\$ 1,234	\$ 1,377
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,121	\$ 1,279
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,054	\$ 1,279
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279
\$ 817	\$ 912
\$ 1,090	\$ 1,216
\$ 1,362	\$ 1,520
\$ 1,635	\$ 1,824
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,050	\$ 1,195
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279

\$ 684	\$ 763
\$ 912	\$ 1,018
\$ 1,140	\$ 1,272
\$ 1,368	\$ 1,527
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279
\$ 748	\$ 834
\$ 997	\$ 1,113
\$ 1,246	\$ 1,391
\$ 1,496	\$ 1,669
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,276
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,121	\$ 1,279
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,101	\$ 1,188
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279
\$ 573	\$ 639

\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,035	\$ 1,279
\$ 618	\$ 689
\$ 824	\$ 919
\$ 1,030	\$ 1,148
\$ 1,236	\$ 1,378
\$ 817	\$ 912
\$ 1,090	\$ 1,216
\$ 1,362	\$ 1,520
\$ 1,635	\$ 1,824
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,072	\$ 1,168
\$ 830	\$ 926
\$ 1,107	\$ 1,235
\$ 1,383	\$ 1,543
\$ 1,660	\$ 1,852
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 961	\$ 1,218
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,118	\$ 1,279
\$ 618	\$ 690
\$ 825	\$ 920
\$ 1,031	\$ 1,150
\$ 1,198	\$ 1,222
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,051
\$ 1,047	\$ 1,051
\$ 714	\$ 796
\$ 952	\$ 1,062
\$ 1,190	\$ 1,327
\$ 1,428	\$ 1,593
\$ 573	\$ 639
\$ 764	\$ 853

\$ 955	\$ 1,033
\$ 970	\$ 1,033
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279
\$ 667	\$ 744
\$ 889	\$ 992
\$ 1,111	\$ 1,240
\$ 1,334	\$ 1,488
\$ 573	\$ 639
\$ 764	\$ 853
\$ 913	\$ 1,066
\$ 913	\$ 1,271
\$ 749	\$ 836
\$ 999	\$ 1,115
\$ 1,249	\$ 1,393
\$ 1,499	\$ 1,672
\$ 623	\$ 695
\$ 831	\$ 927
\$ 1,038	\$ 1,158
\$ 1,246	\$ 1,390
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,014	\$ 1,105
\$ 690	\$ 770
\$ 920	\$ 1,027
\$ 1,150	\$ 1,283
\$ 1,380	\$ 1,540
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,132	\$ 1,132

4 Bed 2 Bath
4 Bed 2 Bath Subsidized

Cash Flow Loan Payments		Y1	Y2	Y3
DDF Starting Balance:	\$175,000	\$175,000	\$165,634	\$154,824
Payment		\$9,366	\$10,810	\$12,262
DDF Ending Balance		\$165,634	\$154,824	\$142,562
		Y11	Y12	Y13
		\$15,537		\$0
Payment		\$15,537		\$0
DDF Ending Balance:		\$0		\$0

Cash Flow #1 Loan Startir		Y1	Y2	Y3
Cash Flow #1 Loan Startir	\$3,850,000	\$3,850,000	\$3,850,000	\$3,850,000
Payment		\$0	\$0	\$0
Ending Balance		\$3,850,000	\$3,850,000	\$3,850,000
		Y11	Y12	Y13
		\$3,850,000	\$3,848,297	\$3,843,203
Payment		\$1,703	\$5,094	\$5,392
Ending Balance:		\$3,848,297	\$3,843,203	\$3,837,811

Cash Flow Loan #2 Startir		Y1	Y2	Y3
Cash Flow Loan #2 Startir	\$5,819,000	\$5,819,000	\$5,819,000	\$5,819,000
Payment		\$0	\$0	\$0
Ending Balance		\$5,819,000	\$5,819,000	\$5,819,000
		Y11	Y12	Y13
		\$5,819,000	\$5,816,426	\$5,808,728
Payment		\$2,574	\$7,699	\$8,149
Ending Balance:		\$5,816,426	\$5,808,728	\$5,800,579

Cash Flow Loan #3 Startir		Y1	Y2	Y3
Cash Flow Loan #3 Startir	\$0	\$0	\$0	\$0
Payment		\$0	\$0	\$0
Ending Balance		\$0	\$0	\$0
		Y11	Y12	Y13
		\$0	\$0	\$0
Payment		\$0	\$0	\$0
Ending Balance:		\$0	\$0	\$0

Max loan amount calculator	
NOI	\$112,604
Cap Rate	5.0% (typically 5-6%. Check local publications)
Value at Cap Rate	\$2,252,080
LVR	80% (Provided by lender)
Maximum Loan Amount	\$1,801,664
Appraised Value	\$ 6,200,000 (Provided by applicant)
LVR	80% (Provided by lender)
Maximum Loan Amount	\$4,960,000

Refinance Scenario	
Outstanding 1st Mortgage Loan Balance	\$5,791,810 < Adjust based on term/maturity
Outstanding Subordinate loan balance	*link*
Outstanding Subordinate loan balance	*link*
Total Debt	\$5,791,810

Net Operating Income in Year 17 \$139,328 < Adjust based on term/maturity

DSCR	1.15
Annual Payment	\$121,155
Interest Rate	5.00%
Amortization	40
Loan Amount (DSCR)	\$2,078,901
Cap Rate	6.00% (typically 5-6%. Check local publica
Value	\$2,322,129
Loan-to-Value	85% (Provided by lender, but 85% used
Loan Amount (LTV)	\$1,973,810
Max loan amount/ Lesser of loan options:	\$1,973,810
Total Debt - Max loan amount:	\$3,818,000
<i>Must be less than 0</i>	

Developer Fee Limits

		Per Unit Costs		
<u>Project Uses</u>	<u>\$</u>	<u>\$</u>	<u>349,609</u>	<u>Original</u>
Existing Buildings (excluding	\$ -	\$ -		\$ -
Rehabilitation	\$ 2,821,847	\$ 235,154		\$ 2,821,847
Professional Fees	\$ 240,500	\$ 20,042		\$ 240,500
Construction Interim Costs	\$ 90,223	\$ 7,519		\$ 90,223
Permanent Financing	\$ 7,000	\$ 583		\$ 7,000
Soft Costs	\$ 23,500	\$ 1,958		\$ 23,500
Developer Fees	\$ 232,243	\$ 19,354		\$ 232,243
Project Reserves	\$ 105,000	\$ 8,750		\$ 105,000
Total Uses	\$ 3,520,313	\$ 293,359		\$ 3,183,070
				\$ 381,968
Units	12			Continue to exclu
Land	675,000	\$ 675,000		bldg acq. No diffe
Total Dev Costs	\$ 4,195,313			projects, but will
				Dev. Fee based
Current Dev Fee	\$ 232,243			
Current Dev Fee - DOH Allo	\$ (239,725)			
20% Deferred on DOH Allow	\$ 94,394			
Subtotal (Should be deferred)	\$ (145,332)	\$ (239,725)		
Current Deferred Dev Fee	\$ 175,000			
Additional Dev Fee to defer	\$ (320,332)			

Construction Loan Interest Calcs

Average Balance over construction period		Entire balance drawn at closing	
Loan amount	\$0	Loan amount	\$0
LIBOR market rate	0.00%	LIBOR market rate	0.00%
Spread	0.00%	Spread	0.00%
Interest Rate Reserve	0.00%	Interest Rate Reserve	0.00%
Construction Interest Rate	0.00%	Construction Interest	0.00%
Monthly Interest Rate	0.0000%	Monthly Interest Rat	0.0000%
Months of Construction	18	Months of Construct	24
Estimated Const Interest	0	Estimated Const Inte	0

Select Grant or Loan Grant Select County Adams

Loan

Alamosa
Alamosa
Arapahoe
Archuleta
Baca
Bent
Boulder
Broomfield
Chaffee
Cheyenne
Clear Creek
Conejos
Costilla
Crowley
Custer
Delta
Denver
Dolores
Douglas
Eagle
El Paso
Elbert
Fremont
Garfield
Gilpin
Grand
Gunnison
Hinsdale
Huerfano
Jackson
Jefferson
Kiowa
Kit Carson
La Plata
Lake
Larimer
Las Animas
Lincoln
Logan
Mesa
Mineral
Moffat
Montezuma
Montrose
Morgan
Otero
Ouray
Park
Phillips
Pitkin
Prowers

Pueblo
Rio Blanco
Rio Grande
Routt
Saguache
San Juan
San Miguel
Sedgwick
Summit
Teller
Washington
Weld
Yuma

Y4	Y5	Y6	Y7	Y8	Y9	Y10
\$142,562	\$128,841	\$113,654	\$96,995	\$78,858	\$59,239	\$38,133
\$13,721	\$15,187	\$16,659	\$18,137	\$19,619	\$21,106	\$22,596
\$128,841	\$113,654	\$96,995	\$78,858	\$59,239	\$38,133	\$15,537
Y14	Y15					
\$0	\$0					
\$0	\$0					
\$0	\$0					

Y4	Y5	Y6	Y7	Y8	Y9	Y10
\$3,850,000	#####	#####	#####	#####	#####	#####
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$3,850,000	#####	#####	#####	#####	#####	#####
Y14	Y15	Y16	Y17			
\$3,837,811	#####	#####	#####			
\$5,690	\$5,988	\$6,286	\$6,583			
\$3,832,121	#####	#####	#####			

Y4	Y5	Y6	Y7	Y8	Y9	Y10
\$5,819,000	#####	#####	#####	#####	#####	#####
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$5,819,000	#####	#####	#####	#####	#####	#####
Y14	Y15	Y16	Y17			
\$5,800,579	#####	#####	#####			
\$8,600	\$9,050	\$9,500	\$9,950			
\$5,791,979	#####	#####	#####			

Y4	Y5	Y6	Y7	Y8	Y9	Y10
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0
Y14	Y15	Y16	Y17			
\$0	\$0	\$0	\$0			
\$0	\$0	\$0	\$0			
\$0	\$0	\$0	\$0			



tions)

' as a default)

COH Allowable Difference

\$ -
\$ 2,821,847
\$ 240,500
\$ 90,223
\$ 7,000
\$ 23,500

\$ 3,183,070

\$ 471,968	\$ 90,000
de land, dev. fee of 5-8% on	
rence for identity of interest	
require <u>maximum seller note</u>	
Acq Costs - 8%	Difference

Taxable Debt Loan

Taxable Deb \$0
LIBOR, 1 m 0.00%
Spread 0.00%
Interest Rate 0.00%
Construction 0.00%
Monthly Int 0.0000%
Months of C 22
Estimated C 0

FIRST MORTGAGE

Lender 0

Start date: 1/1/22

Maturity: 1/1/52

Interest rate: 5.00%

Calc. Annual
Payment:

(98,238)

Annual Payment from
Finance tab:

Monthly Payment:

(8,187)

	DATE	Principal	Interest	Payment	Balance
	1/1/22				1,525,000
1	2/1/22	(14,663)	6,476	(8,187)	1,539,663
2	3/1/22	(14,092)	5,906	(8,187)	1,553,755
3	4/1/22	(14,785)	6,598	(8,187)	1,568,539
4	5/1/22	(14,633)	6,446	(8,187)	1,583,172
5	6/1/22	(14,910)	6,723	(8,187)	1,598,081
6	7/1/22	(14,754)	6,567	(8,187)	1,612,835
7	8/1/22	(15,036)	6,849	(8,187)	1,627,871
8	9/1/22	(15,099)	6,913	(8,187)	1,642,970
9	10/1/22	(14,938)	6,752	(8,187)	1,657,909
10	11/1/22	(15,227)	7,040	(8,187)	1,673,136
11	12/1/22	(15,062)	6,876	(8,187)	1,688,198
12	1/1/23	(15,356)	7,169	(8,187)	1,703,554
13	2/1/23	(15,421)	7,234	(8,187)	1,718,975
14	3/1/23	(14,780)	6,593	(8,187)	1,733,755
15	4/1/23	(15,549)	7,363	(8,187)	1,749,304
16	5/1/23	(15,375)	7,189	(8,187)	1,764,679
17	6/1/23	(15,680)	7,494	(8,187)	1,780,359
18	7/1/23	(15,503)	7,317	(8,187)	1,795,862
19	8/1/23	(15,813)	7,626	(8,187)	1,811,675
20	9/1/23	(15,880)	7,693	(8,187)	1,827,555
21	10/1/23	(15,697)	7,511	(8,187)	1,843,252
22	11/1/23	(16,014)	7,828	(8,187)	1,859,266
23	12/1/23	(15,827)	7,641	(8,187)	1,875,094
24	1/1/24	(16,149)	7,963	(8,187)	1,891,243
25	2/1/24	(16,218)	8,031	(8,187)	1,907,461
26	3/1/24	(15,764)	7,578	(8,187)	1,923,225
27	4/1/24	(16,354)	8,167	(8,187)	1,939,578
28	5/1/24	(16,157)	7,971	(8,187)	1,955,736
29	6/1/24	(16,492)	8,305	(8,187)	1,972,228
30	7/1/24	(16,292)	8,105	(8,187)	1,988,519
31	8/1/24	(16,631)	8,444	(8,187)	2,005,150
32	9/1/24	(16,702)	8,515	(8,187)	2,021,852
33	10/1/24	(16,496)	8,309	(8,187)	2,038,347
34	11/1/24	(16,843)	8,656	(8,187)	2,055,190
35	12/1/24	(16,633)	8,446	(8,187)	2,071,822
36	1/1/25	(16,985)	8,798	(8,187)	2,088,807
37	2/1/25	(17,057)	8,870	(8,187)	2,105,864
38	3/1/25	(16,264)	8,077	(8,187)	2,122,128

39	4/1/25	(17,198)	9,012	(8,187)	2,139,326
40	5/1/25	(16,978)	8,792	(8,187)	2,156,304
41	6/1/25	(17,343)	9,157	(8,187)	2,173,648
42	7/1/25	(17,119)	8,933	(8,187)	2,190,767
43	8/1/25	(17,490)	9,303	(8,187)	2,208,257
44	9/1/25	(17,564)	9,378	(8,187)	2,225,821
45	10/1/25	(17,334)	9,147	(8,187)	2,243,154
46	11/1/25	(17,712)	9,526	(8,187)	2,260,867
47	12/1/25	(17,478)	9,291	(8,187)	2,278,344
48	1/1/26	(17,862)	9,675	(8,187)	2,296,206
49	2/1/26	(17,938)	9,751	(8,187)	2,314,144
50	3/1/26	(17,063)	8,876	(8,187)	2,331,206
51	4/1/26	(18,086)	9,900	(8,187)	2,349,293
52	5/1/26	(17,841)	9,655	(8,187)	2,367,134
53	6/1/26	(18,239)	10,052	(8,187)	2,385,372
54	7/1/26	(17,989)	9,803	(8,187)	2,403,362
55	8/1/26	(18,393)	10,206	(8,187)	2,421,754
56	9/1/26	(18,471)	10,284	(8,187)	2,440,225
57	10/1/26	(18,215)	10,028	(8,187)	2,458,440
58	11/1/26	(18,626)	10,440	(8,187)	2,477,066
59	12/1/26	(18,366)	10,180	(8,187)	2,495,433
60	1/1/27	(18,784)	10,597	(8,187)	2,514,216
61	2/1/27	(18,863)	10,677	(8,187)	2,533,080
62	3/1/27	(17,902)	9,716	(8,187)	2,550,982
63	4/1/27	(19,019)	10,833	(8,187)	2,570,002
64	5/1/27	(18,748)	10,562	(8,187)	2,588,750
65	6/1/27	(19,180)	10,993	(8,187)	2,607,930
66	7/1/27	(18,904)	10,718	(8,187)	2,626,834
67	8/1/27	(19,342)	11,155	(8,187)	2,646,175
68	9/1/27	(19,424)	11,237	(8,187)	2,665,599
69	10/1/27	(19,141)	10,955	(8,187)	2,684,740
70	11/1/27	(19,587)	11,401	(8,187)	2,704,327
71	12/1/27	(19,300)	11,114	(8,187)	2,723,628
72	1/1/28	(19,753)	11,566	(8,187)	2,743,380
73	2/1/28	(19,837)	11,650	(8,187)	2,763,217
74	3/1/28	(19,164)	10,977	(8,187)	2,782,380
75	4/1/28	(20,002)	11,816	(8,187)	2,802,383
76	5/1/28	(19,703)	11,517	(8,187)	2,822,086
77	6/1/28	(20,171)	11,984	(8,187)	2,842,257
78	7/1/28	(19,867)	11,681	(8,187)	2,862,124
79	8/1/28	(20,341)	12,154	(8,187)	2,882,464
80	9/1/28	(20,427)	12,241	(8,187)	2,902,891
81	10/1/28	(20,116)	11,930	(8,187)	2,923,008
82	11/1/28	(20,599)	12,413	(8,187)	2,943,607
83	12/1/28	(20,284)	12,097	(8,187)	2,963,891
84	1/1/29	(20,773)	12,586	(8,187)	2,984,663
85	2/1/29	(20,861)	12,675	(8,187)	3,005,525
86	3/1/29	(19,715)	11,528	(8,187)	3,025,239

87	4/1/29	(21,033)	12,847	(8,187)	3,046,273
88	5/1/29	(20,705)	12,519	(8,187)	3,066,978
89	6/1/29	(21,211)	13,024	(8,187)	3,088,189
90	7/1/29	(20,878)	12,691	(8,187)	3,109,066
91	8/1/29	(21,389)	13,203	(8,187)	3,130,456
92	9/1/29	(21,480)	13,294	(8,187)	3,151,936
93	10/1/29	(21,140)	12,953	(8,187)	3,173,076
94	11/1/29	(21,661)	13,475	(8,187)	3,194,737
95	12/1/29	(21,316)	13,129	(8,187)	3,216,053
96	1/1/30	(21,844)	13,657	(8,187)	3,237,896
97	2/1/30	(21,937)	13,750	(8,187)	3,259,833
98	3/1/30	(20,690)	12,503	(8,187)	3,280,523
99	4/1/30	(22,118)	13,931	(8,187)	3,302,640
100	5/1/30	(21,759)	13,572	(8,187)	3,324,399
101	6/1/30	(22,304)	14,117	(8,187)	3,346,703
102	7/1/30	(21,940)	13,754	(8,187)	3,368,643
103	8/1/30	(22,492)	14,305	(8,187)	3,391,135
104	9/1/30	(22,587)	14,401	(8,187)	3,413,722
105	10/1/30	(22,216)	14,029	(8,187)	3,435,938
106	11/1/30	(22,777)	14,591	(8,187)	3,458,715
107	12/1/30	(22,400)	14,214	(8,187)	3,481,116
108	1/1/31	(22,969)	14,783	(8,187)	3,504,085
109	2/1/31	(23,067)	14,880	(8,187)	3,527,152
110	3/1/31	(21,715)	13,529	(8,187)	3,548,867
111	4/1/31	(23,257)	15,071	(8,187)	3,572,124
112	5/1/31	(22,866)	14,680	(8,187)	3,594,991
113	6/1/31	(23,453)	15,266	(8,187)	3,618,444
114	7/1/31	(23,057)	14,870	(8,187)	3,641,501
115	8/1/31	(23,650)	15,464	(8,187)	3,665,151
116	9/1/31	(23,751)	15,564	(8,187)	3,688,902
117	10/1/31	(23,346)	15,160	(8,187)	3,712,248
118	11/1/31	(23,951)	15,764	(8,187)	3,736,199
119	12/1/31	(23,541)	15,354	(8,187)	3,759,740
120	1/1/32	(24,153)	15,966	(8,187)	3,783,893
121	2/1/32	(24,255)	16,069	(8,187)	3,808,148
122	3/1/32	(23,315)	15,128	(8,187)	3,831,462
123	4/1/32	(24,457)	16,271	(8,187)	3,855,920
124	5/1/32	(24,033)	15,846	(8,187)	3,879,952
125	6/1/32	(24,663)	16,477	(8,187)	3,904,615
126	7/1/32	(24,233)	16,046	(8,187)	3,928,848
127	8/1/32	(24,871)	16,684	(8,187)	3,953,719
128	9/1/32	(24,976)	16,790	(8,187)	3,978,695
129	10/1/32	(24,537)	16,351	(8,187)	4,003,233
130	11/1/32	(25,187)	17,000	(8,187)	4,028,419
131	12/1/32	(24,742)	16,555	(8,187)	4,053,161
132	1/1/33	(25,399)	17,212	(8,187)	4,078,559
133	2/1/33	(25,506)	17,320	(8,187)	4,104,066
134	3/1/33	(23,928)	15,742	(8,187)	4,127,994

135	4/1/33	(25,716)	17,530	(8,187)	4,153,710
136	5/1/33	(25,257)	17,070	(8,187)	4,178,967
137	6/1/33	(25,933)	17,746	(8,187)	4,204,900
138	7/1/33	(25,467)	17,280	(8,187)	4,230,367
139	8/1/33	(26,151)	17,965	(8,187)	4,256,518
140	9/1/33	(26,262)	18,076	(8,187)	4,282,780
141	10/1/33	(25,787)	17,600	(8,187)	4,308,567
142	11/1/33	(26,483)	18,297	(8,187)	4,335,050
143	12/1/33	(26,002)	17,815	(8,187)	4,361,052
144	1/1/34	(26,706)	18,520	(8,187)	4,387,758
145	2/1/34	(26,819)	18,633	(8,187)	4,414,577
146	3/1/34	(25,119)	16,933	(8,187)	4,439,697
147	4/1/34	(27,040)	18,854	(8,187)	4,466,737
148	5/1/34	(26,543)	18,356	(8,187)	4,493,280
149	6/1/34	(27,268)	19,081	(8,187)	4,520,547
150	7/1/34	(26,764)	18,578	(8,187)	4,547,311
151	8/1/34	(27,497)	19,311	(8,187)	4,574,808
152	9/1/34	(27,614)	19,427	(8,187)	4,602,422
153	10/1/34	(27,101)	18,914	(8,187)	4,629,523
154	11/1/34	(27,846)	19,660	(8,187)	4,657,369
155	12/1/34	(27,326)	19,140	(8,187)	4,684,695
156	1/1/35	(28,080)	19,894	(8,187)	4,712,776
157	2/1/35	(28,200)	20,013	(8,187)	4,740,975
158	3/1/35	(26,371)	18,185	(8,187)	4,767,347
159	4/1/35	(28,431)	20,245	(8,187)	4,795,778
160	5/1/35	(27,895)	19,709	(8,187)	4,823,673
161	6/1/35	(28,671)	20,484	(8,187)	4,852,344
162	7/1/35	(28,128)	19,941	(8,187)	4,880,471
163	8/1/35	(28,912)	20,725	(8,187)	4,909,383
164	9/1/35	(29,035)	20,848	(8,187)	4,938,418
165	10/1/35	(28,481)	20,295	(8,187)	4,966,899
166	11/1/35	(29,279)	21,092	(8,187)	4,996,178
167	12/1/35	(28,719)	20,532	(8,187)	5,024,897
168	1/1/36	(29,525)	21,339	(8,187)	5,054,422
169	2/1/36	(29,651)	21,464	(8,187)	5,084,073
170	3/1/36	(28,384)	20,197	(8,187)	5,112,456
171	4/1/36	(29,897)	21,710	(8,187)	5,142,353
172	5/1/36	(29,319)	21,133	(8,187)	5,171,673
173	6/1/36	(30,148)	21,962	(8,187)	5,201,821
174	7/1/36	(29,564)	21,377	(8,187)	5,231,385
175	8/1/36	(30,402)	22,215	(8,187)	5,261,787
176	9/1/36	(30,531)	22,345	(8,187)	5,292,318
177	10/1/36	(29,936)	21,749	(8,187)	5,322,254
178	11/1/36	(30,788)	22,601	(8,187)	5,353,042
179	12/1/36	(30,185)	21,999	(8,187)	5,383,227
180	1/1/37	(31,047)	22,860	(8,187)	5,414,274
181	2/1/37	(31,179)	22,992	(8,187)	5,445,452
182	3/1/37	(29,073)	20,887	(8,187)	5,474,526

183	4/1/37	(31,435)	23,248	(8,187)	5,505,960
184	5/1/37	(30,814)	22,627	(8,187)	5,536,774
185	6/1/37	(31,699)	23,512	(8,187)	5,568,473
186	7/1/37	(31,071)	22,884	(8,187)	5,599,543
187	8/1/37	(31,965)	23,779	(8,187)	5,631,509
188	9/1/37	(32,101)	23,915	(8,187)	5,663,610
189	10/1/37	(31,462)	23,275	(8,187)	5,695,072
190	11/1/37	(32,371)	24,185	(8,187)	5,727,443
191	12/1/37	(31,724)	23,537	(8,187)	5,759,167
192	1/1/38	(32,643)	24,457	(8,187)	5,791,810
193	2/1/38	(32,782)	24,595	(8,187)	5,824,592
194	3/1/38	(30,527)	22,341	(8,187)	5,855,119
195	4/1/38	(33,051)	24,864	(8,187)	5,888,170
196	5/1/38	(32,384)	24,198	(8,187)	5,920,554
197	6/1/38	(33,329)	25,142	(8,187)	5,953,883
198	7/1/38	(32,655)	24,468	(8,187)	5,986,538
199	8/1/38	(33,609)	25,422	(8,187)	6,020,146
200	9/1/38	(33,752)	25,565	(8,187)	6,053,898
201	10/1/38	(33,066)	24,879	(8,187)	6,086,963
202	11/1/38	(34,035)	25,849	(8,187)	6,120,999
203	12/1/38	(33,341)	25,155	(8,187)	6,154,340
204	1/1/39	(34,321)	26,135	(8,187)	6,188,661
205	2/1/39	(34,467)	26,281	(8,187)	6,223,129
206	3/1/39	(32,056)	23,870	(8,187)	6,255,185
207	4/1/39	(34,750)	26,563	(8,187)	6,289,934
208	5/1/39	(34,036)	25,849	(8,187)	6,323,970
209	6/1/39	(35,042)	26,855	(8,187)	6,359,012
210	7/1/39	(34,319)	26,133	(8,187)	6,393,331
211	8/1/39	(35,336)	27,150	(8,187)	6,428,667
212	9/1/39	(35,486)	27,300	(8,187)	6,464,154
213	10/1/39	(34,752)	26,565	(8,187)	6,498,905
214	11/1/39	(35,785)	27,598	(8,187)	6,534,690
215	12/1/39	(35,041)	26,855	(8,187)	6,569,731
216	1/1/40	(36,085)	27,899	(8,187)	6,605,817
217	2/1/40	(36,239)	28,052	(8,187)	6,642,055
218	3/1/40	(34,573)	26,386	(8,187)	6,676,628
219	4/1/40	(36,539)	28,353	(8,187)	6,713,167
220	5/1/40	(35,775)	27,588	(8,187)	6,748,942
221	6/1/40	(36,846)	28,660	(8,187)	6,785,789
222	7/1/40	(36,073)	27,887	(8,187)	6,821,862
223	8/1/40	(37,156)	28,970	(8,187)	6,859,018
224	9/1/40	(37,314)	29,127	(8,187)	6,896,332
225	10/1/40	(36,528)	28,341	(8,187)	6,932,860
226	11/1/40	(37,627)	29,441	(8,187)	6,970,487
227	12/1/40	(36,832)	28,646	(8,187)	7,007,319
228	1/1/41	(37,944)	29,757	(8,187)	7,045,263
229	2/1/41	(38,105)	29,918	(8,187)	7,083,368
230	3/1/41	(35,356)	27,169	(8,187)	7,118,723

231	4/1/41	(38,417)	30,230	(8,187)	7,157,140
232	5/1/41	(37,599)	29,413	(8,187)	7,194,740
233	6/1/41	(38,740)	30,553	(8,187)	7,233,479
234	7/1/41	(37,913)	29,727	(8,187)	7,271,392
235	8/1/41	(39,065)	30,879	(8,187)	7,310,457
236	9/1/41	(39,231)	31,044	(8,187)	7,349,688
237	10/1/41	(38,391)	30,204	(8,187)	7,388,079
238	11/1/41	(39,561)	31,374	(8,187)	7,427,640
239	12/1/41	(38,711)	30,525	(8,187)	7,466,351
240	1/1/42	(39,893)	31,706	(8,187)	7,506,244
241	2/1/42	(40,062)	31,876	(8,187)	7,546,306
242	3/1/42	(37,131)	28,945	(8,187)	7,583,437
243	4/1/42	(40,390)	32,204	(8,187)	7,623,827
244	5/1/42	(39,517)	31,331	(8,187)	7,663,345
245	6/1/42	(40,730)	32,543	(8,187)	7,704,074
246	7/1/42	(39,847)	31,661	(8,187)	7,743,921
247	8/1/42	(41,072)	32,885	(8,187)	7,784,993
248	9/1/42	(41,246)	33,060	(8,187)	7,826,239
249	10/1/42	(40,349)	32,163	(8,187)	7,866,588
250	11/1/42	(41,593)	33,406	(8,187)	7,908,181
251	12/1/42	(40,686)	32,499	(8,187)	7,948,867
252	1/1/43	(41,942)	33,755	(8,187)	7,990,809
253	2/1/43	(42,120)	33,934	(8,187)	8,032,929
254	3/1/43	(38,998)	30,811	(8,187)	8,071,927
255	4/1/43	(42,465)	34,278	(8,187)	8,114,391
256	5/1/43	(41,533)	33,347	(8,187)	8,155,925
257	6/1/43	(42,821)	34,635	(8,187)	8,198,746
258	7/1/43	(41,880)	33,693	(8,187)	8,240,626
259	8/1/43	(43,181)	34,994	(8,187)	8,283,807
260	9/1/43	(43,364)	35,178	(8,187)	8,327,171
261	10/1/43	(42,408)	34,221	(8,187)	8,369,579
262	11/1/43	(43,729)	35,542	(8,187)	8,413,308
263	12/1/43	(42,762)	34,575	(8,187)	8,456,069
264	1/1/44	(44,096)	35,909	(8,187)	8,500,165
265	2/1/44	(44,283)	36,097	(8,187)	8,544,448
266	3/1/44	(42,130)	33,944	(8,187)	8,586,578
267	4/1/44	(44,650)	36,464	(8,187)	8,631,229
268	5/1/44	(43,657)	35,471	(8,187)	8,674,886
269	6/1/44	(45,025)	36,839	(8,187)	8,719,911
270	7/1/44	(44,022)	35,835	(8,187)	8,763,933
271	8/1/44	(45,403)	37,217	(8,187)	8,809,336
272	9/1/44	(45,596)	37,410	(8,187)	8,854,932
273	10/1/44	(44,577)	36,390	(8,187)	8,899,509
274	11/1/44	(45,979)	37,792	(8,187)	8,945,488
275	12/1/44	(44,949)	36,762	(8,187)	8,990,436
276	1/1/45	(46,365)	38,179	(8,187)	9,036,802
277	2/1/45	(46,562)	38,375	(8,187)	9,083,364
278	3/1/45	(43,027)	34,840	(8,187)	9,126,390

279	4/1/45	(46,942)	38,756	(8,187)	9,173,333
280	5/1/45	(45,885)	37,699	(8,187)	9,219,218
281	6/1/45	(47,337)	39,150	(8,187)	9,266,555
282	7/1/45	(46,268)	38,082	(8,187)	9,312,823
283	8/1/45	(47,734)	39,548	(8,187)	9,360,557
284	9/1/45	(47,937)	39,750	(8,187)	9,408,494
285	10/1/45	(46,852)	38,665	(8,187)	9,455,345
286	11/1/45	(48,339)	40,153	(8,187)	9,503,685
287	12/1/45	(47,243)	39,056	(8,187)	9,550,928
288	1/1/46	(48,745)	40,559	(8,187)	9,599,673
289	2/1/46	(48,952)	40,766	(8,187)	9,648,625
290	3/1/46	(45,195)	37,008	(8,187)	9,693,820
291	4/1/46	(49,352)	41,166	(8,187)	9,743,172
292	5/1/46	(48,227)	40,040	(8,187)	9,791,399
293	6/1/46	(49,766)	41,580	(8,187)	9,841,166
294	7/1/46	(48,630)	40,443	(8,187)	9,889,795
295	8/1/46	(50,184)	41,998	(8,187)	9,939,979
296	9/1/46	(50,397)	42,211	(8,187)	9,990,377
297	10/1/46	(49,243)	41,056	(8,187)	10,039,620
298	11/1/46	(50,821)	42,634	(8,187)	10,090,440
299	12/1/46	(49,654)	41,468	(8,187)	10,140,094
300	1/1/47	(51,247)	43,061	(8,187)	10,191,342
301	2/1/47	(51,465)	43,278	(8,187)	10,242,806
302	3/1/47	(47,474)	39,287	(8,187)	10,290,280
303	4/1/47	(51,885)	43,698	(8,187)	10,342,165
304	5/1/47	(50,689)	42,502	(8,187)	10,392,854
305	6/1/47	(52,321)	44,134	(8,187)	10,445,175
306	7/1/47	(51,112)	42,925	(8,187)	10,496,286
307	8/1/47	(52,760)	44,573	(8,187)	10,549,046
308	9/1/47	(52,984)	44,797	(8,187)	10,602,030
309	10/1/47	(51,757)	43,570	(8,187)	10,653,787
310	11/1/47	(53,429)	45,242	(8,187)	10,707,215
311	12/1/47	(52,189)	44,002	(8,187)	10,759,404
312	1/1/48	(53,877)	45,691	(8,187)	10,813,281
313	2/1/48	(54,106)	45,919	(8,187)	10,867,387
314	3/1/48	(51,358)	43,172	(8,187)	10,918,745
315	4/1/48	(54,554)	46,367	(8,187)	10,973,299
316	5/1/48	(53,282)	45,096	(8,187)	11,026,582
317	6/1/48	(55,012)	46,825	(8,187)	11,081,593
318	7/1/48	(53,727)	45,541	(8,187)	11,135,321
319	8/1/48	(55,474)	47,287	(8,187)	11,190,794
320	9/1/48	(55,709)	47,523	(8,187)	11,246,503
321	10/1/48	(54,405)	46,219	(8,187)	11,300,908
322	11/1/48	(56,177)	47,990	(8,187)	11,357,085
323	12/1/48	(54,859)	46,673	(8,187)	11,411,944
324	1/1/49	(56,648)	48,462	(8,187)	11,468,593
325	2/1/49	(56,889)	48,702	(8,187)	11,525,481
326	3/1/49	(52,394)	44,207	(8,187)	11,577,875

327	4/1/49	(57,353)	49,166	(8,187)	11,635,228
328	5/1/49	(56,003)	47,816	(8,187)	11,691,231
329	6/1/49	(57,834)	49,648	(8,187)	11,749,065
330	7/1/49	(56,470)	48,284	(8,187)	11,805,535
331	8/1/49	(58,320)	50,133	(8,187)	11,863,855
332	9/1/49	(58,567)	50,381	(8,187)	11,922,422
333	10/1/49	(57,183)	48,996	(8,187)	11,979,605
334	11/1/49	(59,059)	50,872	(8,187)	12,038,664
335	12/1/49	(57,660)	49,474	(8,187)	12,096,324
336	1/1/50	(59,554)	51,368	(8,187)	12,155,879
337	2/1/50	(59,807)	51,621	(8,187)	12,215,686
338	3/1/50	(55,041)	46,855	(8,187)	12,270,727
339	4/1/50	(60,295)	52,109	(8,187)	12,331,022
340	5/1/50	(58,862)	50,675	(8,187)	12,389,884
341	6/1/50	(60,801)	52,615	(8,187)	12,450,685
342	7/1/50	(59,354)	51,167	(8,187)	12,510,039
343	8/1/50	(61,311)	53,125	(8,187)	12,571,351
344	9/1/50	(61,572)	53,385	(8,187)	12,632,922
345	10/1/50	(60,103)	51,916	(8,187)	12,693,025
346	11/1/50	(62,088)	53,902	(8,187)	12,755,113
347	12/1/50	(60,605)	52,418	(8,187)	12,815,718
348	1/1/51	(62,609)	54,423	(8,187)	12,878,328
349	2/1/51	(62,875)	54,689	(8,187)	12,941,203
350	3/1/51	(57,824)	49,637	(8,187)	12,999,027
351	4/1/51	(63,388)	55,201	(8,187)	13,062,415
352	5/1/51	(61,868)	53,681	(8,187)	13,124,282
353	6/1/51	(63,920)	55,733	(8,187)	13,188,202
354	7/1/51	(62,385)	54,198	(8,187)	13,250,587
355	8/1/51	(64,456)	56,270	(8,187)	13,315,043
356	9/1/51	(64,730)	56,543	(8,187)	13,379,773
357	10/1/51	(63,172)	54,985	(8,187)	13,442,945
358	11/1/51	(65,273)	57,086	(8,187)	13,508,218
359	12/1/51	(63,700)	55,513	(8,187)	13,571,918
360	1/1/52	(65,821)	57,634	(8,187)	13,637,738
361	2/1/52	(66,100)	57,914	(8,187)	13,703,838
362	3/1/52	(62,626)	54,440	(8,187)	13,766,465
363	4/1/52	(66,647)	58,460	(8,187)	13,833,112
364	5/1/52	(65,035)	56,848	(8,187)	13,898,147
365	6/1/52	(67,206)	59,020	(8,187)	13,965,353
366	7/1/52	(65,578)	57,392	(8,187)	14,030,931
367	8/1/52	(67,770)	59,583	(8,187)	14,098,701
368	9/1/52	(68,058)	59,871	(8,187)	14,166,759
369	10/1/52	(66,406)	58,220	(8,187)	14,233,165
370	11/1/52	(68,629)	60,442	(8,187)	14,301,794
371	12/1/52	(66,961)	58,774	(8,187)	14,368,755
372	1/1/53	(69,205)	61,018	(8,187)	14,437,959
373	2/1/53	(69,498)	61,312	(8,187)	14,507,458
374	3/1/53	(63,832)	55,645	(8,187)	14,571,289

375	4/1/53	(70,065)	61,878	(8,187)	14,641,354
376	5/1/53	(68,356)	60,170	(8,187)	14,709,710
377	6/1/53	(70,652)	62,466	(8,187)	14,780,363
378	7/1/53	(68,928)	60,741	(8,187)	14,849,290
379	8/1/53	(71,245)	63,059	(8,187)	14,920,536
380	9/1/53	(71,548)	63,361	(8,187)	14,992,083
381	10/1/53	(69,798)	61,611	(8,187)	15,061,881
382	11/1/53	(72,148)	63,961	(8,187)	15,134,029
383	12/1/53	(70,381)	62,195	(8,187)	15,204,410
384	1/1/54	(72,753)	64,567	(8,187)	15,277,163
385	2/1/54	(73,062)	64,876	(8,187)	15,350,226
386	3/1/54	(67,064)	58,878	(8,187)	15,417,290
387	4/1/54	(73,657)	65,471	(8,187)	15,490,947
388	5/1/54	(71,848)	63,661	(8,187)	15,562,795
389	6/1/54	(74,275)	66,089	(8,187)	15,637,070
390	7/1/54	(72,448)	64,262	(8,187)	15,709,518
391	8/1/54	(74,898)	66,712	(8,187)	15,784,417
392	9/1/54	(75,216)	67,030	(8,187)	15,859,633
393	10/1/54	(73,363)	65,177	(8,187)	15,932,996
394	11/1/54	(75,847)	67,661	(8,187)	16,008,843
395	12/1/54	(73,976)	65,790	(8,187)	16,082,819
396	1/1/55	(76,483)	68,297	(8,187)	16,159,303
397	2/1/55	(76,808)	68,622	(8,187)	16,236,111
398	3/1/55	(70,462)	62,275	(8,187)	16,306,573
399	4/1/55	(77,434)	69,247	(8,187)	16,384,007
400	5/1/55	(75,518)	67,332	(8,187)	16,459,525
401	6/1/55	(78,083)	69,897	(8,187)	16,537,608
402	7/1/55	(76,149)	67,963	(8,187)	16,613,757
403	8/1/55	(78,738)	70,552	(8,187)	16,692,495
404	9/1/55	(79,072)	70,886	(8,187)	16,771,568
405	10/1/55	(77,111)	68,924	(8,187)	16,848,679
406	11/1/55	(79,736)	71,549	(8,187)	16,928,414
407	12/1/55	(77,755)	69,569	(8,187)	17,006,170
408	1/1/56	(80,405)	72,218	(8,187)	17,086,574
409	2/1/56	(80,746)	72,559	(8,187)	17,167,320
410	3/1/56	(76,385)	68,199	(8,187)	17,243,706
411	4/1/56	(81,413)	73,227	(8,187)	17,325,119
412	5/1/56	(79,386)	71,199	(8,187)	17,404,505
413	6/1/56	(82,096)	73,910	(8,187)	17,486,601
414	7/1/56	(80,049)	71,863	(8,187)	17,566,650
415	8/1/56	(82,785)	74,598	(8,187)	17,649,435
416	9/1/56	(83,136)	74,950	(8,187)	17,732,571
417	10/1/56	(81,060)	72,874	(8,187)	17,813,631
418	11/1/56	(83,833)	75,647	(8,187)	17,897,464
419	12/1/56	(81,738)	73,551	(8,187)	17,979,202
420	1/1/57	(84,537)	76,350	(8,187)	18,063,739
421	2/1/57	(84,896)	76,709	(8,187)	18,148,634
422	3/1/57	(77,798)	69,611	(8,187)	18,226,432

423	4/1/57	(85,586)	77,400	(8,187)	18,312,018
424	5/1/57	(83,441)	75,255	(8,187)	18,395,460
425	6/1/57	(86,304)	78,118	(8,187)	18,481,764
426	7/1/57	(84,139)	75,952	(8,187)	18,565,903
427	8/1/57	(87,028)	78,842	(8,187)	18,652,931
428	9/1/57	(87,398)	79,211	(8,187)	18,740,329
429	10/1/57	(85,202)	77,015	(8,187)	18,825,530
430	11/1/57	(88,131)	79,944	(8,187)	18,913,661
431	12/1/57	(85,914)	77,727	(8,187)	18,999,575
432	1/1/58	(88,870)	80,683	(8,187)	19,088,444
433	2/1/58	(89,247)	81,061	(8,187)	19,177,691
434	3/1/58	(81,745)	73,558	(8,187)	19,259,436
435	4/1/58	(89,973)	81,787	(8,187)	19,349,409
436	5/1/58	(87,705)	79,518	(8,187)	19,437,114
437	6/1/58	(90,728)	82,541	(8,187)	19,527,842
438	7/1/58	(88,438)	80,251	(8,187)	19,616,280
439	8/1/58	(91,489)	83,302	(8,187)	19,707,768
440	9/1/58	(91,877)	83,691	(8,187)	19,799,645
441	10/1/58	(89,555)	81,368	(8,187)	19,889,200
442	11/1/58	(92,648)	84,461	(8,187)	19,981,848
443	12/1/58	(90,304)	82,117	(8,187)	20,072,151
444	1/1/59	(93,424)	85,238	(8,187)	20,165,576
445	2/1/59	(93,821)	85,635	(8,187)	20,259,397
446	3/1/59	(85,894)	77,707	(8,187)	20,345,291
447	4/1/59	(94,584)	86,398	(8,187)	20,439,875
448	5/1/59	(92,186)	83,999	(8,187)	20,532,061
449	6/1/59	(95,377)	87,191	(8,187)	20,627,439
450	7/1/59	(92,957)	84,770	(8,187)	20,720,395
451	8/1/59	(96,177)	87,991	(8,187)	20,816,573
452	9/1/59	(96,586)	88,399	(8,187)	20,913,158
453	10/1/59	(94,131)	85,944	(8,187)	21,007,289
454	11/1/59	(97,396)	89,209	(8,187)	21,104,685
455	12/1/59	(94,918)	86,732	(8,187)	21,199,603
456	1/1/60	(98,212)	90,026	(8,187)	21,297,815
457	2/1/60	(98,629)	90,443	(8,187)	21,396,445
458	3/1/60	(93,186)	85,000	(8,187)	21,489,631
459	4/1/60	(99,444)	91,257	(8,187)	21,589,075
460	5/1/60	(96,909)	88,722	(8,187)	21,685,983
461	6/1/60	(100,278)	92,091	(8,187)	21,786,261
462	7/1/60	(97,719)	89,533	(8,187)	21,883,980
463	8/1/60	(101,118)	92,932	(8,187)	21,985,099
464	9/1/60	(101,548)	93,361	(8,187)	22,086,646
465	10/1/60	(98,954)	90,767	(8,187)	22,185,600
466	11/1/60	(102,399)	94,213	(8,187)	22,287,999
467	12/1/60	(99,781)	91,595	(8,187)	22,387,780
468	1/1/61	(103,258)	95,071	(8,187)	22,491,038
469	2/1/61	(103,696)	95,510	(8,187)	22,594,735
470	3/1/61	(94,851)	86,665	(8,187)	22,689,586

471	4/1/61	(104,540)	96,353	(8,187)	22,794,126
472	5/1/61	(101,861)	93,674	(8,187)	22,895,987
473	6/1/61	(105,416)	97,230	(8,187)	23,001,403
474	7/1/61	(102,713)	94,526	(8,187)	23,104,116
475	8/1/61	(106,300)	98,113	(8,187)	23,210,415
476	9/1/61	(106,751)	98,565	(8,187)	23,317,167
477	10/1/61	(104,011)	95,824	(8,187)	23,421,177
478	11/1/61	(107,646)	99,460	(8,187)	23,528,824
479	12/1/61	(104,880)	96,694	(8,187)	23,633,704
480	1/1/62	(108,549)	100,362	(8,187)	23,742,253

SECOND MORTGAGE

Lender 0

Start date: 1/1/22

-98,238

Maturity: 1/1/22

Annual Payment from Finance tab: 0

Days	Principal	Interest	Payment	Balance	tc year
			-	-	
31	-	-	-	-	
28	-	-	-	-	
31	-	-	-	-	
30	-	-	-	-	
31	-	-	-	-	
30	-	-	-	-	
31	-	-	-	-	
31	-	-	-	-	
30	-	-	-	-	
31	-	-	-	-	
30	-	-	-	-	
31	-	-	-	-	1
31	-	-	-	-	
28	-	-	-	-	
31	-	-	-	-	
30	-	-	-	-	
31	-	-	-	-	
30	-	-	-	-	
31	-	-	-	-	
30	-	-	-	-	
31	-	-	-	-	2
31	-	-	-	-	
29	-	-	-	-	
31	-	-	-	-	
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31

Annual Payment

DATE	Principal	1.00% Compounding		Payment	Balance
		Interest			
					-
2/1/22	0	-			-
3/1/22	0	-			-
4/1/22	0	-			-
5/1/22	0	-			-
6/1/22	0	-			-
7/1/22	0	-			-
8/1/22	0	-			-
9/1/22	0	-			-
10/1/22	0	-			-
11/1/22	0	-			-
12/1/22	0	-			-
1/1/23	0	-		\$0	-
2/1/23	0	-			-
3/1/23	0	-			-
4/1/23	0	-			-
5/1/23	0	-			-
6/1/23	0	-			-
7/1/23	0	-			-
8/1/23	0	-			-
9/1/23	0	-			-
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2/1/24	0	-			-
3/1/24	0	-			-
4/1/24	0	-			-
5/1/24	0	-			-
6/1/24	0	-			-
7/1/24	0	-			-
8/1/24	0	-			-
9/1/24	0	-			-
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11/1/24	0	-			-
12/1/24	0	-			-
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2/1/25	0	-			-
3/1/25	0	-			-

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6/1/25	0	-	-
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8/1/25	0	-	-
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11/1/48	0	-	-
12/1/48	0	-	-
1/1/49	0	-	-
2/1/49	0	-	-
3/1/49	0	-	-

4/1/49	0	-	-
5/1/49	0	-	-
6/1/49	0	-	-
7/1/49	0	-	-
8/1/49	0	-	-
9/1/49	0	-	-
10/1/49	0	-	-
11/1/49	0	-	-
12/1/49	0	-	-
1/1/50	0	-	-
2/1/50	0	-	-
3/1/50	0	-	-
4/1/50	0	-	-
5/1/50	0	-	-
6/1/50	0	-	-
7/1/50	0	-	-
8/1/50	0	-	-
9/1/50	0	-	-
10/1/50	0	-	-
11/1/50	0	-	-
12/1/50	0	-	-
1/1/51	0	-	-
2/1/51	0	-	-
3/1/51	0	-	-
4/1/51	0	-	-
5/1/51	0	-	-
6/1/51	0	-	-
7/1/51	0	-	-
8/1/51	0	-	-
9/1/51	0	-	-
10/1/51	0	-	-
11/1/51	0	-	-
12/1/51	0	-	-
1/1/52	0	-	-
2/1/52	0	-	-
3/1/52	0	-	-
4/1/52	0	-	-
5/1/52	0	-	-
6/1/52	0	-	-
7/1/52	0	-	-
8/1/52	0	-	-
9/1/52	0	-	-
10/1/52	0	-	-
11/1/52	0	-	-
12/1/52	0	-	-
1/1/53	0	-	-
2/1/53	0	-	-
3/1/53	0	-	-

4/1/53	0	-	-
5/1/53	0	-	-
6/1/53	0	-	-
7/1/53	0	-	-
8/1/53	0	-	-
9/1/53	0	-	-
10/1/53	0	-	-
11/1/53	0	-	-
12/1/53	0	-	-
1/1/54	0	-	-
2/1/54	0	-	-
3/1/54	0	-	-
4/1/54	0	-	-
5/1/54	0	-	-
6/1/54	0	-	-
7/1/54	0	-	-
8/1/54	0	-	-
9/1/54	0	-	-
10/1/54	0	-	-
11/1/54	0	-	-
12/1/54	0	-	-
1/1/55	0	-	-
2/1/55	0	-	-
3/1/55	0	-	-
4/1/55	0	-	-
5/1/55	0	-	-
6/1/55	0	-	-
7/1/55	0	-	-
8/1/55	0	-	-
9/1/55	0	-	-
10/1/55	0	-	-
11/1/55	0	-	-
12/1/55	0	-	-
1/1/56	0	-	-
2/1/56	0	-	-
3/1/56	0	-	-
4/1/56	0	-	-
5/1/56	0	-	-
6/1/56	0	-	-
7/1/56	0	-	-
8/1/56	0	-	-
9/1/56	0	-	-
10/1/56	0	-	-
11/1/56	0	-	-
12/1/56	0	-	-
1/1/57	0	-	-
2/1/57	0	-	-
3/1/57	0	-	-

Acquisition Costs

Project Name: 734 4th Street Ouray
Date: 9/15/22
Organization: Home Trust of Ouray County

Development Budget	Total Cost	Cost/Unit	Cost/Sq Ft
ACQUISITION COSTS			
Land		0	0.00
Existing Structures*	\$1,250,000	208,333	233.56
SUBTOTAL	\$1,250,000	208,333	233.56
SITE IMPROVEMENTS*			
On-Site Infrastructure		0	0.00
Off-Site Infrastructure		0	0.00
Demolition		0	0.00
SUBTOTAL	\$0	0	0.00
CONSTRUCTION*			
New Construction		0	0.00
Rehabilitation		0	0.00
General Requirements		0	0.00
Contractor Overhead & Profit		0	0.00
Contractor Construction Contingency		0	0.00
Owner Hard Cost Contingency		0	0.00
FF&E		0	0.00
Building Permit Fees		0	0.00
Other (Specify)		0	0.00
SUBTOTAL	\$0	0	0.00
PROFESSIONAL FEES			
Architect Fees		0	0.00
Engineering Fees		0	0.00
Real Estate Attorney Fees		0	0.00
Surveys		0	0.00
Green Planning and Design Fees		0	0.00
Construction Management Fees		0	0.00
Construction Accounting		0	0.00
Other (Specify)		0	0.00
SUBTOTAL	\$0	0	0.00
CONSTRUCTION FINANCE			
Construction Insurance (H&L, Builder's Risk)		0	0.00
Construction Performance & Payment Bonds		0	0.00
Construction Loan Orig. Fee		0	0.00
Construction Interest		0	0.00
Construction Lender Legal Fees		0	0.00
Title and Recording		0	0.00
Taxes During Construction		0	0.00
Insp. Fees (3rd party/Bank)		0	0.00
Power/Telecom Fees		0	0.00
Other (Specify)		0	0.00
SUBTOTAL	\$0	0	0.00
PERMANENT FINANCE AND SYNDICATION			
Loan Fees & Expenses		0	0.00
Lender Legal Fees		0	0.00
Title and Recording		0	0.00
Bond Cost of Issuance		0	0.00
Organization Costs		0	0.00
Tax Opinion		0	0.00
Syndication Legal Fees		0	0.00
Other (Specify)		0	0.00
SUBTOTAL	\$0	0	0.00
SOFT COSTS			
Tap Fees (Water/Sewer)		0	0.00
Impact Fees		0	0.00
Appraisals		0	0.00
Market Study		0	0.00
Environmental Studies (Phase 1, Phase 2, Lead, Asbestos, etc.)		0	0.00
Other Studies (traffic, wetlands, etc.)		0	0.00
Geotechnical/Soils Testing		0	0.00
Material Testing		0	0.00
Capital Needs Assessment		0	0.00
Temporary Relocation		0	0.00
Permanent Relocation		0	0.00
Tax Credit Fees		0	0.00
Marketing		0	0.00
Cost Certification		0	0.00
Green Certification Fees (LEED Certification, etc.)		0	0.00
Soft Cost Contingency		0	0.00
Other (Specify)		0	0.00
SUBTOTAL	\$0	0	0.00
DEVELOPER FEE / PROFIT			
Developer's Fee		0	0.00
PSH Developer Fee Boos (up to 5%, LIHTC only)		0	0.00
Third Party Development Management/Owner's Rep		0	0.00
Consultants		0	0.00
Other (Specify)		0	0.00
SUBTOTAL (i.e. - maximum developer fee)	\$0	0	0.00
RESERVES			
Operating Reserve		0	0.00
Debt Service Reserve		0	0.00
Lease-up Reserve		0	0.00
Replacement Reserve		0	0.00
Other (Specify)		0	0.00
SUBTOTAL	\$0	0	0.00
TOTAL DEVELOPMENT EXPENSES	\$1,250,000	\$208,333	\$233.56

Rentable Square Footage	5,352
Non Living Square Footage	
Total Project Square Feet	5,352
Number of Units	6
% of Non-living SF	0.0%

% of construction
 % of construction

% of Total (less Dev. Fee, Res., & Acq)

Months of expenses & debt
 Months of debt

	per unit	per SF	
Hard Costs	\$208,333	\$0.00	100.0%
Soft Costs	\$0	\$233.56	0.0%
Land Costs	\$0	\$0.00	0.0%

*costs included in hard cost evaluation.

Permanent Financing Sources

Project Name: 734 4th Street Ouray
Date: 9/15/22
Organization: Home Trust of Ouray County

Total Development Costs (from Dev. Budget tab): \$1,250,000

SOURCES OF FUNDS			
HARD DEBT	FIRST MORTGAGE		
	Lender	CHFA	
	Type of Loan		
	Principal	\$350,000	
	Interest Rate	2.00%	
	Term (#Years)	15	
	Amortization	25	
	Annual Payment	-17,802	1.15 DCR
	SECOND MORTGAGE		
	Lender	0	
	Type of Loan		
	Principal	\$0	
	Interest Rate	0.00%	
	Term (#Years)	0	
	Amortization	0	
Annual Payment	0	1.15 DCR	
THIRD MORTGAGE			
Lender	0		
Type of Loan			
Principal	\$0		
Interest Rate	0.00%		
Term (#Years)	0		
Amortization	0		
Annual Payment	0	1.15 DCR	
TC EQUITY	TAX CREDIT EQUITY		
	9% LIHTC Proceeds	\$0	\$0.00
	4% LIHTC Proceeds	\$0	\$0.00
	State AHTC Proceeds	\$0	\$0.00
	Historic Tax Credits (Fed. or State)	\$0	\$0.00
Other Tax Credits (describe)	\$0	\$0.00	
GRANTS / SOFT DEBT	GOVERNMENT GRANTS AND SOFT DEBT		
	Select Grant or Loan	\$350,000	per unit
	DOLA Grant	\$150,000	
	Other Grants/Loans (describe)	Grant	
	OTHER GRANTS (NON-GOVERNMENTAL)		
	County ARPA funds Grant	\$100,000	
	City Grant	\$100,000	
TBD Foundation Select Grant or Loan	\$100,000		
OWNER	OWNER EQUITY		
	Deferred Dev. Fee		
	Home Trust Donation Other Owner Equity (describe)	\$100,000	
	Other Owner Equity (describe)		
TOTAL SOURCES		\$1,250,000	
GAP (SURPLUS)		\$0	

[CO Affordable Housing Preservation Fund](#)

DOH % of TDC

Subsidy per Unit (All Units)

Retained Dev Fee	Total Dev Fee
\$0	\$0

Break Even Point	0.95	Poss Debt Service @ 1.15 DCR	17,742
Debt Coverage Ratio	1.146	Max Loan amount @ 1.15 DCR	\$346,380

Operating Proforma

Project Name: 734 4th Street Ouray
Date: 9/15/22
Organization: Home Trust of Ouray County

		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Rent Income (increasing by 3%)	3%	\$60,600	\$62,115	\$63,668	\$65,260	\$66,891	\$68,563	\$70,277	\$72,034	\$73,835	\$75,681
Other Income (increasing by 2%)	2%	\$300	\$306	\$312	\$318	\$325	\$331	\$338	\$345	\$351	\$359
Less Vacancy	7%	(\$4,263)	(\$4,369)	(\$4,479)	(\$4,590)	(\$4,705)	(\$4,823)	(\$4,943)	(\$5,067)	(\$5,193)	(\$5,323)
Eff. Gross Income		\$56,637	\$58,052	\$59,501	\$60,987	\$62,511	\$64,072	\$65,672	\$67,312	\$68,994	\$70,717
Total Annual Expenses (increasing by 3.00%)	3%	(\$36,234)	(\$37,321)	(\$38,441)	(\$39,594)	(\$40,782)	(\$42,005)	(\$43,265)	(\$44,563)	(\$45,900)	(\$47,277)
NET OPERATING INCOME		\$20,403	\$20,731	\$21,061	\$21,394	\$21,729	\$22,067	\$22,407	\$22,749	\$23,093	\$23,440
Total Debt Service		(\$17,802)	(\$17,802)	(\$17,802)	(\$17,802)	(\$17,802)	(\$17,802)	(\$17,802)	(\$17,802)	(\$17,802)	(\$17,802)
Other Annual Payments (Ground Lease, PSH, etc)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cash flow Available		\$2,601	\$2,929	\$3,259	\$3,592	\$3,927	\$4,265	\$4,605	\$4,947	\$5,292	\$5,638
Debt Coverage Ratio		1.15	1.16	1.18	1.20	1.22	1.24	1.26	1.28	1.30	1.32
Projected Payments from Cash flow											
Asset Management Fees (escalating at 3%)	3%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Deferred Developer Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Payment from DOH CF Loan		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Payment from HOST CF Loan		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Payment from Cash Flow Loan #3		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Available Cash after Payments		\$2,601	\$2,929	\$3,259	\$3,592	\$3,927	\$4,265	\$4,605	\$4,947	\$5,292	\$5,638

\$4,947 \$0
\$0.00 \$0.00

		YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15	YEAR 16	YEAR 17	Deferred Developer Fee Totals			
Rent Income (increasing by 2.50%)	3%	\$77,573	\$79,512	\$81,500	\$83,538	\$85,626	\$87,767	\$89,961	Yrs. 1-10	Yrs. 11-15	Total	
Other Income (increasing by 2.00%)	2%	\$366	\$373	\$380	\$388	\$396	\$404	\$412	\$0	\$0	\$0	
Less Vacancy	7%	(\$5,456)	(\$5,592)	(\$5,732)	(\$5,875)	(\$6,022)	(\$6,172)	(\$6,326)				
Eff. Gross Income		\$72,483	\$74,293	\$76,149	\$78,051	\$80,001	\$81,999	\$84,047				
Total Annual Expenses - inc. by	3%	(\$48,695)	(\$50,156)	(\$51,661)	(\$53,211)	(\$54,807)	(\$56,451)	(\$58,145)	Yrs. 1-10	Yrs. 11-17	Total	
NET OPERATING INCOME		\$23,788	\$24,137	\$24,488	\$24,840	\$25,193	\$25,547	\$25,902	\$0	\$0	\$0	Selected
Total Debt Service		(\$17,802)	(\$17,802)	(\$17,802)	(\$17,802)	(\$17,802)	(\$17,802)	(\$17,802)				
Other Annual Payments (Ground Lease, PSH, etc)		\$0	\$0	\$0	\$0	\$0	\$0	\$0				
Cash flow Available		\$5,986	\$6,335	\$6,686	\$7,038	\$7,391	\$7,745	\$8,100				
Debt Coverage Ratio		1.34	1.36	1.38	1.40	1.42	1.44	1.46	Yrs. 1-10	Yrs. 11-17	Total	Selected
Projected Payments from Cash flow												
Asset Management Fees (escalating at 3%)		\$0	\$0	\$0	\$0	\$0	\$0	\$0				
Deferred Developer Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0				
Payment from DOH CF Loan		\$0	\$0	\$0	\$0	\$0	\$0	\$0				
Payment from HOST CF Loan		\$0	\$0	\$0	\$0	\$0	\$0	\$0				
Payment from Cash Flow Loan #3		\$0	\$0	\$0	\$0	\$0	\$0	\$0	Yrs. 1-10	Yrs. 11-17	Total	Selected
Available Cash after Payments		\$5,986	\$6,335	\$6,686	\$7,038	\$7,391	\$7,745	\$8,100	\$0	\$0	\$0	0.00%

\$0

Sources and Uses

Project Name: 734 4th Street Ouray
Date: 9/15/22
Organization: Home Trust of Ouray County

SOURCES OF FUNDS

Source	Amount	Status
CHFA	\$350,000	
Other Grants/Loans		
DOLA	\$350,000	
County	\$100,000	
City	\$100,000	
Home Trust Donation	\$150,000	
CO Health Foundation		
	\$100,000	
TOTAL SOURCES	\$1,150,000	

USES

Source	Amount	Notes
Acquisition Costs	\$1,250,000	
Site Improvements	\$0	
Construction	\$0	
Professional Fees	\$0	
Construction Finance	\$0	
Permanent Finance and		
Syndication	\$0	
Soft Costs	\$0	
Developer Fee / Profit	\$0	
Reserves	\$0	
TOTAL PROJECT USES	\$1,250,000	

Housing Development & Preservation - Analysis

Project Name: 734 4th Street Ouray
Date: 9/15/22
Applicant: Home Trust of Ouray County
Spreadsheet Version: 1/0/00



COLORADO
Department of Local Affairs
 Division of Housing

Rental (non-PSH) and Homeownership Project Assessment

Criteria	Project Data	DOH Range
Development Cost		
Cost/Sq. Ft.	\$233.56 /Sq. Ft.	Up to \$435
Hard Cost/Sq. Ft.	\$0.00 /Sq. Ft.	Up to \$300
Soft Cost/Sq. Ft.	\$233.56 /Sq. Ft.	Up to \$100
Land Cost/Sq. Ft.	\$0.00 /Sq. Ft.	Up to \$35
Cost/Unit	\$208,333 /Unit	Up to \$435,000
Hard Cost/Unit	\$208,333 /Unit	Up to \$300,000
Soft Cost/Unit	\$0 /Unit	Up to \$100,000
Land Cost/Unit	\$0 /Unit	Up to \$35,000
Developer Fee as % of total allowable cost		
Rental Metrics		
Annual Operating Expense per Unit	\$6,039 /Unit	Up to \$7,000
Annual Replacement Reserve per Unit	\$300	\$300 (\$250 for seniors)
Debt Coverage Ratio	1.15	1.15 – 1.30, not to exceed lender/investor requirement
Operating Reserve (Months)	0.0	4-6 month debt and operating costs
Deferred Developer Fee (%)		
Deferred Developer Fee projected payback Year (of TC Partnership)		
Financial Commitments		
DOH Subsidy per Unit	/Unit	Urban: Up to \$25,000 Rural: Up to \$35,000
DOH funds as % of total budget:	0.0%	
Primary Financing Int. Rate	2.00%	
Primary Financing Term (Years)	15	
9% LIHTC Credit Pricing	\$0.00	
4% LIHTC Credit Pricing	\$0.00	
State AHTC Credit Pricing	\$0.00	
Other Criteria		
Average Affordability (% AMI)	0.00%	
Number of 30% AMI Units (#)	0	
Percent of units at 30% AMI (%)	0%	

Permanent Supportive Housing (PSH) PROJECT ASSESSMENT

Criteria	Project Data	DOH Range
Development Cost		
Cost/Sq. Ft.	\$233.56 /Sq. Ft.	Up to \$505
Hard Cost/Sq. Ft.	\$0.00 /Sq. Ft.	Up to \$350
Soft Cost/Sq. Ft.	\$233.56 /Sq. Ft.	Up to \$120
Land Cost/Sq. Ft.	\$0.00 /Sq. Ft.	Up to \$35
Cost/Unit	\$208,333 /Unit	Up to \$505,000
Hard Cost/Unit	\$208,333 /Unit	Up to \$350,000
Soft Cost/Unit	\$0 /Unit	Up to \$120,000
Land Cost/Unit	\$0 /Unit	Up to \$35,000
Developer Fee as % of total allowable cost		
Rental Metrics		
Annual Operating Expense per Unit	\$6,039 /Unit	Up to \$7,500
Annual Replacement Reserve per Unit	\$300	\$300 (\$250 for seniors)
Debt Coverage Ratio	1.15	1.15 – 1.30, not to exceed lender/investor requirement
Operating Reserve (Months)	0.0	4-6 month debt and operating costs, per lender or investor
Deferred Developer Fee (%)		
Deferred Developer Fee projected payback Year (of TC Partnership)		
Financial Commitments		
DOH Subsidy per Unit	/Unit	Up to \$45,000
DOH funds as % of total budget:	0.0%	
Primary Financing Int. Rate	2.00%	
Primary Financing Term (Years)	15	
9% LIHTC Credit Pricing	\$0.00	
4% LIHTC Credit Pricing	\$0.00	
State AHTC Credit Pricing	\$0.00	
Other Criteria		
Average Affordability (% AMI)	0.00%	
Number of 30% AMI Units (#)	0	
Percent of units at 30% AMI (%)	0%	

- 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 06.03.2022.
- Housing Tax Credit and CHFA Multifamily Loan projects whose counties experienced a decrease in 2022 limits and that place in service before 06.03.2022 may continue to apply the same limits used in 2021.

	County	HERA	AMI	2022 Maximum Rents					2022 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
Adams1.2	Adams		120%	2,463	2,638	3,165	3,657	4,080	98,520	112,560	126,600	140,640	151,920	163,200	174,480	185,760
Adams1	Adams		100%	2,052	2,198	2,637	3,047	3,400	82,100	93,800	105,500	117,200	126,600	136,000	145,400	154,800
Adams0.8	Adams		80%	1,642	1,759	2,110	2,438	2,720	65,680	75,040	84,400	93,760	101,280	108,800	116,320	123,840
Adams0.7	Adams		70%	1,436	1,539	1,846	2,133	2,380	57,470	65,660	73,850	82,040	88,620	95,200	101,780	108,360
Adams0.6	Adams		60%	1,231	1,319	1,582	1,828	2,040	49,260	56,280	63,300	70,320	75,960	81,600	87,240	92,880
Adams0.55	Adams		55%	1,128	1,209	1,450	1,676	1,740	45,155	51,590	58,025	64,460	69,630	74,800	79,970	85,140
Adams0.5	Adams		50%	1,026	1,099	1,318	1,523	1,700	41,050	46,900	52,750	58,600	63,300	68,000	72,700	77,400
Adams0.45	Adams		45%	923	989	1,186	1,371	1,530	36,945	42,210	47,475	52,740	56,970	61,200	65,430	69,660
Adams0.4	Adams		40%	821	879	1,055	1,219	1,360	32,840	37,520	42,200	46,880	50,640	54,400	58,160	61,920
Adams0.3	Adams		30%	615	659	791	914	1,020	24,630	28,140	31,650	35,160	37,980	40,800	43,620	46,440
Adams0.2	Adams		20%	410	439	527	609	680	16,420	18,760	21,100	23,440	25,320	27,200	29,080	30,960
Alamosa1.2	Alamosa		120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Alamosa1	Alamosa		100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Alamosa0.8	Alamosa		80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Alamosa0.7	Alamosa		70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Alamosa0.6	Alamosa		60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Alamosa0.55	Alamosa		55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Alamosa0.5	Alamosa		50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Alamosa0.45	Alamosa		45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Alamosa0.4	Alamosa		40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Alamosa0.3	Alamosa		30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Alamosa0.2	Alamosa		20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720
Arapahoe1.2	Arapahoe		120%	2,463	2,638	3,165	3,657	4,080	98,520	112,560	126,600	140,640	151,920	163,200	174,480	185,760
Arapahoe1	Arapahoe		100%	2,052	2,198	2,637	3,047	3,400	82,100	93,800	105,500	117,200	126,600	136,000	145,400	154,800
Arapahoe0.8	Arapahoe		80%	1,642	1,759	2,110	2,438	2,720	65,680	75,040	84,400	93,760	101,280	108,800	116,320	123,840
Arapahoe0.7	Arapahoe		70%	1,436	1,539	1,846	2,133	2,380	57,470	65,660	73,850	82,040	88,620	95,200	101,780	108,360
Arapahoe0.6	Arapahoe		60%	1,231	1,319	1,582	1,828	2,040	49,260	56,280	63,300	70,320	75,960	81,600	87,240	92,880
Arapahoe0.55	Arapahoe		55%	1,128	1,209	1,450	1,676	1,740	45,155	51,590	58,025	64,460	69,630	74,800	79,970	85,140
Arapahoe0.5	Arapahoe		50%	1,026	1,099	1,318	1,523	1,700	41,050	46,900	52,750	58,600	63,300	68,000	72,700	77,400
Arapahoe0.45	Arapahoe		45%	923	989	1,186	1,371	1,530	36,945	42,210	47,475	52,740	56,970	61,200	65,430	69,660
Arapahoe0.4	Arapahoe		40%	821	879	1,055	1,219	1,360	32,840	37,520	42,200	46,880	50,640	54,400	58,160	61,920
Arapahoe0.3	Arapahoe		30%	615	659	791	914	1,020	24,630	28,140	31,650	35,160	37,980	40,800	43,620	46,440
Arapahoe0.2	Arapahoe		20%	410	439	527	609	680	16,420	18,760	21,100	23,440	25,320	27,200	29,080	30,960
Archuleta1.2	Archuleta		120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Archuleta1	Archuleta		100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Archuleta0.8	Archuleta		80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Archuleta0.7	Archuleta		70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Archuleta0.6	Archuleta		60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Archuleta0.55	Archuleta		55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Archuleta0.5	Archuleta		50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Archuleta0.45	Archuleta		45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Archuleta0.4	Archuleta		40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Archuleta0.3	Archuleta		30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Archuleta0.2	Archuleta		20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720

Baca1.2	Baca	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320	
Baca1	Baca	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600	
Baca0.8	Baca	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880	
Baca0.7	Baca	70%	1,008	1,151	1,295	1,438	1,554	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020	
Baca0.6	Baca	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160	
Baca0.55	Baca	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730	
Baca0.5	Baca	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300	
Baca0.45	Baca	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870	
Baca0.4	Baca	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440	
Baca0.3	Baca	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580	
Baca0.2	Baca	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720	
Bent1.2	Bent	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320	
Bent1	Bent	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600	
Bent0.8	Bent	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880	
Bent0.7	Bent	70%	1,008	1,151	1,295	1,438	1,554	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020	
Bent0.6	Bent	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160	
Bent0.55	Bent	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730	
Bent0.5	Bent	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300	
Bent0.45	Bent	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870	
Bent0.4	Bent	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440	
Bent0.3	Bent	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580	
Bent0.2	Bent	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720	
Boulder0.6Y	Boulder	Y	60%	1,348	1,445	1,734	2,003	2,235	53,940	61,680	69,360	77,040	83,220	89,400	95,580	101,700
Boulder0.55Y	Boulder	Y	55%	1,236	1,324	1,589	1,836	2,048	49,445	56,540	63,580	70,620	76,285	81,950	87,615	93,225
Boulder0.5Y	Boulder	Y	50%	1,123	1,204	1,445	1,669	1,862	44,950	51,400	57,800	64,200	69,350	74,500	79,650	84,750
Boulder0.45Y	Boulder	Y	45%	1,011	1,083	1,300	1,502	1,676	40,455	46,260	52,020	57,780	62,415	67,050	71,685	76,275
Boulder0.4Y	Boulder	Y	40%	899	963	1,156	1,335	1,490	35,960	41,120	46,240	51,360	55,480	59,600	63,720	67,800
Boulder0.3Y	Boulder	Y	30%	674	722	867	1,001	1,117	26,970	30,840	34,680	38,520	41,610	44,700	47,790	50,850
Boulder1.2	Boulder	120%	2,634	2,823	3,387	3,913	4,365	105,360	120,480	135,480	150,480	162,600	174,600	186,600	198,720	
Boulder1	Boulder	100%	2,195	2,352	2,822	3,261	3,637	87,800	100,400	112,900	125,400	135,500	145,500	155,500	165,600	
Boulder0.8	Boulder	80%	1,756	1,882	2,258	2,609	2,910	70,240	80,320	90,320	100,320	108,400	116,400	124,400	132,480	
Boulder0.7	Boulder	70%	1,536	1,646	1,975	2,282	2,546	61,460	70,280	79,030	87,780	94,850	101,850	108,850	115,920	
Boulder0.6	Boulder	60%	1,317	1,411	1,693	1,956	2,182	52,680	60,240	67,740	75,240	81,300	87,300	93,300	99,360	
Boulder0.55	Boulder	55%	1,207	1,293	1,552	1,793	2,000	48,290	55,220	62,095	68,970	74,525	80,025	85,525	91,080	
Boulder0.5	Boulder	50%	1,097	1,176	1,411	1,630	1,818	43,900	50,200	56,450	62,700	67,750	72,750	77,750	82,800	
Boulder0.45	Boulder	45%	987	1,058	1,270	1,467	1,636	39,510	45,180	50,805	56,430	60,975	65,475	69,975	74,520	
Boulder0.4	Boulder	40%	878	941	1,129	1,304	1,455	35,120	40,160	45,160	50,160	54,200	58,200	62,200	66,240	
Boulder0.3	Boulder	30%	658	705	846	978	1,091	26,340	30,120	33,870	37,620	40,650	43,650	46,650	49,680	
Boulder0.2	Boulder	20%	439	470	564	652	727	17,560	20,080	22,580	25,080	27,100	29,100	31,100	33,120	
Broomfield1.2	Broomfield	120%	2,463	2,638	3,165	3,657	4,080	98,520	112,560	126,600	140,640	151,920	163,200	174,480	185,760	
Broomfield1	Broomfield	100%	2,052	2,198	2,637	3,047	3,400	82,100	93,800	105,500	117,200	126,600	136,000	145,400	154,800	
Broomfield0.8	Broomfield	80%	1,642	1,759	2,110	2,438	2,720	65,680	75,040	84,400	93,760	101,280	108,800	116,320	123,840	
Broomfield0.7	Broomfield	70%	1,436	1,539	1,846	2,133	2,380	57,470	65,660	73,850	82,040	88,620	95,200	101,780	108,360	
Broomfield0.6	Broomfield	60%	1,231	1,319	1,582	1,828	2,040	49,260	56,280	63,300	70,320	75,960	81,600	87,240	92,880	
Broomfield0.55	Broomfield	55%	1,128	1,209	1,450	1,676	1,870	45,155	51,590	58,025	64,460	69,630	74,800	79,970	85,140	
Broomfield0.5	Broomfield	50%	1,026	1,099	1,318	1,523	1,700	41,050	46,900	52,750	58,600	63,300	68,000	72,700	77,400	
Broomfield0.45	Broomfield	45%	923	989	1,186	1,371	1,530	36,945	42,210	47,475	52,740	56,970	61,200	65,430	69,660	
Broomfield0.4	Broomfield	40%	821	879	1,055	1,219	1,360	32,840	37,520	42,200	46,880	50,640	54,400	58,160	61,920	
Broomfield0.3	Broomfield	30%	615	659	791	914	1,020	24,630	28,140	31,650	35,160	37,980	40,800	43,620	46,440	
Broomfield0.2	Broomfield	20%	410	439	527	609	680	16,420	18,760	21,100	23,440	25,320	27,200	29,080	30,960	

Chaffee0.6Y	Chaffee	Y	60%	886	949	1,138	1,315	1,467	35,460	40,500	45,540	50,580	54,660	58,680	62,760	66,780
Chaffee0.55Y	Chaffee	Y	55%	812	870	1,043	1,205	1,344	32,505	37,125	41,745	46,365	50,105	53,790	57,530	61,215
Chaffee0.5Y	Chaffee	Y	50%	738	791	948	1,096	1,222	29,550	33,750	37,950	42,150	45,550	48,900	52,300	55,650
Chaffee0.45Y	Chaffee	Y	45%	664	712	853	986	1,100	26,595	30,375	34,155	37,935	40,995	44,010	47,070	50,085
Chaffee0.4Y	Chaffee	Y	40%	591	633	759	877	978	23,640	27,000	30,360	33,720	36,440	39,120	41,840	44,520
Chaffee0.3Y	Chaffee	Y	30%	443	474	569	657	733	17,730	20,250	22,770	25,290	27,330	29,340	31,380	33,390
Chaffee1.2	Chaffee		120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Chaffee1	Chaffee		100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Chaffee0.8	Chaffee		80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Chaffee0.7	Chaffee		70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Chaffee0.6	Chaffee		60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Chaffee0.55	Chaffee		55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Chaffee0.5	Chaffee		50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Chaffee0.45	Chaffee		45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Chaffee0.4	Chaffee		40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Chaffee0.3	Chaffee		30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Chaffee0.2	Chaffee		20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720
Cheyenne0.6Y	Cheyenne	Y	60%	948	1,015	1,218	1,407	1,570	37,920	43,320	48,720	54,120	58,500	62,820	67,140	71,460
Cheyenne0.55Y	Cheyenne	Y	55%	869	930	1,116	1,290	1,439	34,760	39,710	44,660	49,610	53,625	57,585	61,545	65,505
Cheyenne0.5Y	Cheyenne	Y	50%	790	846	1,015	1,173	1,308	31,600	36,100	40,600	45,100	48,750	52,350	55,950	59,550
Cheyenne0.45Y	Cheyenne	Y	45%	711	761	913	1,055	1,177	28,440	32,490	36,540	40,590	43,875	47,115	50,355	53,595
Cheyenne0.4Y	Cheyenne	Y	40%	632	677	812	938	1,047	25,280	28,880	32,480	36,080	39,000	41,880	44,760	47,640
Cheyenne0.3Y	Cheyenne	Y	30%	474	507	609	703	785	18,960	21,660	24,360	27,060	29,250	31,410	33,570	35,730
Cheyenne1.2	Cheyenne		120%	1,794	1,923	2,307	2,665	2,973	71,760	82,080	92,280	102,480	110,760	118,920	127,080	135,360
Cheyenne1	Cheyenne		100%	1,495	1,602	1,922	2,221	2,477	59,800	68,400	76,900	85,400	92,300	99,100	105,900	112,800
Cheyenne0.8	Cheyenne		80%	1,196	1,282	1,538	1,777	1,982	47,840	54,720	61,520	68,320	73,840	79,280	84,720	90,240
Cheyenne0.7	Cheyenne		70%	1,046	1,121	1,345	1,554	1,734	41,860	47,880	53,830	59,780	64,610	69,370	74,130	78,960
Cheyenne0.6	Cheyenne		60%	897	961	1,153	1,332	1,486	35,880	41,040	46,140	51,240	55,380	59,460	63,540	67,680
Cheyenne0.55	Cheyenne		55%	822	881	1,057	1,221	1,362	32,890	37,620	42,295	46,970	50,765	54,505	58,245	62,040
Cheyenne0.5	Cheyenne		50%	747	801	961	1,110	1,238	29,900	34,200	38,450	42,700	46,150	49,550	52,950	56,400
Cheyenne0.45	Cheyenne		45%	672	721	865	999	1,114	26,910	30,780	34,605	38,430	41,535	44,595	47,655	50,760
Cheyenne0.4	Cheyenne		40%	598	641	769	888	991	23,920	27,360	30,760	34,160	36,920	39,640	42,360	45,120
Cheyenne0.3	Cheyenne		30%	448	480	576	666	743	17,940	20,520	23,070	25,620	27,690	29,730	31,770	33,840
Cheyenne0.2	Cheyenne		20%	299	320	384	444	495	11,960	13,680	15,380	17,080	18,460	19,820	21,180	22,560
Clear Creek1.2	Clear Creek		120%	2,463	2,638	3,165	3,657	4,080	98,520	112,560	126,600	140,640	151,920	163,200	174,480	185,760
Clear Creek1	Clear Creek		100%	2,052	2,198	2,637	3,047	3,400	82,100	93,800	105,500	117,200	126,600	136,000	145,400	154,800
Clear Creek0.8	Clear Creek		80%	1,642	1,759	2,110	2,438	2,720	65,680	75,040	84,400	93,760	101,280	108,800	116,320	123,840
Clear Creek0.7	Clear Creek		70%	1,436	1,539	1,846	2,133	2,380	57,470	65,660	73,850	82,040	88,620	95,200	101,780	108,360
Clear Creek0.6	Clear Creek		60%	1,231	1,319	1,582	1,828	2,040	49,260	56,280	63,300	70,320	75,960	81,600	87,240	92,880
Clear Creek0.55	Clear Creek		55%	1,128	1,209	1,450	1,676	1,870	45,155	51,590	58,025	64,460	69,630	74,800	79,970	85,140
Clear Creek0.5	Clear Creek		50%	1,026	1,099	1,318	1,523	1,700	41,050	46,900	52,750	58,600	63,300	68,000	72,700	77,400
Clear Creek0.45	Clear Creek		45%	923	989	1,186	1,371	1,530	36,945	42,210	47,475	52,740	56,970	61,200	65,430	69,660
Clear Creek0.4	Clear Creek		40%	821	879	1,055	1,219	1,360	32,840	37,520	42,200	46,880	50,640	54,400	58,160	61,920
Clear Creek0.3	Clear Creek		30%	615	659	791	914	1,020	24,630	28,140	31,650	35,160	37,980	40,800	43,620	46,440
Clear Creek0.2	Clear Creek		20%	410	439	527	609	680	16,420	18,760	21,100	23,440	25,320	27,200	29,080	30,960
Conejos1.2	Conejos		120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Conejos1	Conejos		100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Conejos0.8	Conejos		80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Conejos0.7	Conejos		70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Conejos0.6	Conejos		60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160

Conejos0.55	Conejos	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730	
Conejos0.5	Conejos	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300	
Conejos0.45	Conejos	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870	
Conejos0.4	Conejos	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440	
Conejos0.3	Conejos	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580	
Conejos0.2	Conejos	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720	
Costilla1.2	Costilla	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320	
Costilla1	Costilla	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600	
Costilla0.8	Costilla	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880	
Costilla0.7	Costilla	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020	
Costilla0.6	Costilla	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160	
Costilla0.55	Costilla	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730	
Costilla0.5	Costilla	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300	
Costilla0.45	Costilla	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870	
Costilla0.4	Costilla	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440	
Costilla0.3	Costilla	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580	
Costilla0.2	Costilla	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720	
Crowley0.6Y	Crowley	Y	60%	871	933	1,120	1,295	1,444	34,860	39,840	44,820	49,800	53,820	57,780	61,800	65,760
Crowley0.55Y	Crowley	Y	55%	798	855	1,027	1,187	1,324	31,955	36,520	41,085	45,650	49,335	52,965	56,650	60,280
Crowley0.5Y	Crowley	Y	50%	726	778	933	1,079	1,203	29,050	33,200	37,350	41,500	44,850	48,150	51,500	54,800
Crowley0.45Y	Crowley	Y	45%	653	700	840	971	1,083	26,145	29,880	33,615	37,350	40,365	43,335	46,350	49,320
Crowley0.4Y	Crowley	Y	40%	581	622	747	863	963	23,240	26,560	29,880	33,200	35,880	38,520	41,200	43,840
Crowley0.3Y	Crowley	Y	30%	435	466	560	647	722	17,430	19,920	22,410	24,900	26,910	28,890	30,900	32,880
Crowley1.2	Crowley	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320	
Crowley1	Crowley	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600	
Crowley0.8	Crowley	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880	
Crowley0.7	Crowley	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020	
Crowley0.6	Crowley	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160	
Crowley0.55	Crowley	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730	
Crowley0.5	Crowley	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300	
Crowley0.45	Crowley	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870	
Crowley0.4	Crowley	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440	
Crowley0.3	Crowley	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580	
Crowley0.2	Crowley	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720	
Custer1.2	Custer	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320	
Custer1	Custer	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600	
Custer0.8	Custer	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880	
Custer0.7	Custer	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020	
Custer0.6	Custer	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160	
Custer0.55	Custer	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730	
Custer0.5	Custer	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300	
Custer0.45	Custer	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870	
Custer0.4	Custer	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440	
Custer0.3	Custer	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580	
Custer0.2	Custer	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720	
Delta1.2	Delta	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320	
Delta1	Delta	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600	
Delta0.8	Delta	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880	
Delta0.7	Delta	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020	
Delta0.6	Delta	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160	

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Delta0.55	Delta	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730	
Delta0.5	Delta	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300	
Delta0.45	Delta	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870	
Delta0.4	Delta	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440	
Delta0.3	Delta	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580	
Delta0.2	Delta	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720	
Denver0.6Y	Denver	Y	60%	1,237	1,326	1,591	1,838	2,050	49,500	56,580	63,660	70,680	76,380	82,020	87,660	93,300
Denver0.55Y	Denver	Y	55%	1,134	1,215	1,458	1,685	1,879	45,375	51,865	58,355	64,790	70,015	75,185	80,355	85,525
Denver0.5Y	Denver	Y	50%	1,031	1,105	1,326	1,531	1,708	41,250	47,150	53,050	58,900	63,650	68,350	73,050	77,750
Denver0.45Y	Denver	Y	45%	928	994	1,193	1,378	1,537	37,125	42,435	47,745	53,010	57,285	61,515	65,745	69,975
Denver0.4Y	Denver	Y	40%	825	884	1,061	1,225	1,367	33,000	37,720	42,440	47,120	50,920	54,680	58,440	62,200
Denver0.3Y	Denver	Y	30%	618	663	795	919	1,025	24,750	28,290	31,830	35,340	38,190	41,010	43,830	46,650
Denver1.2	Denver	120%	2,463	2,638	3,165	3,657	4,080	98,520	112,560	126,600	140,640	151,920	163,200	174,480	185,760	
Denver1	Denver	100%	2,052	2,198	2,637	3,047	3,400	82,100	93,800	105,500	117,200	126,600	136,000	145,400	154,800	
Denver0.8	Denver	80%	1,642	1,759	2,110	2,438	2,720	65,680	75,040	84,400	93,760	101,280	108,800	116,320	123,840	
Denver0.7	Denver	70%	1,436	1,539	1,846	2,133	2,380	57,470	65,660	73,850	82,040	88,620	95,200	101,780	108,360	
Denver0.6	Denver	60%	1,231	1,319	1,582	1,828	2,040	49,260	56,280	63,300	70,320	75,960	81,600	87,240	92,880	
Denver0.55	Denver	55%	1,128	1,209	1,450	1,676	1,870	45,155	51,590	58,025	64,460	69,630	74,800	79,970	85,140	
Denver0.5	Denver	50%	1,026	1,099	1,318	1,523	1,700	41,050	46,900	52,750	58,600	63,300	68,000	72,700	77,400	
Denver0.45	Denver	45%	923	989	1,186	1,371	1,530	36,945	42,210	47,475	52,740	56,970	61,200	65,430	69,660	
Denver0.4	Denver	40%	821	879	1,055	1,219	1,360	32,840	37,520	42,200	46,880	50,640	54,400	58,160	61,920	
Denver0.3	Denver	30%	615	659	791	914	1,020	24,630	28,140	31,650	35,160	37,980	40,800	43,620	46,440	
Denver0.2	Denver	20%	410	439	527	609	680	16,420	18,760	21,100	23,440	25,320	27,200	29,080	30,960	
Dolores1.2	Dolores	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320	
Dolores1	Dolores	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600	
Dolores0.8	Dolores	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880	
Dolores0.7	Dolores	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020	
Dolores0.6	Dolores	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160	
Dolores0.55	Dolores	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730	
Dolores0.5	Dolores	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300	
Dolores0.45	Dolores	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870	
Dolores0.4	Dolores	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440	
Dolores0.3	Dolores	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580	
Dolores0.2	Dolores	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720	
Douglas1.2	Douglas	120%	2,463	2,638	3,165	3,657	4,080	98,520	112,560	126,600	140,640	151,920	163,200	174,480	185,760	
Douglas1	Douglas	100%	2,052	2,198	2,637	3,047	3,400	82,100	93,800	105,500	117,200	126,600	136,000	145,400	154,800	
Douglas0.8	Douglas	80%	1,642	1,759	2,110	2,438	2,720	65,680	75,040	84,400	93,760	101,280	108,800	116,320	123,840	
Douglas0.7	Douglas	70%	1,436	1,539	1,846	2,133	2,380	57,470	65,660	73,850	82,040	88,620	95,200	101,780	108,360	
Douglas0.6	Douglas	60%	1,231	1,319	1,582	1,828	2,040	49,260	56,280	63,300	70,320	75,960	81,600	87,240	92,880	
Douglas0.55	Douglas	55%	1,128	1,209	1,450	1,676	1,870	45,155	51,590	58,025	64,460	69,630	74,800	79,970	85,140	
Douglas0.5	Douglas	50%	1,026	1,099	1,318	1,523	1,700	41,050	46,900	52,750	58,600	63,300	68,000	72,700	77,400	
Douglas0.45	Douglas	45%	923	989	1,186	1,371	1,530	36,945	42,210	47,475	52,740	56,970	61,200	65,430	69,660	
Douglas0.4	Douglas	40%	821	879	1,055	1,219	1,360	32,840	37,520	42,200	46,880	50,640	54,400	58,160	61,920	
Douglas0.3	Douglas	30%	615	659	791	914	1,020	24,630	28,140	31,650	35,160	37,980	40,800	43,620	46,440	
Douglas0.2	Douglas	20%	410	439	527	609	680	16,420	18,760	21,100	23,440	25,320	27,200	29,080	30,960	
Eagle1.2	Eagle	120%	2,349	2,517	3,021	3,489	3,891	93,960	107,400	120,840	134,160	144,960	155,640	166,440	177,120	
Eagle1	Eagle	100%	1,957	2,097	2,517	2,907	3,242	78,300	89,500	100,700	111,800	120,800	129,700	138,700	147,600	
Eagle0.8	Eagle	80%	1,566	1,678	2,014	2,326	2,594	62,640	71,600	80,560	89,440	96,640	103,760	110,960	118,080	
Eagle0.7	Eagle	70%	1,370	1,468	1,762	2,035	2,269	54,810	62,650	70,490	78,260	84,560	90,790	97,090	103,320	
Eagle0.6	Eagle	60%	1,174	1,258	1,510	1,744	1,945	46,980	53,700	60,420	67,080	72,480	77,820	83,220	88,560	

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Eagle0.55	Eagle	55%	1,076	1,153	1,384	1,599	1,783	43,065	49,225	55,385	61,490	66,440	71,335	76,285	81,180
Eagle0.5	Eagle	50%	978	1,048	1,258	1,453	1,621	39,150	44,750	50,350	55,900	60,400	64,850	69,350	73,800
Eagle0.45	Eagle	45%	880	943	1,132	1,308	1,459	35,235	40,275	45,315	50,310	54,360	58,365	62,415	66,420
Eagle0.4	Eagle	40%	783	839	1,007	1,163	1,297	31,320	35,800	40,280	44,720	48,320	51,880	55,480	59,040
Eagle0.3	Eagle	30%	587	629	755	872	972	23,490	26,850	30,210	33,540	36,240	38,910	41,610	44,280
Eagle0.2	Eagle	20%	391	419	503	581	648	15,660	17,900	20,140	22,360	24,160	25,940	27,740	29,520
El Paso1.2	El Paso	120%	1,935	2,073	2,487	2,874	3,207	77,400	88,440	99,480	110,520	119,400	128,280	137,160	145,920
El Paso1	El Paso	100%	1,612	1,727	2,072	2,395	2,672	64,500	73,700	82,900	92,100	99,500	106,900	114,300	121,600
El Paso0.8	El Paso	80%	1,290	1,382	1,658	1,916	2,138	51,600	58,960	66,320	73,680	79,600	85,520	91,440	97,280
El Paso0.7	El Paso	70%	1,128	1,209	1,450	1,676	1,870	45,150	51,590	58,030	64,470	69,650	74,830	80,010	85,120
El Paso0.6	El Paso	60%	967	1,036	1,243	1,437	1,603	38,700	44,220	49,740	55,260	59,700	64,140	68,580	72,960
El Paso0.55	El Paso	55%	886	950	1,139	1,317	1,469	35,475	40,535	45,595	50,655	54,725	58,795	62,865	66,880
El Paso0.5	El Paso	50%	806	863	1,036	1,197	1,336	32,250	36,850	41,450	46,050	49,750	53,450	57,150	60,800
El Paso0.45	El Paso	45%	725	777	932	1,077	1,202	29,025	33,165	37,305	41,445	44,775	48,105	51,435	54,720
El Paso0.4	El Paso	40%	645	691	829	958	1,069	25,800	29,480	33,160	36,840	39,800	42,760	45,720	48,640
El Paso0.3	El Paso	30%	483	518	621	718	801	19,350	22,110	24,870	27,630	29,850	32,070	34,290	36,480
El Paso0.2	El Paso	20%	322	345	414	479	534	12,900	14,740	16,580	18,420	19,900	21,380	22,860	24,320
Elbert1.2	Elbert	120%	2,463	2,638	3,165	3,657	4,080	98,520	112,560	126,600	140,640	151,920	163,200	174,480	185,760
Elbert1	Elbert	100%	2,052	2,198	2,637	3,047	3,400	82,100	93,800	105,500	117,200	126,600	136,000	145,400	154,800
Elbert0.8	Elbert	80%	1,642	1,759	2,110	2,438	2,720	65,680	75,040	84,400	93,760	101,280	108,800	116,320	123,840
Elbert0.7	Elbert	70%	1,436	1,539	1,846	2,133	2,380	57,470	65,660	73,850	82,040	88,620	95,200	101,780	108,360
Elbert0.6	Elbert	60%	1,231	1,319	1,582	1,828	2,040	49,260	56,280	63,300	70,320	75,960	81,600	87,240	92,880
Elbert0.55	Elbert	55%	1,128	1,209	1,450	1,676	1,870	45,155	51,590	58,025	64,460	69,630	74,800	79,970	85,140
Elbert0.5	Elbert	50%	1,026	1,099	1,318	1,523	1,700	41,050	46,900	52,750	58,600	63,300	68,000	72,700	77,400
Elbert0.45	Elbert	45%	923	989	1,186	1,371	1,530	36,945	42,210	47,475	52,740	56,970	61,200	65,430	69,660
Elbert0.4	Elbert	40%	821	879	1,055	1,219	1,360	32,840	37,520	42,200	46,880	50,640	54,400	58,160	61,920
Elbert0.3	Elbert	30%	615	659	791	914	1,020	24,630	28,140	31,650	35,160	37,980	40,800	43,620	46,440
Elbert0.2	Elbert	20%	410	439	527	609	680	16,420	18,760	21,100	23,440	25,320	27,200	29,080	30,960
Fremont1.2	Fremont	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Fremont1	Fremont	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Fremont0.8	Fremont	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Fremont0.7	Fremont	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Fremont0.6	Fremont	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Fremont0.55	Fremont	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Fremont0.5	Fremont	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Fremont0.45	Fremont	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Fremont0.4	Fremont	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Fremont0.3	Fremont	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Fremont0.2	Fremont	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720
Garfield1.2	Garfield	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
Garfield1	Garfield	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
Garfield0.8	Garfield	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
Garfield0.7	Garfield	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
Garfield0.6	Garfield	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
Garfield0.55	Garfield	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
Garfield0.5	Garfield	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
Garfield0.45	Garfield	45%	742	795	954	1,102	1,229	29,700	33,930	38,160	42,390	45,810	49,185	52,605	55,980
Garfield0.4	Garfield	40%	660	707	848	980	1,093	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
Garfield0.3	Garfield	30%	495	530	636	735	819	19,800	22,620	25,440	28,260	30,540	32,790	35,070	37,320
Garfield0.2	Garfield	20%	330	353	424	490	546	13,200	15,080	16,960	18,840	20,360	21,860	23,380	24,880

Gilpin1.2	Gilpin	120%	2,463	2,638	3,165	3,657	4,080	98,520	112,560	126,600	140,640	151,920	163,200	174,480	185,760
Gilpin1	Gilpin	100%	2,052	2,198	2,637	3,047	3,400	82,100	93,800	105,500	117,200	126,600	136,000	145,400	154,800
Gilpin0.8	Gilpin	80%	1,642	1,759	2,110	2,438	2,720	65,680	75,040	84,400	93,760	101,280	108,800	116,320	123,840
Gilpin0.7	Gilpin	70%	1,436	1,539	1,846	2,133	2,380	57,470	65,660	73,850	82,040	88,620	95,200	101,780	108,360
Gilpin0.6	Gilpin	60%	1,231	1,319	1,582	1,828	2,040	49,260	56,280	63,300	70,320	75,960	81,600	87,240	92,880
Gilpin0.55	Gilpin	55%	1,128	1,209	1,450	1,676	1,870	45,155	51,590	58,025	64,460	69,630	74,800	79,970	85,140
Gilpin0.5	Gilpin	50%	1,026	1,099	1,318	1,523	1,700	41,050	46,900	52,750	58,600	63,300	68,000	72,700	77,400
Gilpin0.45	Gilpin	45%	923	989	1,186	1,371	1,530	36,945	42,210	47,475	52,740	56,970	61,200	65,430	69,660
Gilpin0.4	Gilpin	40%	821	879	1,055	1,219	1,360	32,840	37,520	42,200	46,880	50,640	54,400	58,160	61,920
Gilpin0.3	Gilpin	30%	615	659	791	914	1,020	24,630	28,140	31,650	35,160	37,980	40,800	43,620	46,440
Gilpin0.2	Gilpin	20%	410	439	527	609	680	16,420	18,760	21,100	23,440	25,320	27,200	29,080	30,960
Grand1.2	Grand	120%	1,851	1,983	2,379	2,749	3,066	74,040	84,600	95,160	105,720	114,240	122,640	131,160	139,560
Grand1	Grand	100%	1,542	1,652	1,982	2,291	2,555	61,700	70,500	79,300	88,100	95,200	102,200	109,300	116,300
Grand0.8	Grand	80%	1,234	1,322	1,586	1,833	2,044	49,360	56,400	63,440	70,480	76,160	81,760	87,440	93,040
Grand0.7	Grand	70%	1,079	1,156	1,387	1,603	1,788	43,190	49,350	55,510	61,670	66,640	71,540	76,510	81,410
Grand0.6	Grand	60%	925	991	1,189	1,374	1,533	37,020	42,300	47,580	52,860	57,120	61,320	65,580	69,780
Grand0.55	Grand	55%	848	908	1,090	1,260	1,405	33,935	38,775	43,615	48,455	52,360	56,210	60,115	63,965
Grand0.5	Grand	50%	771	826	991	1,145	1,277	30,850	35,250	39,650	44,050	47,600	51,100	54,650	58,150
Grand0.45	Grand	45%	694	743	892	1,031	1,149	27,765	31,725	35,685	39,645	42,840	45,990	49,185	52,335
Grand0.4	Grand	40%	617	661	793	916	1,022	24,680	28,200	31,720	35,240	38,080	40,880	43,720	46,520
Grand0.3	Grand	30%	462	495	594	687	766	18,510	21,150	23,790	26,430	28,560	30,660	32,790	34,890
Grand0.2	Grand	20%	308	330	396	458	511	12,340	14,100	15,860	17,620	19,040	20,440	21,860	23,260
Gunnison1.2	Gunnison	120%	1,860	1,992	2,391	2,761	3,081	74,400	84,960	95,640	106,200	114,720	123,240	131,760	140,280
Gunnison1	Gunnison	100%	1,550	1,660	1,992	2,301	2,567	62,000	70,800	79,700	88,500	95,600	102,700	109,800	116,900
Gunnison0.8	Gunnison	80%	1,240	1,328	1,594	1,841	2,054	49,600	56,640	63,760	70,800	76,480	82,160	87,840	93,520
Gunnison0.7	Gunnison	70%	1,085	1,162	1,394	1,610	1,797	43,400	49,560	55,790	61,950	66,920	71,890	76,860	81,830
Gunnison0.6	Gunnison	60%	930	996	1,195	1,380	1,540	37,200	42,480	47,820	53,100	57,360	61,620	65,880	70,140
Gunnison0.55	Gunnison	55%	852	913	1,095	1,265	1,412	34,100	38,940	43,835	48,675	52,580	56,485	60,390	64,295
Gunnison0.5	Gunnison	50%	775	830	996	1,150	1,283	31,000	35,400	39,850	44,250	47,800	51,350	54,900	58,450
Gunnison0.45	Gunnison	45%	697	747	896	1,035	1,155	27,900	31,860	35,865	39,825	43,020	46,215	49,410	52,605
Gunnison0.4	Gunnison	40%	620	664	797	920	1,027	24,800	28,320	31,880	35,400	38,240	41,080	43,920	46,760
Gunnison0.3	Gunnison	30%	465	498	597	690	770	18,600	21,240	23,910	26,550	28,680	30,810	32,940	35,070
Gunnison0.2	Gunnison	20%	310	332	398	460	513	12,400	14,160	15,940	17,700	19,120	20,540	21,960	23,380
Hinsdale1.2	Hinsdale	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Hinsdale1	Hinsdale	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Hinsdale0.8	Hinsdale	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Hinsdale0.7	Hinsdale	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Hinsdale0.6	Hinsdale	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Hinsdale0.55	Hinsdale	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Hinsdale0.5	Hinsdale	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Hinsdale0.45	Hinsdale	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Hinsdale0.4	Hinsdale	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Hinsdale0.3	Hinsdale	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Hinsdale0.2	Hinsdale	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720
Huerfano1.2	Huerfano	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Huerfano1	Huerfano	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Huerfano0.8	Huerfano	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Huerfano0.7	Huerfano	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Huerfano0.6	Huerfano	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Huerfano0.55	Huerfano	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730

Huerfano0.5	Huerfano	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Huerfano0.45	Huerfano	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Huerfano0.4	Huerfano	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Huerfano0.3	Huerfano	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Huerfano0.2	Huerfano	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720
Jackson1.2	Jackson	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Jackson1	Jackson	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Jackson0.8	Jackson	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Jackson0.7	Jackson	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Jackson0.6	Jackson	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Jackson0.55	Jackson	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Jackson0.5	Jackson	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Jackson0.45	Jackson	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Jackson0.4	Jackson	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Jackson0.3	Jackson	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Jackson0.2	Jackson	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720
Jefferson1.2	Jefferson	120%	2,463	2,638	3,165	3,657	4,080	98,520	112,560	126,600	140,640	151,920	163,200	174,480	185,760
Jefferson1	Jefferson	100%	2,052	2,198	2,637	3,047	3,400	82,100	93,800	105,500	117,200	126,600	136,000	145,400	154,800
Jefferson0.8	Jefferson	80%	1,642	1,759	2,110	2,438	2,720	65,680	75,040	84,400	93,760	101,280	108,800	116,320	123,840
Jefferson0.7	Jefferson	70%	1,436	1,539	1,846	2,133	2,380	57,470	65,660	73,850	82,040	88,620	95,200	101,780	108,360
Jefferson0.6	Jefferson	60%	1,231	1,319	1,582	1,828	2,040	49,260	56,280	63,300	70,320	75,960	81,600	87,240	92,880
Jefferson0.55	Jefferson	55%	1,128	1,209	1,450	1,676	1,870	45,155	51,590	58,025	64,460	69,630	74,800	79,970	85,140
Jefferson0.5	Jefferson	50%	1,026	1,099	1,318	1,523	1,700	41,050	46,900	52,750	58,600	63,300	68,000	72,700	77,400
Jefferson0.45	Jefferson	45%	923	989	1,186	1,371	1,530	36,945	42,210	47,475	52,740	56,970	61,200	65,430	69,660
Jefferson0.4	Jefferson	40%	821	879	1,055	1,219	1,360	32,840	37,520	42,200	46,880	50,640	54,400	58,160	61,920
Jefferson0.3	Jefferson	30%	615	659	791	914	1,020	24,630	28,140	31,650	35,160	37,980	40,800	43,620	46,440
Jefferson0.2	Jefferson	20%	410	439	527	609	680	16,420	18,760	21,100	23,440	25,320	27,200	29,080	30,960
Kiowa1.2	Kiowa	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Kiowa1	Kiowa	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Kiowa0.8	Kiowa	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Kiowa0.7	Kiowa	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Kiowa0.6	Kiowa	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Kiowa0.55	Kiowa	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Kiowa0.5	Kiowa	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Kiowa0.45	Kiowa	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Kiowa0.4	Kiowa	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Kiowa0.3	Kiowa	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Kiowa0.2	Kiowa	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720
Kit Carson1.2	Kit Carson	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Kit Carson1	Kit Carson	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Kit Carson0.8	Kit Carson	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Kit Carson0.7	Kit Carson	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Kit Carson0.6	Kit Carson	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Kit Carson0.55	Kit Carson	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Kit Carson0.5	Kit Carson	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Kit Carson0.45	Kit Carson	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Kit Carson0.4	Kit Carson	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Kit Carson0.3	Kit Carson	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Kit Carson0.2	Kit Carson	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720
LaPlata1.2	La Plata	120%	2,061	2,208	2,649	3,061	3,414	82,440	94,200	105,960	117,720	127,200	136,560	146,040	155,400

2022 Income Limit and Maximum Rent Tables for All Colorado Counties 20% to 120% of Area Median Income (AMI)

HUD Effective Date: April 18, 2022

La Plata1	La Plata	100%	1,717	1,840	2,207	2,551	2,845	68,700	78,500	88,300	98,100	106,000	113,800	121,700	129,500	
La Plata0.8	La Plata	80%	1,374	1,472	1,766	2,041	2,276	54,960	62,800	70,640	78,480	84,800	91,040	97,360	103,600	
La Plata0.7	La Plata	70%	1,202	1,288	1,545	1,785	1,991	48,090	54,950	61,810	68,670	74,200	79,660	85,190	90,650	
La Plata0.6	La Plata	60%	1,030	1,104	1,324	1,530	1,707	41,220	47,100	52,980	58,860	63,600	68,280	73,020	77,700	
La Plata0.55	La Plata	55%	944	1,012	1,214	1,403	1,564	37,785	43,175	48,565	53,955	58,300	62,590	66,935	71,225	
La Plata0.5	La Plata	50%	858	920	1,103	1,275	1,422	34,350	39,250	44,150	49,050	53,000	56,900	60,850	64,750	
La Plata0.45	La Plata	45%	772	828	993	1,148	1,280	30,915	35,325	39,735	44,145	47,700	51,210	54,765	58,275	
La Plata0.4	La Plata	40%	687	736	883	1,020	1,138	27,480	31,400	35,320	39,240	42,400	45,520	48,680	51,800	
La Plata0.3	La Plata	30%	515	552	662	765	853	20,610	23,550	26,490	29,430	31,800	34,140	36,510	38,850	
La Plata0.2	La Plata	20%	343	368	441	510	569	13,740	15,700	17,660	19,620	21,200	22,760	24,340	25,900	
Lake1.2	Lake	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320	
Lake1	Lake	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600	
Lake0.8	Lake	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880	
Lake0.7	Lake	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020	
Lake0.6	Lake	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160	
Lake0.55	Lake	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730	
Lake0.5	Lake	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300	
Lake0.45	Lake	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870	
Lake0.4	Lake	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440	
Lake0.3	Lake	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580	
Lake0.2	Lake	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720	
Larimer0.6Y	Larimer	Y	60%	1,170	1,253	1,503	1,737	1,938	46,800	53,460	60,120	66,780	72,180	77,520	82,860	88,200
Larimer0.55Y	Larimer	Y	55%	1,072	1,148	1,377	1,592	1,776	42,900	49,005	55,110	61,215	66,165	71,060	75,955	80,850
Larimer0.5Y	Larimer	Y	50%	975	1,044	1,252	1,447	1,615	39,000	44,550	50,100	55,650	60,150	64,600	69,050	73,500
Larimer0.45Y	Larimer	Y	45%	877	939	1,127	1,302	1,453	35,100	40,095	45,090	50,085	54,135	58,140	62,145	66,150
Larimer0.4Y	Larimer	Y	40%	780	835	1,002	1,158	1,292	31,200	35,640	40,080	44,520	48,120	51,680	55,240	58,800
Larimer0.3Y	Larimer	Y	30%	585	626	751	868	969	23,400	26,730	30,060	33,390	36,090	38,760	41,430	44,100
Larimer1.2	Larimer	120%	2,256	2,416	2,898	3,348	3,735	90,240	103,080	115,920	128,760	139,080	149,400	159,720	170,040	
Larimer1	Larimer	100%	1,880	2,013	2,415	2,790	3,112	75,200	85,900	96,600	107,300	115,900	124,500	133,100	141,700	
Larimer0.8	Larimer	80%	1,504	1,611	1,932	2,232	2,490	60,160	68,720	77,280	85,840	92,720	99,600	106,480	113,360	
Larimer0.7	Larimer	70%	1,316	1,409	1,690	1,953	2,178	52,640	60,130	67,620	75,110	81,130	87,150	93,170	99,190	
Larimer0.6	Larimer	60%	1,128	1,208	1,449	1,674	1,867	45,120	51,540	57,960	64,380	69,540	74,700	79,860	85,020	
Larimer0.55	Larimer	55%	1,034	1,107	1,328	1,534	1,711	41,360	47,245	53,130	59,015	63,745	68,475	73,205	77,935	
Larimer0.5	Larimer	50%	940	1,006	1,207	1,395	1,556	37,600	42,950	48,300	53,650	57,950	62,250	66,550	70,850	
Larimer0.45	Larimer	45%	846	906	1,086	1,255	1,400	33,840	38,655	43,470	48,285	52,155	56,025	59,895	63,765	
Larimer0.4	Larimer	40%	752	805	966	1,116	1,245	30,080	34,360	38,640	42,920	46,360	49,800	53,240	56,680	
Larimer0.3	Larimer	30%	564	604	724	837	933	22,560	25,770	28,980	32,190	34,770	37,350	39,930	42,510	
Larimer0.2	Larimer	20%	376	402	483	558	622	15,040	17,180	19,320	21,460	23,180	24,900	26,620	28,340	
Las Animas1.2	Las Animas	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320	
Las Animas1	Las Animas	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600	
Las Animas0.8	Las Animas	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880	
Las Animas0.7	Las Animas	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020	
Las Animas0.6	Las Animas	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160	
Las Animas0.55	Las Animas	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730	
Las Animas0.5	Las Animas	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300	
Las Animas0.45	Las Animas	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870	
Las Animas0.4	Las Animas	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440	
Las Animas0.3	Las Animas	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580	
Las Animas0.2	Las Animas	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720	
Lincoln0.6Y	Lincoln	Y	60%	919	984	1,182	1,365	1,522	36,780	42,000	47,280	52,500	56,700	60,900	65,100	69,300

Lincoln0.55Y	Lincoln	Y	55%	842	902	1,083	1,251	1,395	33,715	38,500	43,340	48,125	51,975	55,825	59,675	63,525
Lincoln0.5Y	Lincoln	Y	50%	766	820	985	1,137	1,268	30,650	35,000	39,400	43,750	47,250	50,750	54,250	57,750
Lincoln0.45Y	Lincoln	Y	45%	689	738	886	1,023	1,141	27,585	31,500	35,460	39,375	42,525	45,675	48,825	51,975
Lincoln0.4Y	Lincoln	Y	40%	613	656	788	910	1,015	24,520	28,000	31,520	35,000	37,800	40,600	43,400	46,200
Lincoln0.3Y	Lincoln	Y	30%	459	492	591	682	761	18,390	21,000	23,640	26,250	28,350	30,450	32,550	34,650
Lincoln1.2	Lincoln		120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Lincoln1	Lincoln		100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Lincoln0.8	Lincoln		80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Lincoln0.7	Lincoln		70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Lincoln0.6	Lincoln		60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Lincoln0.55	Lincoln		55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Lincoln0.5	Lincoln		50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Lincoln0.45	Lincoln		45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Lincoln0.4	Lincoln		40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Lincoln0.3	Lincoln		30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Lincoln0.2	Lincoln		20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720
Logan1.2	Logan		120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Logan1	Logan		100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Logan0.8	Logan		80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Logan0.7	Logan		70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Logan0.6	Logan		60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Logan0.55	Logan		55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Logan0.5	Logan		50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Logan0.45	Logan		45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Logan0.4	Logan		40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Logan0.3	Logan		30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Logan0.2	Logan		20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720
Mesa0.6Y	Mesa	Y	60%	877	939	1,128	1,302	1,453	35,100	40,080	45,120	50,100	54,120	58,140	62,160	66,180
Mesa0.55Y	Mesa	Y	55%	804	861	1,034	1,194	1,332	32,175	36,740	41,360	45,925	49,610	53,295	56,980	60,665
Mesa0.5Y	Mesa	Y	50%	731	783	940	1,085	1,211	29,250	33,400	37,600	41,750	45,100	48,450	51,800	55,150
Mesa0.45Y	Mesa	Y	45%	658	704	846	977	1,090	26,325	30,060	33,840	37,575	40,590	43,605	46,620	49,635
Mesa0.4Y	Mesa	Y	40%	585	626	752	868	969	23,400	26,720	30,080	33,400	36,080	38,760	41,440	44,120
Mesa0.3Y	Mesa	Y	30%	438	469	564	651	726	17,550	20,040	22,560	25,050	27,060	29,070	31,080	33,090
Mesa1.2	Mesa		120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Mesa1	Mesa		100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Mesa0.8	Mesa		80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Mesa0.7	Mesa		70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Mesa0.6	Mesa		60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Mesa0.55	Mesa		55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Mesa0.5	Mesa		50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Mesa0.45	Mesa		45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Mesa0.4	Mesa		40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Mesa0.3	Mesa		30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Mesa0.2	Mesa		20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720
Mineral1.2	Mineral		120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Mineral1	Mineral		100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Mineral0.8	Mineral		80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Mineral0.7	Mineral		70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Mineral0.6	Mineral		60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Mineral0.55	Mineral		55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730

2022 Income Limit and Maximum Rent Tables for All Colorado Counties 20% to 120% of Area Median Income (AMI)

HUD Effective Date: April 18, 2022

Mineral0.5	Mineral	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Mineral0.45	Mineral	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Mineral0.4	Mineral	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Mineral0.3	Mineral	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Mineral0.2	Mineral	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720
Moffat1.2	Moffat	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Moffat1	Moffat	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Moffat0.8	Moffat	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Moffat0.7	Moffat	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Moffat0.6	Moffat	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Moffat0.55	Moffat	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Moffat0.5	Moffat	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Moffat0.45	Moffat	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Moffat0.4	Moffat	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Moffat0.3	Moffat	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Moffat0.2	Moffat	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720
Montezuma1.2	Montezuma	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Montezuma1	Montezuma	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Montezuma0.8	Montezuma	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Montezuma0.7	Montezuma	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Montezuma0.6	Montezuma	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Montezuma0.55	Montezuma	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Montezuma0.5	Montezuma	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Montezuma0.45	Montezuma	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Montezuma0.4	Montezuma	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Montezuma0.3	Montezuma	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Montezuma0.2	Montezuma	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720
Montrose1.2	Montrose	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Montrose1	Montrose	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Montrose0.8	Montrose	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Montrose0.7	Montrose	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Montrose0.6	Montrose	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Montrose0.55	Montrose	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Montrose0.5	Montrose	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Montrose0.45	Montrose	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Montrose0.4	Montrose	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Montrose0.3	Montrose	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Montrose0.2	Montrose	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720
Morgan1.2	Morgan	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Morgan1	Morgan	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Morgan0.8	Morgan	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Morgan0.7	Morgan	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Morgan0.6	Morgan	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Morgan0.55	Morgan	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Morgan0.5	Morgan	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Morgan0.45	Morgan	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Morgan0.4	Morgan	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Morgan0.3	Morgan	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Morgan0.2	Morgan	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720
Otero1.2	Otero	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320

Otero1	Otero	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600	
Otero0.8	Otero	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880	
Otero0.7	Otero	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020	
Otero0.6	Otero	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160	
Otero0.55	Otero	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730	
Otero0.5	Otero	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300	
Otero0.45	Otero	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870	
Otero0.4	Otero	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440	
Otero0.3	Otero	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580	
Otero0.2	Otero	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720	
Ouray1.2	Ouray	120%	1,863	1,995	2,394	2,764	3,084	74,520	85,080	95,760	106,320	114,840	123,360	131,880	140,400	
Ouray1	Ouray	100%	1,552	1,662	1,995	2,303	2,570	62,100	70,900	79,800	88,600	95,700	102,800	109,900	117,000	
Ouray0.8	Ouray	80%	1,242	1,330	1,596	1,843	2,056	49,680	56,720	63,840	70,880	76,560	82,240	87,920	93,600	
Ouray0.7	Ouray	70%	1,086	1,163	1,396	1,612	1,799	43,470	49,630	55,860	62,020	66,990	71,960	76,930	81,900	
Ouray0.6	Ouray	60%	931	997	1,197	1,382	1,542	37,260	42,540	47,880	53,160	57,420	61,680	65,940	70,200	
Ouray0.55	Ouray	55%	853	914	1,097	1,267	1,413	34,155	38,995	43,890	48,730	52,635	56,540	60,445	64,350	
Ouray0.5	Ouray	50%	776	831	997	1,151	1,285	31,050	35,450	39,900	44,300	47,850	51,400	54,950	58,500	
Ouray0.45	Ouray	45%	698	748	897	1,036	1,156	27,945	31,905	35,910	39,870	43,065	46,260	49,455	52,650	
Ouray0.4	Ouray	40%	621	665	798	921	1,028	24,840	28,360	31,920	35,440	38,280	41,120	43,960	46,800	
Ouray0.3	Ouray	30%	465	498	598	691	771	18,630	21,270	23,940	26,580	28,710	30,840	32,970	35,100	
Ouray0.2	Ouray	20%	310	332	399	460	514	12,420	14,180	15,960	17,720	19,140	20,560	21,980	23,400	
Park1.2	Park	120%	2,463	2,638	3,165	3,657	4,080	98,520	112,560	126,600	140,640	151,920	163,200	174,480	185,760	
Park1	Park	100%	2,052	2,198	2,637	3,047	3,400	82,100	93,800	105,500	117,200	126,600	136,000	145,400	154,800	
Park0.8	Park	80%	1,642	1,759	2,110	2,438	2,720	65,680	75,040	84,400	93,760	101,280	108,800	116,320	123,840	
Park0.7	Park	70%	1,436	1,539	1,846	2,133	2,380	57,470	65,660	73,850	82,040	88,620	95,200	101,780	108,360	
Park0.6	Park	60%	1,231	1,319	1,582	1,828	2,040	49,260	56,280	63,300	70,320	75,960	81,600	87,240	92,880	
Park0.55	Park	55%	1,128	1,209	1,450	1,676	1,870	45,155	51,590	58,025	64,460	69,630	74,800	79,970	85,140	
Park0.5	Park	50%	1,026	1,099	1,318	1,523	1,700	41,050	46,900	52,750	58,600	63,300	68,000	72,700	77,400	
Park0.45	Park	45%	923	989	1,186	1,371	1,530	36,945	42,210	47,475	52,740	56,970	61,200	65,430	69,660	
Park0.4	Park	40%	821	879	1,055	1,219	1,360	32,840	37,520	42,200	46,880	50,640	54,400	58,160	61,920	
Park0.3	Park	30%	615	659	791	914	1,020	24,630	28,140	31,650	35,160	37,980	40,800	43,620	46,440	
Park0.2	Park	20%	410	439	527	609	680	16,420	18,760	21,100	23,440	25,320	27,200	29,080	30,960	
Phillips1.2	Phillips	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320	
Phillips1	Phillips	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600	
Phillips0.8	Phillips	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880	
Phillips0.7	Phillips	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020	
Phillips0.6	Phillips	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160	
Phillips0.55	Phillips	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730	
Phillips0.5	Phillips	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300	
Phillips0.45	Phillips	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870	
Phillips0.4	Phillips	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440	
Phillips0.3	Phillips	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580	
Phillips0.2	Phillips	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720	
Pitkin0.6Y	Pitkin	Y	60%	1,234	1,322	1,587	1,833	2,044	49,380	56,400	63,480	70,500	76,140	81,780	87,420	93,060
Pitkin0.55Y	Pitkin	Y	55%	1,131	1,212	1,454	1,680	1,874	45,265	51,700	58,190	64,625	69,795	74,965	80,135	85,305
Pitkin0.5Y	Pitkin	Y	50%	1,028	1,101	1,322	1,527	1,703	41,150	47,000	52,900	58,750	63,450	68,150	72,850	77,550
Pitkin0.45Y	Pitkin	Y	45%	925	991	1,190	1,374	1,533	37,035	42,300	47,610	52,875	57,105	61,335	65,565	69,795
Pitkin0.4Y	Pitkin	Y	40%	823	881	1,058	1,222	1,363	32,920	37,600	42,320	47,000	50,760	54,520	58,280	62,040
Pitkin0.3Y	Pitkin	Y	30%	617	661	793	916	1,022	24,690	28,200	31,740	35,250	38,070	40,890	43,710	46,530
Pitkin1.2	Pitkin	120%	2,268	2,430	2,916	3,370	3,759	90,720	103,680	116,640	129,600	140,040	150,360	160,800	171,120	

2022 Income Limit and Maximum Rent Tables for All Colorado Counties 20% to 120% of Area Median Income (AMI)

HUD Effective Date: April 18, 2022

Pitkin1	Pitkin	100%	1,890	2,025	2,430	2,808	3,132	75,600	86,400	97,200	108,000	116,700	125,300	134,000	142,600
Pitkin0.8	Pitkin	80%	1,512	1,620	1,944	2,247	2,506	60,480	69,120	77,760	86,400	93,360	100,240	107,200	114,080
Pitkin0.7	Pitkin	70%	1,323	1,417	1,701	1,966	2,192	52,920	60,480	68,040	75,600	81,690	87,710	93,800	99,820
Pitkin0.6	Pitkin	60%	1,134	1,215	1,458	1,685	1,879	45,360	51,840	58,320	64,800	70,020	75,180	80,400	85,560
Pitkin0.55	Pitkin	55%	1,039	1,113	1,336	1,544	1,722	41,580	47,520	53,460	59,400	64,185	68,915	73,700	78,430
Pitkin0.5	Pitkin	50%	945	1,012	1,215	1,404	1,566	37,800	43,200	48,600	54,000	58,350	62,650	67,000	71,300
Pitkin0.45	Pitkin	45%	850	911	1,093	1,263	1,409	34,020	38,880	43,740	48,600	52,515	56,385	60,300	64,170
Pitkin0.4	Pitkin	40%	756	810	972	1,123	1,253	30,240	34,560	38,880	43,200	46,680	50,120	53,600	57,040
Pitkin0.3	Pitkin	30%	567	607	729	842	939	22,680	25,920	29,160	32,400	35,010	37,590	40,200	42,780
Pitkin0.2	Pitkin	20%	378	405	486	561	626	15,120	17,280	19,440	21,600	23,340	25,060	26,800	28,520
Prowers1.2	Prowers	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Prowers1	Prowers	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Prowers0.8	Prowers	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Prowers0.7	Prowers	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Prowers0.6	Prowers	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Prowers0.55	Prowers	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Prowers0.5	Prowers	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Prowers0.45	Prowers	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Prowers0.4	Prowers	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Prowers0.3	Prowers	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Prowers0.2	Prowers	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720
Pueblo1.2	Pueblo	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Pueblo1	Pueblo	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Pueblo0.8	Pueblo	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Pueblo0.7	Pueblo	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Pueblo0.6	Pueblo	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Pueblo0.55	Pueblo	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Pueblo0.5	Pueblo	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Pueblo0.45	Pueblo	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Pueblo0.4	Pueblo	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Pueblo0.3	Pueblo	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Pueblo0.2	Pueblo	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720
Rio Blanco1.2	Rio Blanco	120%	1,773	1,899	2,277	2,631	2,934	70,920	81,000	91,080	101,160	109,320	117,360	125,520	133,560
Rio Blanco1	Rio Blanco	100%	1,477	1,582	1,897	2,192	2,445	59,100	67,500	75,900	84,300	91,100	97,800	104,600	111,300
Rio Blanco0.8	Rio Blanco	80%	1,182	1,266	1,518	1,754	1,956	47,280	54,000	60,720	67,440	72,880	78,240	83,680	89,040
Rio Blanco0.7	Rio Blanco	70%	1,034	1,107	1,328	1,534	1,711	41,370	47,250	53,130	59,010	63,770	68,460	73,220	77,910
Rio Blanco0.6	Rio Blanco	60%	886	949	1,138	1,315	1,467	35,460	40,500	45,540	50,580	54,660	58,680	62,760	66,780
Rio Blanco0.55	Rio Blanco	55%	812	870	1,043	1,205	1,344	32,505	37,125	41,745	46,365	50,105	53,790	57,530	61,215
Rio Blanco0.5	Rio Blanco	50%	738	791	948	1,096	1,222	29,550	33,750	37,950	42,150	45,550	48,900	52,300	55,650
Rio Blanco0.45	Rio Blanco	45%	664	712	853	986	1,100	26,595	30,375	34,155	37,935	40,995	44,010	47,070	50,085
Rio Blanco0.4	Rio Blanco	40%	591	633	759	877	978	23,640	27,000	30,360	33,720	36,440	39,120	41,840	44,520
Rio Blanco0.3	Rio Blanco	30%	443	474	569	657	733	17,730	20,250	22,770	25,290	27,330	29,340	31,380	33,390
Rio Blanco0.2	Rio Blanco	20%	295	316	379	438	489	11,820	13,500	15,180	16,860	18,220	19,560	20,920	22,260
Rio Grande1.2	Rio Grande	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Rio Grande1	Rio Grande	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Rio Grande0.8	Rio Grande	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Rio Grande0.7	Rio Grande	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Rio Grande0.6	Rio Grande	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Rio Grande0.55	Rio Grande	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Rio Grande0.5	Rio Grande	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300

2022 Income Limit and Maximum Rent Tables for All Colorado Counties 20% to 120% of Area Median Income (AMI)

HUD Effective Date: April 18, 2022

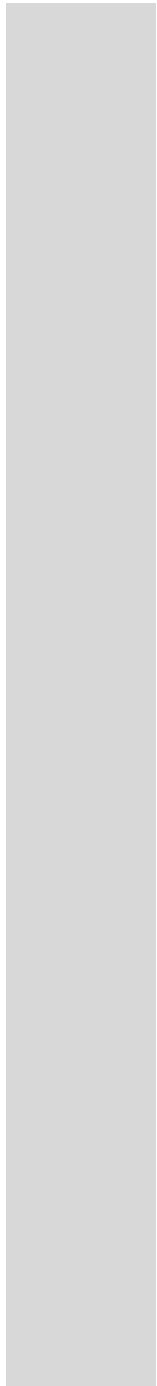
Rio Grande0.45	Rio Grande	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870	
Rio Grande0.4	Rio Grande	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440	
Rio Grande0.3	Rio Grande	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580	
Rio Grande0.2	Rio Grande	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720	
Routt1.2	Routt	120%	2,151	2,304	2,763	3,192	3,561	86,040	98,280	110,520	122,760	132,600	142,440	152,280	162,120	
Routt1	Routt	100%	1,792	1,920	2,302	2,660	2,967	71,700	81,900	92,100	102,300	110,500	118,700	126,900	135,100	
Routt0.8	Routt	80%	1,434	1,536	1,842	2,128	2,374	57,360	65,520	73,680	81,840	88,400	94,960	101,520	108,080	
Routt0.7	Routt	70%	1,254	1,344	1,611	1,862	2,077	50,190	57,330	64,470	71,610	77,350	83,090	88,830	94,570	
Routt0.6	Routt	60%	1,075	1,152	1,381	1,596	1,780	43,020	49,140	55,260	61,380	66,300	71,220	76,140	81,060	
Routt0.55	Routt	55%	985	1,056	1,266	1,463	1,632	39,435	45,045	50,655	56,265	60,775	65,285	69,795	74,305	
Routt0.5	Routt	50%	896	960	1,151	1,330	1,483	35,850	40,950	46,050	51,150	55,250	59,350	63,450	67,550	
Routt0.45	Routt	45%	806	864	1,036	1,197	1,335	32,265	36,855	41,445	46,035	49,725	53,415	57,105	60,795	
Routt0.4	Routt	40%	717	768	921	1,064	1,187	28,680	32,760	36,840	40,920	44,200	47,480	50,760	54,040	
Routt0.3	Routt	30%	537	576	690	798	890	21,510	24,570	27,630	30,690	33,150	35,610	38,070	40,530	
Routt0.2	Routt	20%	358	384	460	532	593	14,340	16,380	18,420	20,460	22,100	23,740	25,380	27,020	
Saguache0.6Y	Saguache	Y	60%	907	972	1,167	1,348	1,504	36,300	41,520	46,680	51,840	56,040	60,180	64,320	68,460
Saguache0.55Y	Saguache	Y	55%	831	891	1,069	1,236	1,379	33,275	38,060	42,790	47,520	51,370	55,165	58,960	62,755
Saguache0.5Y	Saguache	Y	50%	756	810	972	1,123	1,253	30,250	34,600	38,900	43,200	46,700	50,150	53,600	57,050
Saguache0.45Y	Saguache	Y	45%	680	729	875	1,011	1,128	27,225	31,140	35,010	38,880	42,030	45,135	48,240	51,345
Saguache0.4Y	Saguache	Y	40%	605	648	778	899	1,003	24,200	27,680	31,120	34,560	37,360	40,120	42,880	45,640
Saguache0.3Y	Saguache	Y	30%	453	486	583	674	752	18,150	20,760	23,340	25,920	28,020	30,090	32,160	34,230
Saguache1.2	Saguache	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320	
Saguache1	Saguache	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600	
Saguache0.8	Saguache	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880	
Saguache0.7	Saguache	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020	
Saguache0.6	Saguache	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160	
Saguache0.55	Saguache	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730	
Saguache0.5	Saguache	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300	
Saguache0.45	Saguache	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870	
Saguache0.4	Saguache	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440	
Saguache0.3	Saguache	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580	
Saguache0.2	Saguache	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720	
San Juan1.2	San Juan	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320	
San Juan1	San Juan	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600	
San Juan0.8	San Juan	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880	
San Juan0.7	San Juan	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020	
San Juan0.6	San Juan	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160	
San Juan0.55	San Juan	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730	
San Juan0.5	San Juan	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300	
San Juan0.45	San Juan	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870	
San Juan0.4	San Juan	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440	
San Juan0.3	San Juan	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580	
San Juan0.2	San Juan	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720	
San Miguel1.2	San Miguel	120%	2,010	2,152	2,583	2,983	3,327	80,400	91,800	103,320	114,720	123,960	133,080	142,320	151,440	
San Miguel1	San Miguel	100%	1,675	1,793	2,152	2,486	2,772	67,000	76,500	86,100	95,600	103,300	110,900	118,600	126,200	
San Miguel0.8	San Miguel	80%	1,340	1,435	1,722	1,989	2,218	53,600	61,200	68,880	76,480	82,640	88,720	94,880	100,960	
San Miguel0.7	San Miguel	70%	1,172	1,255	1,506	1,740	1,940	46,900	53,550	60,270	66,920	72,310	77,630	83,020	88,340	
San Miguel0.6	San Miguel	60%	1,005	1,076	1,291	1,491	1,663	40,200	45,900	51,660	57,360	61,980	66,540	71,160	75,720	
San Miguel0.55	San Miguel	55%	921	986	1,183	1,367	1,524	36,850	42,075	47,355	52,580	56,815	60,995	65,230	69,410	
San Miguel0.5	San Miguel	50%	837	896	1,076	1,243	1,386	33,500	38,250	43,050	47,800	51,650	55,450	59,300	63,100	

2022 Income Limit and Maximum Rent Tables for All Colorado Counties 20% to 120% of Area Median Income (AMI)

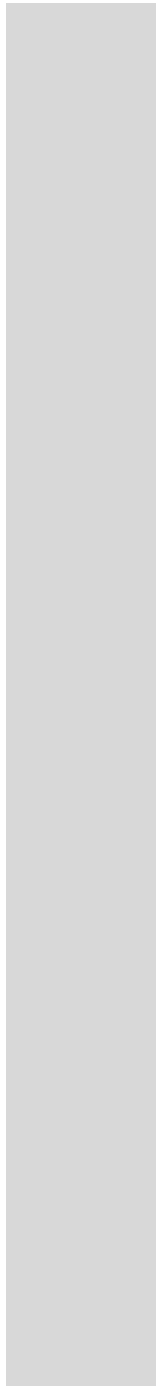
HUD Effective Date: April 18, 2022

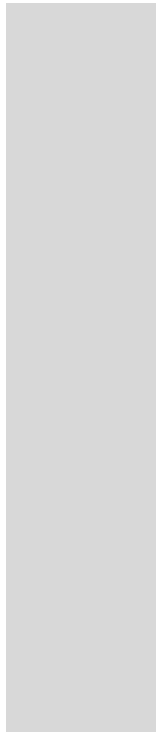
San Miguel0.45	San Miguel	45%	753	807	968	1,118	1,247	30,150	34,425	38,745	43,020	46,485	49,905	53,370	56,790	
San Miguel0.4	San Miguel	40%	670	717	861	994	1,109	26,800	30,600	34,440	38,240	41,320	44,360	47,440	50,480	
San Miguel0.3	San Miguel	30%	502	538	645	745	831	20,100	22,950	25,830	28,680	30,990	33,270	35,580	37,860	
San Miguel0.2	San Miguel	20%	335	358	430	497	554	13,400	15,300	17,220	19,120	20,660	22,180	23,720	25,240	
Sedgwick0.6Y	Sedgwick	<i>Y</i>	<i>60%</i>	<i>955</i>	<i>1,023</i>	<i>1,228</i>	<i>1,418</i>	<i>1,582</i>	<i>38,220</i>	<i>43,680</i>	<i>49,140</i>	<i>54,540</i>	<i>58,920</i>	<i>63,300</i>	<i>67,680</i>	<i>72,000</i>
Sedgwick0.55Y	Sedgwick	<i>Y</i>	<i>55%</i>	<i>875</i>	<i>938</i>	<i>1,126</i>	<i>1,300</i>	<i>1,450</i>	<i>35,035</i>	<i>40,040</i>	<i>45,045</i>	<i>49,995</i>	<i>54,010</i>	<i>58,025</i>	<i>62,040</i>	<i>66,000</i>
Sedgwick0.5Y	Sedgwick	<i>Y</i>	<i>50%</i>	<i>796</i>	<i>853</i>	<i>1,023</i>	<i>1,181</i>	<i>1,318</i>	<i>31,850</i>	<i>36,400</i>	<i>40,950</i>	<i>45,450</i>	<i>49,100</i>	<i>52,750</i>	<i>56,400</i>	<i>60,000</i>
Sedgwick0.45Y	Sedgwick	<i>Y</i>	<i>45%</i>	<i>716</i>	<i>767</i>	<i>921</i>	<i>1,063</i>	<i>1,186</i>	<i>28,665</i>	<i>32,760</i>	<i>36,855</i>	<i>40,905</i>	<i>44,190</i>	<i>47,475</i>	<i>50,760</i>	<i>54,000</i>
Sedgwick0.4Y	Sedgwick	<i>Y</i>	<i>40%</i>	<i>637</i>	<i>682</i>	<i>819</i>	<i>945</i>	<i>1,055</i>	<i>25,480</i>	<i>29,120</i>	<i>32,760</i>	<i>36,360</i>	<i>39,280</i>	<i>42,200</i>	<i>45,120</i>	<i>48,000</i>
Sedgwick0.3Y	Sedgwick	<i>Y</i>	<i>30%</i>	<i>477</i>	<i>511</i>	<i>614</i>	<i>709</i>	<i>791</i>	<i>19,110</i>	<i>21,840</i>	<i>24,570</i>	<i>27,270</i>	<i>29,460</i>	<i>31,650</i>	<i>33,840</i>	<i>36,000</i>
Sedgwick1.2	Sedgwick	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320	
Sedgwick1	Sedgwick	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600	
Sedgwick0.8	Sedgwick	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880	
Sedgwick0.7	Sedgwick	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020	
Sedgwick0.6	Sedgwick	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160	
Sedgwick0.55	Sedgwick	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730	
Sedgwick0.5	Sedgwick	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300	
Sedgwick0.45	Sedgwick	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870	
Sedgwick0.4	Sedgwick	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440	
Sedgwick0.3	Sedgwick	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580	
Sedgwick0.2	Sedgwick	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720	
Summit1.2	Summit	120%	2,199	2,356	2,829	3,267	3,645	87,960	100,560	113,160	125,640	135,720	145,800	155,880	165,960	
Summit1	Summit	100%	1,832	1,963	2,357	2,722	3,037	73,300	83,800	94,300	104,700	113,100	121,500	129,900	138,300	
Summit0.8	Summit	80%	1,466	1,571	1,886	2,178	2,430	58,640	67,040	75,440	83,760	90,480	97,200	103,920	110,640	
Summit0.7	Summit	70%	1,282	1,374	1,650	1,905	2,126	51,310	58,660	66,010	73,290	79,170	85,050	90,930	96,810	
Summit0.6	Summit	60%	1,099	1,178	1,414	1,633	1,822	43,980	50,280	56,580	62,820	67,860	72,900	77,940	82,980	
Summit0.55	Summit	55%	1,007	1,080	1,296	1,497	1,670	40,315	46,090	51,865	57,585	62,205	66,825	71,445	76,065	
Summit0.5	Summit	50%	916	981	1,178	1,361	1,518	36,650	41,900	47,150	52,350	56,550	60,750	64,950	69,150	
Summit0.45	Summit	45%	824	883	1,060	1,225	1,366	32,985	37,710	42,435	47,115	50,895	54,675	58,455	62,235	
Summit0.4	Summit	40%	733	785	943	1,089	1,215	29,320	33,520	37,720	41,880	45,240	48,600	51,960	55,320	
Summit0.3	Summit	30%	549	589	707	816	911	21,990	25,140	28,290	31,410	33,930	36,450	38,970	41,490	
Summit0.2	Summit	20%	366	392	471	544	607	14,660	16,760	18,860	20,940	22,620	24,300	25,980	27,660	
Teller1.2	Teller	120%	1,857	1,990	2,388	2,758	3,078	74,280	84,960	95,520	106,080	114,600	123,120	131,640	140,040	
Teller1	Teller	100%	1,547	1,658	1,990	2,298	2,565	61,900	70,800	79,600	88,400	95,500	102,600	109,700	116,700	
Teller0.8	Teller	80%	1,238	1,327	1,592	1,839	2,052	49,520	56,640	63,680	70,720	76,400	82,080	87,760	93,360	
Teller0.7	Teller	70%	1,083	1,161	1,393	1,609	1,795	43,330	49,560	55,720	61,880	66,850	71,820	76,790	81,690	
Teller0.6	Teller	60%	928	995	1,194	1,379	1,539	37,140	42,480	47,760	53,040	57,300	61,560	65,820	70,020	
Teller0.55	Teller	55%	851	912	1,094	1,264	1,410	34,045	38,940	43,780	48,620	52,525	56,430	60,335	64,185	
Teller0.5	Teller	50%	773	829	995	1,149	1,282	30,950	35,400	39,800	44,200	47,750	51,300	54,850	58,350	
Teller0.45	Teller	45%	696	746	895	1,034	1,154	27,855	31,860	35,820	39,780	42,975	46,170	49,365	52,515	
Teller0.4	Teller	40%	619	663	796	919	1,026	24,760	28,320	31,840	35,360	38,200	41,040	43,880	46,680	
Teller0.3	Teller	30%	464	497	597	689	769	18,570	21,240	23,880	26,520	28,650	30,780	32,910	35,010	
Teller0.2	Teller	20%	309	331	398	459	513	12,380	14,160	15,920	17,680	19,100	20,520	21,940	23,340	
Washington0.6Y	Washington	<i>Y</i>	<i>60%</i>	<i>883</i>	<i>946</i>	<i>1,135</i>	<i>1,312</i>	<i>1,464</i>	<i>35,340</i>	<i>40,380</i>	<i>45,420</i>	<i>50,460</i>	<i>54,540</i>	<i>58,560</i>	<i>62,580</i>	<i>66,660</i>
Washington0.55Y	Washington	<i>Y</i>	<i>55%</i>	<i>809</i>	<i>867</i>	<i>1,040</i>	<i>1,203</i>	<i>1,342</i>	<i>32,395</i>	<i>37,015</i>	<i>41,635</i>	<i>46,255</i>	<i>49,995</i>	<i>53,680</i>	<i>57,365</i>	<i>61,105</i>
Washington0.5Y	Washington	<i>Y</i>	<i>50%</i>	<i>736</i>	<i>788</i>	<i>946</i>	<i>1,093</i>	<i>1,220</i>	<i>29,450</i>	<i>33,650</i>	<i>37,850</i>	<i>42,050</i>	<i>45,450</i>	<i>48,800</i>	<i>52,150</i>	<i>55,550</i>
Washington0.45Y	Washington	<i>Y</i>	<i>45%</i>	<i>662</i>	<i>709</i>	<i>851</i>	<i>984</i>	<i>1,098</i>	<i>26,505</i>	<i>30,285</i>	<i>34,065</i>	<i>37,845</i>	<i>40,905</i>	<i>43,920</i>	<i>46,935</i>	<i>49,995</i>
Washington0.4Y	Washington	<i>Y</i>	<i>40%</i>	<i>589</i>	<i>631</i>	<i>757</i>	<i>875</i>	<i>976</i>	<i>23,560</i>	<i>26,920</i>	<i>30,280</i>	<i>33,640</i>	<i>36,360</i>	<i>39,040</i>	<i>41,720</i>	<i>44,440</i>
Washington0.3Y	Washington	<i>Y</i>	<i>30%</i>	<i>441</i>	<i>473</i>	<i>567</i>	<i>656</i>	<i>732</i>	<i>17,670</i>	<i>20,190</i>	<i>22,710</i>	<i>25,230</i>	<i>27,270</i>	<i>29,280</i>	<i>31,290</i>	<i>33,330</i>

Washington1.2	Washington	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Washington1	Washington	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Washington0.8	Washington	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Washington0.7	Washington	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Washington0.6	Washington	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Washington0.55	Washington	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Washington0.5	Washington	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Washington0.45	Washington	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Washington0.4	Washington	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Washington0.3	Washington	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Washington0.2	Washington	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720
Weld1.2	Weld	120%	2,079	2,227	2,673	3,090	3,447	83,160	95,040	106,920	118,800	128,400	137,880	147,360	156,840
Weld1	Weld	100%	1,732	1,856	2,227	2,575	2,872	69,300	79,200	89,100	99,000	107,000	114,900	122,800	130,700
Weld0.8	Weld	80%	1,386	1,485	1,782	2,060	2,298	55,440	63,360	71,280	79,200	85,600	91,920	98,240	104,560
Weld0.7	Weld	70%	1,212	1,299	1,559	1,802	2,010	48,510	55,440	62,370	69,300	74,900	80,430	85,960	91,490
Weld0.6	Weld	60%	1,039	1,113	1,336	1,545	1,723	41,580	47,520	53,460	59,400	64,200	68,940	73,680	78,420
Weld0.55	Weld	55%	952	1,020	1,225	1,416	1,579	38,115	43,560	49,005	54,450	58,850	63,195	67,540	71,885
Weld0.5	Weld	50%	866	928	1,113	1,287	1,436	34,650	39,600	44,550	49,500	53,500	57,450	61,400	65,350
Weld0.45	Weld	45%	779	835	1,002	1,158	1,292	31,185	35,640	40,095	44,550	48,150	51,705	55,260	58,815
Weld0.4	Weld	40%	693	742	891	1,030	1,149	27,720	31,680	35,640	39,600	42,800	45,960	49,120	52,280
Weld0.3	Weld	30%	519	556	668	772	861	20,790	23,760	26,730	29,700	32,100	34,470	36,840	39,210
Weld0.2	Weld	20%	346	371	445	515	574	13,860	15,840	17,820	19,800	21,400	22,980	24,560	26,140
Yuma1.2	Yuma	120%	1,728	1,851	2,220	2,565	2,862	69,120	78,960	88,800	98,640	106,560	114,480	122,400	130,320
Yuma1	Yuma	100%	1,440	1,542	1,850	2,137	2,385	57,600	65,800	74,000	82,200	88,800	95,400	102,000	108,600
Yuma0.8	Yuma	80%	1,152	1,234	1,480	1,710	1,908	46,080	52,640	59,200	65,760	71,040	76,320	81,600	86,880
Yuma0.7	Yuma	70%	1,008	1,079	1,295	1,496	1,669	40,320	46,060	51,800	57,540	62,160	66,780	71,400	76,020
Yuma0.6	Yuma	60%	864	925	1,110	1,282	1,431	34,560	39,480	44,400	49,320	53,280	57,240	61,200	65,160
Yuma0.55	Yuma	55%	792	848	1,017	1,175	1,311	31,680	36,190	40,700	45,210	48,840	52,470	56,100	59,730
Yuma0.5	Yuma	50%	720	771	925	1,068	1,192	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
Yuma0.45	Yuma	45%	648	694	832	961	1,073	25,920	29,610	33,300	36,990	39,960	42,930	45,900	48,870
Yuma0.4	Yuma	40%	576	617	740	855	954	23,040	26,320	29,600	32,880	35,520	38,160	40,800	43,440
Yuma0.3	Yuma	30%	432	462	555	641	715	17,280	19,740	22,200	24,660	26,640	28,620	30,600	32,580
Yuma0.2	Yuma	20%	288	308	370	427	477	11,520	13,160	14,800	16,440	17,760	19,080	20,400	21,720









**2021 Colorado Division of Housing
Effective June 1, 2021**

County	AMI	0 BDRM	1 BDRM	2 BDRM
ADAMS	30%	\$ 550	\$ 589	\$ 708
ADAMS	40%	\$ 734	\$ 786	\$ 944
ADAMS	50%	\$ 917	\$ 983	\$ 1,180
ADAMS	60%	\$ 1,101	\$ 1,179	\$ 1,416
ALAMOSA	30%	\$ 386	\$ 413	\$ 496
ALAMOSA	40%	\$ 515	\$ 551	\$ 662
ALAMOSA	50%	\$ 643	\$ 659	\$ 827
ALAMOSA	60%	\$ 648	\$ 659	\$ 845
ARAPAHOE	30%	\$ 550	\$ 589	\$ 708
ARAPAHOE	40%	\$ 734	\$ 786	\$ 944
ARAPAHOE	50%	\$ 917	\$ 983	\$ 1,180
ARAPAHOE	60%	\$ 1,101	\$ 1,179	\$ 1,416
ARCHULETA	30%	\$ 386	\$ 413	\$ 496
ARCHULETA	40%	\$ 515	\$ 551	\$ 662
ARCHULETA	50%	\$ 643	\$ 689	\$ 827
ARCHULETA	60%	\$ 772	\$ 784	\$ 993
BACA	30%	\$ 386	\$ 413	\$ 496
BACA	40%	\$ 515	\$ 551	\$ 662
BACA	50%	\$ 620	\$ 624	\$ 734
BACA	60%	\$ 620	\$ 624	\$ 734
BENT	30%	\$ 386	\$ 413	\$ 496
BENT	40%	\$ 515	\$ 551	\$ 662
BENT	50%	\$ 643	\$ 655	\$ 791
BENT	60%	\$ 652	\$ 655	\$ 791
BOULDER	30%	\$ 614	\$ 658	\$ 789
BOULDER	40%	\$ 819	\$ 877	\$ 1,053
BOULDER	50%	\$ 1,023	\$ 1,096	\$ 1,316
BOULDER	60%	\$ 1,228	\$ 1,316	\$ 1,579
BROOMFIELD	30%	\$ 550	\$ 589	\$ 708
BROOMFIELD	40%	\$ 734	\$ 786	\$ 944
BROOMFIELD	50%	\$ 917	\$ 983	\$ 1,180
BROOMFIELD	60%	\$ 1,101	\$ 1,179	\$ 1,416
CHAFFEE	30%	\$ 386	\$ 413	\$ 496
CHAFFEE	40%	\$ 515	\$ 551	\$ 662
CHAFFEE	50%	\$ 601	\$ 689	\$ 827
CHAFFEE	60%	\$ 601	\$ 799	\$ 911
CHEYENNE	30%	\$ 401	\$ 430	\$ 516
CHEYENNE	40%	\$ 535	\$ 557	\$ 688
CHEYENNE	50%	\$ 553	\$ 557	\$ 734
CHEYENNE	60%	\$ 553	\$ 557	\$ 734
CLEAR CREEK	30%	\$ 550	\$ 589	\$ 708
CLEAR CREEK	40%	\$ 734	\$ 786	\$ 944

CLEAR CREEK	50%	\$ 917	\$ 983	\$ 1,180
CLEAR CREEK	60%	\$ 1,101	\$ 1,179	\$ 1,416
CONEJOS	30%	\$ 386	\$ 413	\$ 496
CONEJOS	40%	\$ 515	\$ 551	\$ 662
CONEJOS	50%	\$ 597	\$ 600	\$ 734
CONEJOS	60%	\$ 597	\$ 600	\$ 734
COSTILLA	30%	\$ 386	\$ 413	\$ 496
COSTILLA	40%	\$ 515	\$ 551	\$ 662
COSTILLA	50%	\$ 629	\$ 633	\$ 774
COSTILLA	60%	\$ 629	\$ 633	\$ 774
CROWLEY	30%	\$ 386	\$ 413	\$ 496
CROWLEY	40%	\$ 515	\$ 551	\$ 662
CROWLEY	50%	\$ 643	\$ 683	\$ 827
CROWLEY	60%	\$ 679	\$ 683	\$ 835
CUSTER	30%	\$ 386	\$ 413	\$ 496
CUSTER	40%	\$ 515	\$ 551	\$ 662
CUSTER	50%	\$ 643	\$ 657	\$ 827
CUSTER	60%	\$ 652	\$ 657	\$ 862
DELTA	30%	\$ 386	\$ 413	\$ 496
DELTA	40%	\$ 515	\$ 551	\$ 662
DELTA	50%	\$ 643	\$ 689	\$ 827
DELTA	60%	\$ 739	\$ 744	\$ 981
DENVER	30%	\$ 550	\$ 589	\$ 708
DENVER	40%	\$ 734	\$ 786	\$ 944
DENVER	50%	\$ 917	\$ 983	\$ 1,180
DENVER	60%	\$ 1,101	\$ 1,179	\$ 1,416
DOLORES	30%	\$ 386	\$ 413	\$ 496
DOLORES	40%	\$ 515	\$ 551	\$ 662
DOLORES	50%	\$ 610	\$ 614	\$ 750
DOLORES	60%	\$ 610	\$ 614	\$ 750
DOUGLAS	30%	\$ 550	\$ 589	\$ 708
DOUGLAS	40%	\$ 734	\$ 786	\$ 944
DOUGLAS	50%	\$ 917	\$ 983	\$ 1,180
DOUGLAS	60%	\$ 1,101	\$ 1,179	\$ 1,416
EAGLE	30%	\$ 525	\$ 562	\$ 675
EAGLE	40%	\$ 700	\$ 750	\$ 900
EAGLE	50%	\$ 875	\$ 937	\$ 1,125
EAGLE	60%	\$ 1,050	\$ 1,125	\$ 1,350
EL PASO	30%	\$ 432	\$ 463	\$ 556
EL PASO	40%	\$ 577	\$ 618	\$ 742
EL PASO	50%	\$ 721	\$ 773	\$ 927
EL PASO	60%	\$ 797	\$ 927	\$ 1,113
ELBERT	30%	\$ 550	\$ 589	\$ 708
ELBERT	40%	\$ 734	\$ 786	\$ 944
ELBERT	50%	\$ 917	\$ 983	\$ 1,180

ELBERT	60%	\$ 1,101	\$ 1,179	\$ 1,416
FREMONT	30%	\$ 386	\$ 413	\$ 496
FREMONT	40%	\$ 515	\$ 551	\$ 662
FREMONT	50%	\$ 643	\$ 679	\$ 827
FREMONT	60%	\$ 675	\$ 679	\$ 895
GARFIELD	30%	\$ 464	\$ 497	\$ 596
GARFIELD	40%	\$ 619	\$ 663	\$ 795
GARFIELD	50%	\$ 773	\$ 828	\$ 993
GARFIELD	60%	\$ 928	\$ 953	\$ 1,192
GILPIN	30%	\$ 550	\$ 589	\$ 708
GILPIN	40%	\$ 734	\$ 786	\$ 944
GILPIN	50%	\$ 917	\$ 983	\$ 1,180
GILPIN	60%	\$ 1,101	\$ 1,179	\$ 1,416
GRAND	30%	\$ 414	\$ 443	\$ 532
GRAND	40%	\$ 552	\$ 591	\$ 710
GRAND	50%	\$ 690	\$ 739	\$ 887
GRAND	60%	\$ 755	\$ 874	\$ 1,065
GUNNISON	30%	\$ 415	\$ 445	\$ 534
GUNNISON	40%	\$ 554	\$ 593	\$ 712
GUNNISON	50%	\$ 692	\$ 741	\$ 890
GUNNISON	60%	\$ 820	\$ 825	\$ 1,012
HINSDALE	30%	\$ 386	\$ 413	\$ 496
HINSDALE	40%	\$ 515	\$ 551	\$ 662
HINSDALE	50%	\$ 603	\$ 689	\$ 826
HINSDALE	60%	\$ 603	\$ 725	\$ 826
HUERFANO	30%	\$ 386	\$ 413	\$ 496
HUERFANO	40%	\$ 515	\$ 551	\$ 662
HUERFANO	50%	\$ 643	\$ 671	\$ 827
HUERFANO	60%	\$ 666	\$ 671	\$ 847
JACKSON	30%	\$ 386	\$ 413	\$ 496
JACKSON	40%	\$ 515	\$ 551	\$ 662
JACKSON	50%	\$ 643	\$ 689	\$ 827
JACKSON	60%	\$ 772	\$ 801	\$ 979
JEFFERSON	30%	\$ 550	\$ 589	\$ 708
JEFFERSON	40%	\$ 734	\$ 786	\$ 944
JEFFERSON	50%	\$ 917	\$ 983	\$ 1,180
JEFFERSON	60%	\$ 1,101	\$ 1,179	\$ 1,416
KIOWA	30%	\$ 386	\$ 413	\$ 496
KIOWA	40%	\$ 515	\$ 551	\$ 662
KIOWA	50%	\$ 617	\$ 621	\$ 770
KIOWA	60%	\$ 617	\$ 621	\$ 770
KIT CARSON	30%	\$ 386	\$ 413	\$ 496
KIT CARSON	40%	\$ 515	\$ 551	\$ 662
KIT CARSON	50%	\$ 643	\$ 653	\$ 827
KIT CARSON	60%	\$ 649	\$ 653	\$ 861

LA PLATA	30%	\$ 460	\$ 493	\$ 592
LA PLATA	40%	\$ 614	\$ 658	\$ 790
LA PLATA	50%	\$ 767	\$ 822	\$ 987
LA PLATA	60%	\$ 921	\$ 987	\$ 1,150
LAKE	30%	\$ 386	\$ 413	\$ 496
LAKE	40%	\$ 515	\$ 551	\$ 662
LAKE	50%	\$ 643	\$ 689	\$ 827
LAKE	60%	\$ 746	\$ 763	\$ 870
LARIMER	30%	\$ 504	\$ 540	\$ 648
LARIMER	40%	\$ 672	\$ 720	\$ 864
LARIMER	50%	\$ 840	\$ 900	\$ 1,080
LARIMER	60%	\$ 1,004	\$ 1,080	\$ 1,296
LAS ANIMAS	30%	\$ 386	\$ 413	\$ 496
LAS ANIMAS	40%	\$ 515	\$ 551	\$ 662
LAS ANIMAS	50%	\$ 563	\$ 647	\$ 827
LAS ANIMAS	60%	\$ 563	\$ 647	\$ 853
LINCOLN	30%	\$ 386	\$ 413	\$ 496
LINCOLN	40%	\$ 515	\$ 551	\$ 662
LINCOLN	50%	\$ 643	\$ 654	\$ 827
LINCOLN	60%	\$ 650	\$ 654	\$ 862
LOGAN	30%	\$ 386	\$ 413	\$ 496
LOGAN	40%	\$ 515	\$ 551	\$ 662
LOGAN	50%	\$ 643	\$ 687	\$ 827
LOGAN	60%	\$ 683	\$ 687	\$ 845
MESA	30%	\$ 386	\$ 413	\$ 496
MESA	40%	\$ 515	\$ 551	\$ 662
MESA	50%	\$ 643	\$ 689	\$ 827
MESA	60%	\$ 674	\$ 772	\$ 993
MINERAL	30%	\$ 386	\$ 413	\$ 496
MINERAL	40%	\$ 515	\$ 551	\$ 662
MINERAL	50%	\$ 643	\$ 689	\$ 827
MINERAL	60%	\$ 772	\$ 801	\$ 979
MOFFAT	30%	\$ 386	\$ 413	\$ 496
MOFFAT	40%	\$ 515	\$ 551	\$ 662
MOFFAT	50%	\$ 643	\$ 665	\$ 827
MOFFAT	60%	\$ 660	\$ 665	\$ 876
MONTEZUMA	30%	\$ 386	\$ 413	\$ 496
MONTEZUMA	40%	\$ 515	\$ 551	\$ 662
MONTEZUMA	50%	\$ 643	\$ 688	\$ 827
MONTEZUMA	60%	\$ 684	\$ 688	\$ 907
MONTROSE	30%	\$ 386	\$ 413	\$ 496
MONTROSE	40%	\$ 515	\$ 551	\$ 662
MONTROSE	50%	\$ 643	\$ 685	\$ 827
MONTROSE	60%	\$ 681	\$ 685	\$ 903
MORGAN	30%	\$ 386	\$ 413	\$ 496

MORGAN	40%	\$	515	\$	551	\$	662
MORGAN	50%	\$	607	\$	681	\$	827
MORGAN	60%	\$	607	\$	681	\$	898
OTERO	30%	\$	386	\$	413	\$	496
OTERO	40%	\$	515	\$	551	\$	662
OTERO	50%	\$	627	\$	631	\$	827
OTERO	60%	\$	627	\$	631	\$	832
OURAY	30%	\$	416	\$	445	\$	534
OURAY	40%	\$	555	\$	594	\$	713
OURAY	50%	\$	693	\$	743	\$	891
OURAY	60%	\$	832	\$	891	\$	1,069
PARK	30%	\$	550	\$	589	\$	708
PARK	40%	\$	734	\$	786	\$	944
PARK	50%	\$	917	\$	983	\$	1,180
PARK	60%	\$	1,101	\$	1,179	\$	1,416
PHILLIPS	30%	\$	386	\$	413	\$	496
PHILLIPS	40%	\$	515	\$	551	\$	662
PHILLIPS	50%	\$	610	\$	614	\$	809
PHILLIPS	60%	\$	610	\$	614	\$	809
PITKIN	30%	\$	558	\$	598	\$	718
PITKIN	40%	\$	745	\$	798	\$	958
PITKIN	50%	\$	931	\$	998	\$	1,197
PITKIN	60%	\$	1,117	\$	1,197	\$	1,437
PROWERS	30%	\$	386	\$	413	\$	496
PROWERS	40%	\$	515	\$	551	\$	662
PROWERS	50%	\$	623	\$	627	\$	773
PROWERS	60%	\$	623	\$	627	\$	773
PUEBLO	30%	\$	386	\$	413	\$	496
PUEBLO	40%	\$	515	\$	551	\$	662
PUEBLO	50%	\$	631	\$	634	\$	827
PUEBLO	60%	\$	631	\$	634	\$	836
RIO BLANCO	30%	\$	417	\$	446	\$	535
RIO BLANCO	40%	\$	556	\$	595	\$	714
RIO BLANCO	50%	\$	679	\$	684	\$	892
RIO BLANCO	60%	\$	679	\$	684	\$	901
RIO GRANDE	30%	\$	386	\$	413	\$	496
RIO GRANDE	40%	\$	515	\$	551	\$	662
RIO GRANDE	50%	\$	606	\$	609	\$	745
RIO GRANDE	60%	\$	606	\$	609	\$	745
ROUTT	30%	\$	480	\$	514	\$	618
ROUTT	40%	\$	641	\$	686	\$	824
ROUTT	50%	\$	801	\$	858	\$	1,030
ROUTT	60%	\$	961	\$	1,029	\$	1,236
SAGUACHE	30%	\$	386	\$	413	\$	496
SAGUACHE	40%	\$	515	\$	551	\$	662

SAGUACHE	50%	\$	574	\$	578	\$	762
SAGUACHE	60%	\$	574	\$	578	\$	762
SAN JUAN	30%	\$	386	\$	413	\$	496
SAN JUAN	40%	\$	515	\$	551	\$	662
SAN JUAN	50%	\$	643	\$	689	\$	827
SAN JUAN	60%	\$	772	\$	801	\$	979
SAN MIGUEL	30%	\$	449	\$	481	\$	577
SAN MIGUEL	40%	\$	599	\$	641	\$	770
SAN MIGUEL	50%	\$	748	\$	801	\$	962
SAN MIGUEL	60%	\$	898	\$	962	\$	1,155
SEDGWICK	30%	\$	386	\$	413	\$	496
SEDGWICK	40%	\$	515	\$	551	\$	662
SEDGWICK	50%	\$	625	\$	629	\$	734
SEDGWICK	60%	\$	625	\$	629	\$	734
SUMMIT	30%	\$	504	\$	540	\$	648
SUMMIT	40%	\$	673	\$	721	\$	865
SUMMIT	50%	\$	841	\$	901	\$	1,081
SUMMIT	60%	\$	1,009	\$	1,081	\$	1,297
TELLER	30%	\$	420	\$	450	\$	540
TELLER	40%	\$	560	\$	600	\$	720
TELLER	50%	\$	700	\$	750	\$	900
TELLER	60%	\$	761	\$	875	\$	1,080
WASHINGTON	30%	\$	386	\$	413	\$	496
WASHINGTON	40%	\$	515	\$	551	\$	662
WASHINGTON	50%	\$	643	\$	689	\$	815
WASHINGTON	60%	\$	699	\$	715	\$	815
WELD	30%	\$	465	\$	498	\$	597
WELD	40%	\$	620	\$	664	\$	797
WELD	50%	\$	775	\$	830	\$	996
WELD	60%	\$	827	\$	937	\$	1,184
YUMA	30%	\$	386	\$	413	\$	496
YUMA	40%	\$	515	\$	551	\$	662
YUMA	50%	\$	629	\$	634	\$	827
YUMA	60%	\$	629	\$	634	\$	835

HOME Rent Limits

2021

3 BDRM	4 BDRM
\$ 817	\$ 912
\$ 1,090	\$ 1,216
\$ 1,362	\$ 1,520
\$ 1,635	\$ 1,824
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,087	\$ 1,279
\$ 817	\$ 912
\$ 1,090	\$ 1,216
\$ 1,362	\$ 1,520
\$ 1,635	\$ 1,824
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,050	\$ 1,271
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 984	\$ 1,073
\$ 912	\$ 1,017
\$ 1,216	\$ 1,357
\$ 1,520	\$ 1,696
\$ 1,824	\$ 2,035
\$ 817	\$ 912
\$ 1,090	\$ 1,216
\$ 1,362	\$ 1,520
\$ 1,635	\$ 1,824
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279
\$ 596	\$ 665
\$ 795	\$ 887
\$ 985	\$ 1,108
\$ 985	\$ 1,156
\$ 817	\$ 912
\$ 1,090	\$ 1,216

\$ 1,362	\$ 1,520
\$ 1,635	\$ 1,824
\$ 573	\$ 639
\$ 764	\$ 853
\$ 945	\$ 995
\$ 945	\$ 995
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 963	\$ 1,219
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,121	\$ 1,132
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,072	\$ 1,279
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279
\$ 817	\$ 912
\$ 1,090	\$ 1,216
\$ 1,362	\$ 1,520
\$ 1,635	\$ 1,824
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,073	\$ 1,181
\$ 817	\$ 912
\$ 1,090	\$ 1,216
\$ 1,362	\$ 1,520
\$ 1,635	\$ 1,824
\$ 780	\$ 870
\$ 1,040	\$ 1,160
\$ 1,300	\$ 1,450
\$ 1,560	\$ 1,740
\$ 642	\$ 717
\$ 857	\$ 956
\$ 1,071	\$ 1,195
\$ 1,285	\$ 1,434
\$ 817	\$ 912
\$ 1,090	\$ 1,216
\$ 1,362	\$ 1,520

\$ 1,635	\$ 1,824
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279
\$ 688	\$ 768
\$ 918	\$ 1,025
\$ 1,148	\$ 1,281
\$ 1,377	\$ 1,537
\$ 817	\$ 912
\$ 1,090	\$ 1,216
\$ 1,362	\$ 1,520
\$ 1,635	\$ 1,824
\$ 615	\$ 686
\$ 820	\$ 915
\$ 1,025	\$ 1,143
\$ 1,230	\$ 1,372
\$ 617	\$ 688
\$ 823	\$ 918
\$ 1,028	\$ 1,147
\$ 1,234	\$ 1,377
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,121	\$ 1,279
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,054	\$ 1,279
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279
\$ 817	\$ 912
\$ 1,090	\$ 1,216
\$ 1,362	\$ 1,520
\$ 1,635	\$ 1,824
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,050	\$ 1,195
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279

\$ 684	\$ 763
\$ 912	\$ 1,018
\$ 1,140	\$ 1,272
\$ 1,368	\$ 1,527
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279
\$ 748	\$ 834
\$ 997	\$ 1,113
\$ 1,246	\$ 1,391
\$ 1,496	\$ 1,669
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,276
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,121	\$ 1,279
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,101	\$ 1,188
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279
\$ 573	\$ 639

\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,035	\$ 1,279
\$ 618	\$ 689
\$ 824	\$ 919
\$ 1,030	\$ 1,148
\$ 1,236	\$ 1,378
\$ 817	\$ 912
\$ 1,090	\$ 1,216
\$ 1,362	\$ 1,520
\$ 1,635	\$ 1,824
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,072	\$ 1,168
\$ 830	\$ 926
\$ 1,107	\$ 1,235
\$ 1,383	\$ 1,543
\$ 1,660	\$ 1,852
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 961	\$ 1,218
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,118	\$ 1,279
\$ 618	\$ 690
\$ 825	\$ 920
\$ 1,031	\$ 1,150
\$ 1,198	\$ 1,222
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,051
\$ 1,047	\$ 1,051
\$ 714	\$ 796
\$ 952	\$ 1,062
\$ 1,190	\$ 1,327
\$ 1,428	\$ 1,593
\$ 573	\$ 639
\$ 764	\$ 853

\$ 955	\$ 1,033
\$ 970	\$ 1,033
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,146	\$ 1,279
\$ 667	\$ 744
\$ 889	\$ 992
\$ 1,111	\$ 1,240
\$ 1,334	\$ 1,488
\$ 573	\$ 639
\$ 764	\$ 853
\$ 913	\$ 1,066
\$ 913	\$ 1,271
\$ 749	\$ 836
\$ 999	\$ 1,115
\$ 1,249	\$ 1,393
\$ 1,499	\$ 1,672
\$ 623	\$ 695
\$ 831	\$ 927
\$ 1,038	\$ 1,158
\$ 1,246	\$ 1,390
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,014	\$ 1,105
\$ 690	\$ 770
\$ 920	\$ 1,027
\$ 1,150	\$ 1,283
\$ 1,380	\$ 1,540
\$ 573	\$ 639
\$ 764	\$ 853
\$ 955	\$ 1,066
\$ 1,132	\$ 1,132

4 Bed 2 Bath
4 Bed 2 Bath Subsidized

Cash Flow Loan Payments	Y1	Y2	Y3
DDF Starting Balance:	\$0	\$0	\$0
Payment		\$0	\$0
DDF Ending Balance		\$0	\$0
	Y11	Y12	Y13
		\$0	\$0
Payment		\$0	\$0
DDF Ending Balance:		\$0	\$0

Cash Flow #1 Loan Starti	Y1	Y2	Y3
Ending Balance	\$0	\$0	\$0
Payment		\$0	\$0
Ending Balance		\$0	\$0
	Y11	Y12	Y13
		\$0	\$0
Payment		\$0	\$0
Ending Balance:		\$0	\$0

Cash Flow Loan #2 Starti	Y1	Y2	Y3
Ending Balance	\$0	\$0	\$0
Payment		\$0	\$0
Ending Balance		\$0	\$0
	Y11	Y12	Y13
		\$0	\$0
Payment		\$0	\$0
Ending Balance:		\$0	\$0

Cash Flow Loan #3 Starti	Y1	Y2	Y3
Ending Balance	\$0	\$0	\$0
Payment		\$0	\$0
Ending Balance		\$0	\$0
	Y11	Y12	Y13
		\$0	\$0
Payment		\$0	\$0
Ending Balance:		\$0	\$0

Max loan amount calculator			
NOI	\$20,403		
Cap Rate	5.0%		(typically 5-6%. Check local publications)
Value at Cap Rate	\$408,060		
LVR	80%		(Provided by lender)
Maximum Loan Amount	\$326,448		
Appraised Value	\$	6,200,000	(Provided by applicant)
LVR	80%		(Provided by lender)
Maximum Loan Amount	\$4,960,000		

Refinance Scenario			
Outstanding 1st Mortgage Loan Balance	\$817,378		< Adjust based on term/maturity
Outstanding Subordinate loan balance	*link*		
Outstanding Subordinate loan balance	*link*		
Total Debt	\$817,378		
Net Operating Income in Year 17	\$25,902		< Adjust based on term/maturity

DSCR	1.15
Annual Payment	\$22,523
Interest Rate	5.00%
Amortization	40
Loan Amount (DSCR)	\$386,480
Cap Rate	6.00% (typically 5-6%. Check local public)
Value	\$431,697
Loan-to-Value	85% (Provided by lender, but 85% use)
Loan Amount (LTV)	\$366,943
Max loan amount/ Lesser of loan options:	\$366,943
Total Debt - Max loan amount:	\$450,435
<i>Must be less than 0</i>	

Developer Fee Limits

		Per Unit Costs	
Project Uses	\$ 1,250,000	\$ 208,333	Original
Existing Buildings (excluding Rehabilitation)	\$ 1,250,000	\$ 208,333	\$ 1,250,000
Professional Fees	\$ -	\$ -	\$ -
Construction Interim Costs	\$ -	\$ -	\$ -
Permanent Financing	\$ -	\$ -	\$ -
Soft Costs	\$ -	\$ -	\$ -
Developer Fees	\$ -	\$ -	\$ -
Project Reserves	\$ -	\$ -	\$ -
Total Uses	\$ 1,250,000	\$ 208,333	\$ 1,250,000
Units	6		\$ 150,000
Land	0	\$ -	Continue to exclude bldg acq. No difference projects, but will Dev. Fee based
Total Dev Costs	\$ 1,250,000		
Current Dev Fee	\$ -		
Current Dev Fee - DOH Allow	\$ (152,500)		
20% Deferred on DOH Allow	\$ 30,500		
Subtotal (Should be deferred)	\$ (122,000)	\$ (152,500)	
Current Deferred Dev Fee	\$ -		
Additional Dev Fee to defer	\$ (122,000)		

Construction Loan Interest Calcs

Average Balance over construction period		Entire balance drawn at closing	
Loan amount	\$0	Loan amount	\$0
LIBOR market rate	0.00%	LIBOR market rate	0.00%
Spread	0.00%	Spread	0.00%
Interest Rate Reserve	0.00%	Interest Rate Reserve	0.00%
Construction Interest Rate	0.00%	Construction Interest	0.00%
Monthly Interest Rate	0.0000%	Monthly Interest Rate	0.0000%
Months of Construction	18	Months of Construction	24
Estimated Const Interest	0	Estimated Const Interest	0

Select Grant or Loan Grant Select County Adams

Loan

Alamosa
Alamosa
Arapahoe
Archuleta
Baca
Bent
Boulder
Broomfield
Chaffee
Cheyenne
Clear Creek
Conejos
Costilla
Crowley
Custer
Delta
Denver
Dolores
Douglas
Eagle
El Paso
Elbert
Fremont
Garfield
Gilpin
Grand
Gunnison
Hinsdale
Huerfano
Jackson
Jefferson
Kiowa
Kit Carson
La Plata
Lake
Larimer
Las Animas
Lincoln
Logan
Mesa
Mineral
Moffat
Montezuma
Montrose
Morgan
Otero
Ouray
Park
Phillips
Pitkin
Prowers

Pueblo
Rio Blanco
Rio Grande
Routt
Saguache
San Juan
San Miguel
Sedgwick
Summit
Teller
Washington
Weld
Yuma

Y4	Y5	Y6	Y7	Y8	Y9	Y10
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0
Y14	Y15					
\$0	\$0					
\$0	\$0					
\$0	\$0					

Y4	Y5	Y6	Y7	Y8	Y9	Y10
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0
Y14	Y15	Y16	Y17			
\$0	\$0	\$0	\$0			
\$0	\$0	\$0	\$0			
\$0	\$0	\$0	\$0			

Y4	Y5	Y6	Y7	Y8	Y9	Y10
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0
Y14	Y15	Y16	Y17			
\$0	\$0	\$0	\$0			
\$0	\$0	\$0	\$0			
\$0	\$0	\$0	\$0			

Y4	Y5	Y6	Y7	Y8	Y9	Y10
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0
Y14	Y15	Y16	Y17			
\$0	\$0	\$0	\$0			
\$0	\$0	\$0	\$0			
\$0	\$0	\$0	\$0			



ations)

l as a default)

COH Allowable Difference

\$ 1,250,000
\$ -
\$ -
\$ -
\$ -
\$ -
\$ -

\$ -

\$ 152,500	\$ 2,500
de land, dev. fee of 5-8% on	
erence for identity of interest	
require <u>maximum seller note</u>	
Acq Costs - 8%	Difference

Taxable Debt Loan

Taxable Deb \$0
LIBOR, 1 yr 0.00%
Spread 0.00%
Interest Rate 0.00%
Construction 0.00%
Monthly Int 0.0000%
Months of C 22
Estimated C 0

FIRST MORTGAGE

Lender CHFA

Start date: 1/1/22

Maturity: 1/1/47

Interest rate: 2.00%

Calc. Annual Payment: (17,802)
 Monthly Payment: (1,483)

Annual Payment from Finance tab:

	DATE	Principal	Interest	Payment	Balance
	1/1/22				350,000
1	2/1/22	(2,078)	595	(1,483)	352,078
2	3/1/22	(2,024)	540	(1,483)	354,102
3	4/1/22	(2,085)	601	(1,483)	356,187
4	5/1/22	(2,069)	586	(1,483)	358,256
5	6/1/22	(2,092)	609	(1,483)	360,348
6	7/1/22	(2,076)	592	(1,483)	362,424
7	8/1/22	(2,099)	616	(1,483)	364,523
8	9/1/22	(2,103)	619	(1,483)	366,625
9	10/1/22	(2,086)	603	(1,483)	368,711
10	11/1/22	(2,110)	626	(1,483)	370,821
11	12/1/22	(2,093)	610	(1,483)	372,914
12	1/1/23	(2,117)	633	(1,483)	375,031
13	2/1/23	(2,121)	637	(1,483)	377,152
14	3/1/23	(2,062)	579	(1,483)	379,214
15	4/1/23	(2,128)	644	(1,483)	381,342
16	5/1/23	(2,110)	627	(1,483)	383,452
17	6/1/23	(2,135)	651	(1,483)	385,587
18	7/1/23	(2,117)	634	(1,483)	387,704
19	8/1/23	(2,142)	659	(1,483)	389,846
20	9/1/23	(2,146)	662	(1,483)	391,992
21	10/1/23	(2,128)	644	(1,483)	394,120
22	11/1/23	(2,153)	669	(1,483)	396,273
23	12/1/23	(2,135)	651	(1,483)	398,408
24	1/1/24	(2,160)	677	(1,483)	400,568
25	2/1/24	(2,164)	680	(1,483)	402,732
26	3/1/24	(2,123)	640	(1,483)	404,855
27	4/1/24	(2,171)	688	(1,483)	407,026
28	5/1/24	(2,153)	669	(1,483)	409,179
29	6/1/24	(2,179)	695	(1,483)	411,357
30	7/1/24	(2,160)	676	(1,483)	413,517
31	8/1/24	(2,186)	702	(1,483)	415,703
32	9/1/24	(2,190)	706	(1,483)	417,893
33	10/1/24	(2,170)	687	(1,483)	420,063
34	11/1/24	(2,197)	714	(1,483)	422,260
35	12/1/24	(2,178)	694	(1,483)	424,438
36	1/1/25	(2,204)	721	(1,483)	426,642
37	2/1/25	(2,208)	725	(1,483)	428,850
38	3/1/25	(2,141)	658	(1,483)	430,992

39	4/1/25	(2,216)	732	(1,483)	433,207
40	5/1/25	(2,196)	712	(1,483)	435,403
41	6/1/25	(2,223)	740	(1,483)	437,626
42	7/1/25	(2,203)	719	(1,483)	439,829
43	8/1/25	(2,231)	747	(1,483)	442,060
44	9/1/25	(2,234)	751	(1,483)	444,294
45	10/1/25	(2,214)	730	(1,483)	446,508
46	11/1/25	(2,242)	758	(1,483)	448,750
47	12/1/25	(2,221)	738	(1,483)	450,971
48	1/1/26	(2,250)	766	(1,483)	453,220
49	2/1/26	(2,253)	770	(1,483)	455,474
50	3/1/26	(2,182)	699	(1,483)	457,656
51	4/1/26	(2,261)	777	(1,483)	459,917
52	5/1/26	(2,240)	756	(1,483)	462,156
53	6/1/26	(2,269)	785	(1,483)	464,425
54	7/1/26	(2,247)	763	(1,483)	466,672
55	8/1/26	(2,276)	793	(1,483)	468,948
56	9/1/26	(2,280)	797	(1,483)	471,228
57	10/1/26	(2,258)	775	(1,483)	473,486
58	11/1/26	(2,288)	804	(1,483)	475,774
59	12/1/26	(2,266)	782	(1,483)	478,040
60	1/1/27	(2,296)	812	(1,483)	480,335
61	2/1/27	(2,299)	816	(1,483)	482,635
62	3/1/27	(2,224)	740	(1,483)	484,859
63	4/1/27	(2,307)	824	(1,483)	487,166
64	5/1/27	(2,284)	801	(1,483)	489,450
65	6/1/27	(2,315)	831	(1,483)	491,765
66	7/1/27	(2,292)	808	(1,483)	494,057
67	8/1/27	(2,323)	839	(1,483)	496,379
68	9/1/27	(2,327)	843	(1,483)	498,706
69	10/1/27	(2,303)	820	(1,483)	501,009
70	11/1/27	(2,335)	851	(1,483)	503,344
71	12/1/27	(2,311)	827	(1,483)	505,655
72	1/1/28	(2,342)	859	(1,483)	507,997
73	2/1/28	(2,346)	863	(1,483)	510,344
74	3/1/28	(2,294)	811	(1,483)	512,638
75	4/1/28	(2,354)	871	(1,483)	514,992
76	5/1/28	(2,330)	847	(1,483)	517,322
77	6/1/28	(2,362)	879	(1,483)	519,685
78	7/1/28	(2,338)	854	(1,483)	522,022
79	8/1/28	(2,370)	887	(1,483)	524,393
80	9/1/28	(2,374)	891	(1,483)	526,767
81	10/1/28	(2,349)	866	(1,483)	529,116
82	11/1/28	(2,382)	899	(1,483)	531,498
83	12/1/28	(2,357)	874	(1,483)	533,856
84	1/1/29	(2,390)	907	(1,483)	536,246
85	2/1/29	(2,394)	911	(1,483)	538,640
86	3/1/29	(2,310)	826	(1,483)	540,950

87	4/1/29	(2,402)	919	(1,483)	543,353
88	5/1/29	(2,377)	893	(1,483)	545,729
89	6/1/29	(2,410)	927	(1,483)	548,140
90	7/1/29	(2,385)	901	(1,483)	550,524
91	8/1/29	(2,419)	935	(1,483)	552,943
92	9/1/29	(2,423)	939	(1,483)	555,366
93	10/1/29	(2,396)	913	(1,483)	557,762
94	11/1/29	(2,431)	947	(1,483)	560,193
95	12/1/29	(2,404)	921	(1,483)	562,597
96	1/1/30	(2,439)	956	(1,483)	565,036
97	2/1/30	(2,443)	960	(1,483)	567,480
98	3/1/30	(2,354)	871	(1,483)	569,834
99	4/1/30	(2,451)	968	(1,483)	572,285
100	5/1/30	(2,424)	941	(1,483)	574,710
101	6/1/30	(2,460)	976	(1,483)	577,169
102	7/1/30	(2,432)	949	(1,483)	579,602
103	8/1/30	(2,468)	985	(1,483)	582,070
104	9/1/30	(2,472)	989	(1,483)	584,542
105	10/1/30	(2,444)	961	(1,483)	586,986
106	11/1/30	(2,481)	997	(1,483)	589,467
107	12/1/30	(2,452)	969	(1,483)	591,919
108	1/1/31	(2,489)	1,005	(1,483)	594,408
109	2/1/31	(2,493)	1,010	(1,483)	596,901
110	3/1/31	(2,399)	916	(1,483)	599,301
111	4/1/31	(2,501)	1,018	(1,483)	601,802
112	5/1/31	(2,473)	989	(1,483)	604,275
113	6/1/31	(2,510)	1,026	(1,483)	606,785
114	7/1/31	(2,481)	997	(1,483)	609,266
115	8/1/31	(2,518)	1,035	(1,483)	611,784
116	9/1/31	(2,523)	1,039	(1,483)	614,307
117	10/1/31	(2,493)	1,010	(1,483)	616,800
118	11/1/31	(2,531)	1,048	(1,483)	619,331
119	12/1/31	(2,502)	1,018	(1,483)	621,833
120	1/1/32	(2,540)	1,056	(1,483)	624,373
121	2/1/32	(2,544)	1,061	(1,483)	626,917
122	3/1/32	(2,480)	996	(1,483)	629,396
123	4/1/32	(2,553)	1,069	(1,483)	631,949
124	5/1/32	(2,522)	1,039	(1,483)	634,471
125	6/1/32	(2,561)	1,078	(1,483)	637,032
126	7/1/32	(2,531)	1,047	(1,483)	639,563
127	8/1/32	(2,570)	1,086	(1,483)	642,133
128	9/1/32	(2,574)	1,091	(1,483)	644,707
129	10/1/32	(2,543)	1,060	(1,483)	647,251
130	11/1/32	(2,583)	1,099	(1,483)	649,833
131	12/1/32	(2,552)	1,068	(1,483)	652,385
132	1/1/33	(2,592)	1,108	(1,483)	654,977
133	2/1/33	(2,596)	1,113	(1,483)	657,573
134	3/1/33	(2,492)	1,009	(1,483)	660,065

135	4/1/33	(2,605)	1,121	(1,483)	662,670
136	5/1/33	(2,573)	1,089	(1,483)	665,243
137	6/1/33	(2,613)	1,130	(1,483)	667,856
138	7/1/33	(2,581)	1,098	(1,483)	670,438
139	8/1/33	(2,622)	1,139	(1,483)	673,060
140	9/1/33	(2,627)	1,143	(1,483)	675,687
141	10/1/33	(2,594)	1,111	(1,483)	678,281
142	11/1/33	(2,636)	1,152	(1,483)	680,917
143	12/1/33	(2,603)	1,119	(1,483)	683,519
144	1/1/34	(2,645)	1,161	(1,483)	686,164
145	2/1/34	(2,649)	1,166	(1,483)	688,813
146	3/1/34	(2,540)	1,057	(1,483)	691,353
147	4/1/34	(2,658)	1,174	(1,483)	694,011
148	5/1/34	(2,624)	1,141	(1,483)	696,635
149	6/1/34	(2,667)	1,183	(1,483)	699,302
150	7/1/34	(2,633)	1,150	(1,483)	701,935
151	8/1/34	(2,676)	1,192	(1,483)	704,611
152	9/1/34	(2,680)	1,197	(1,483)	707,291
153	10/1/34	(2,646)	1,163	(1,483)	709,938
154	11/1/34	(2,689)	1,206	(1,483)	712,627
155	12/1/34	(2,655)	1,171	(1,483)	715,282
156	1/1/35	(2,698)	1,215	(1,483)	717,980
157	2/1/35	(2,703)	1,220	(1,483)	720,683
158	3/1/35	(2,589)	1,106	(1,483)	723,273
159	4/1/35	(2,712)	1,229	(1,483)	725,985
160	5/1/35	(2,677)	1,193	(1,483)	728,662
161	6/1/35	(2,721)	1,238	(1,483)	731,383
162	7/1/35	(2,686)	1,202	(1,483)	734,069
163	8/1/35	(2,730)	1,247	(1,483)	736,799
164	9/1/35	(2,735)	1,252	(1,483)	739,534
165	10/1/35	(2,699)	1,216	(1,483)	742,233
166	11/1/35	(2,744)	1,261	(1,483)	744,977
167	12/1/35	(2,708)	1,225	(1,483)	747,686
168	1/1/36	(2,754)	1,270	(1,483)	750,439
169	2/1/36	(2,758)	1,275	(1,483)	753,197
170	3/1/36	(2,680)	1,197	(1,483)	755,878
171	4/1/36	(2,767)	1,284	(1,483)	758,645
172	5/1/36	(2,731)	1,247	(1,483)	761,376
173	6/1/36	(2,777)	1,293	(1,483)	764,152
174	7/1/36	(2,740)	1,256	(1,483)	766,892
175	8/1/36	(2,786)	1,303	(1,483)	769,678
176	9/1/36	(2,791)	1,307	(1,483)	772,469
177	10/1/36	(2,753)	1,270	(1,483)	775,222
178	11/1/36	(2,800)	1,317	(1,483)	778,023
179	12/1/36	(2,762)	1,279	(1,483)	780,785
180	1/1/37	(2,810)	1,326	(1,483)	783,595
181	2/1/37	(2,815)	1,331	(1,483)	786,409
182	3/1/37	(2,690)	1,207	(1,483)	789,100

183	4/1/37	(2,824)	1,340	(1,483)	791,923
184	5/1/37	(2,785)	1,302	(1,483)	794,709
185	6/1/37	(2,833)	1,350	(1,483)	797,542
186	7/1/37	(2,795)	1,311	(1,483)	800,337
187	8/1/37	(2,843)	1,359	(1,483)	803,180
188	9/1/37	(2,848)	1,364	(1,483)	806,027
189	10/1/37	(2,808)	1,325	(1,483)	808,836
190	11/1/37	(2,857)	1,374	(1,483)	811,693
191	12/1/37	(2,818)	1,334	(1,483)	814,511
192	1/1/38	(2,867)	1,384	(1,483)	817,378
193	2/1/38	(2,872)	1,388	(1,483)	820,250
194	3/1/38	(2,742)	1,258	(1,483)	822,992
195	4/1/38	(2,881)	1,398	(1,483)	825,873
196	5/1/38	(2,841)	1,358	(1,483)	828,714
197	6/1/38	(2,891)	1,408	(1,483)	831,606
198	7/1/38	(2,851)	1,367	(1,483)	834,456
199	8/1/38	(2,901)	1,417	(1,483)	837,357
200	9/1/38	(2,906)	1,422	(1,483)	840,263
201	10/1/38	(2,865)	1,381	(1,483)	843,128
202	11/1/38	(2,916)	1,432	(1,483)	846,043
203	12/1/38	(2,874)	1,391	(1,483)	848,918
204	1/1/39	(2,925)	1,442	(1,483)	851,843
205	2/1/39	(2,930)	1,447	(1,483)	854,773
206	3/1/39	(2,795)	1,311	(1,483)	857,568
207	4/1/39	(2,940)	1,457	(1,483)	860,509
208	5/1/39	(2,898)	1,415	(1,483)	863,407
209	6/1/39	(2,950)	1,467	(1,483)	866,357
210	7/1/39	(2,908)	1,424	(1,483)	869,264
211	8/1/39	(2,960)	1,477	(1,483)	872,224
212	9/1/39	(2,965)	1,482	(1,483)	875,189
213	10/1/39	(2,922)	1,439	(1,483)	878,112
214	11/1/39	(2,975)	1,492	(1,483)	881,087
215	12/1/39	(2,932)	1,448	(1,483)	884,019
216	1/1/40	(2,985)	1,502	(1,483)	887,004
217	2/1/40	(2,990)	1,507	(1,483)	889,994
218	3/1/40	(2,898)	1,414	(1,483)	892,892
219	4/1/40	(3,000)	1,517	(1,483)	895,892
220	5/1/40	(2,956)	1,473	(1,483)	898,848
221	6/1/40	(3,010)	1,527	(1,483)	901,858
222	7/1/40	(2,966)	1,483	(1,483)	904,824
223	8/1/40	(3,020)	1,537	(1,483)	907,845
224	9/1/40	(3,026)	1,542	(1,483)	910,870
225	10/1/40	(2,981)	1,497	(1,483)	913,851
226	11/1/40	(3,036)	1,552	(1,483)	916,887
227	12/1/40	(2,991)	1,507	(1,483)	919,878
228	1/1/41	(3,046)	1,563	(1,483)	922,924
229	2/1/41	(3,051)	1,568	(1,483)	925,975
230	3/1/41	(2,904)	1,421	(1,483)	928,879

231	4/1/41	(3,061)	1,578	(1,483)	931,940
232	5/1/41	(3,015)	1,532	(1,483)	934,956
233	6/1/41	(3,072)	1,588	(1,483)	938,027
234	7/1/41	(3,025)	1,542	(1,483)	941,053
235	8/1/41	(3,082)	1,599	(1,483)	944,135
236	9/1/41	(3,087)	1,604	(1,483)	947,222
237	10/1/41	(3,041)	1,557	(1,483)	950,263
238	11/1/41	(3,098)	1,614	(1,483)	953,360
239	12/1/41	(3,051)	1,567	(1,483)	956,411
240	1/1/42	(3,108)	1,625	(1,483)	959,519
241	2/1/42	(3,113)	1,630	(1,483)	962,632
242	3/1/42	(2,960)	1,477	(1,483)	965,593
243	4/1/42	(3,124)	1,640	(1,483)	968,716
244	5/1/42	(3,076)	1,592	(1,483)	971,792
245	6/1/42	(3,134)	1,651	(1,483)	974,927
246	7/1/42	(3,086)	1,603	(1,483)	978,013
247	8/1/42	(3,145)	1,661	(1,483)	981,157
248	9/1/42	(3,150)	1,667	(1,483)	984,308
249	10/1/42	(3,102)	1,618	(1,483)	987,409
250	11/1/42	(3,161)	1,677	(1,483)	990,570
251	12/1/42	(3,112)	1,628	(1,483)	993,682
252	1/1/43	(3,171)	1,688	(1,483)	996,853
253	2/1/43	(3,177)	1,693	(1,483)	1,000,030
254	3/1/43	(3,018)	1,534	(1,483)	1,003,048
255	4/1/43	(3,187)	1,704	(1,483)	1,006,235
256	5/1/43	(3,138)	1,654	(1,483)	1,009,372
257	6/1/43	(3,198)	1,715	(1,483)	1,012,570
258	7/1/43	(3,148)	1,664	(1,483)	1,015,718
259	8/1/43	(3,209)	1,725	(1,483)	1,018,927
260	9/1/43	(3,214)	1,731	(1,483)	1,022,142
261	10/1/43	(3,164)	1,680	(1,483)	1,025,305
262	11/1/43	(3,225)	1,742	(1,483)	1,028,530
263	12/1/43	(3,174)	1,691	(1,483)	1,031,705
264	1/1/44	(3,236)	1,752	(1,483)	1,034,941
265	2/1/44	(3,241)	1,758	(1,483)	1,038,182
266	3/1/44	(3,133)	1,650	(1,483)	1,041,315
267	4/1/44	(3,252)	1,769	(1,483)	1,044,568
268	5/1/44	(3,201)	1,717	(1,483)	1,047,768
269	6/1/44	(3,263)	1,780	(1,483)	1,051,031
270	7/1/44	(3,211)	1,728	(1,483)	1,054,243
271	8/1/44	(3,274)	1,791	(1,483)	1,057,517
272	9/1/44	(3,280)	1,796	(1,483)	1,060,797
273	10/1/44	(3,227)	1,744	(1,483)	1,064,024
274	11/1/44	(3,291)	1,807	(1,483)	1,067,315
275	12/1/44	(3,238)	1,754	(1,483)	1,070,553
276	1/1/45	(3,302)	1,818	(1,483)	1,073,855
277	2/1/45	(3,308)	1,824	(1,483)	1,077,162
278	3/1/45	(3,136)	1,653	(1,483)	1,080,298

279	4/1/45	(3,319)	1,835	(1,483)	1,083,617
280	5/1/45	(3,265)	1,781	(1,483)	1,086,882
281	6/1/45	(3,330)	1,846	(1,483)	1,090,211
282	7/1/45	(3,276)	1,792	(1,483)	1,093,487
283	8/1/45	(3,341)	1,857	(1,483)	1,096,828
284	9/1/45	(3,347)	1,863	(1,483)	1,100,175
285	10/1/45	(3,292)	1,809	(1,483)	1,103,467
286	11/1/45	(3,358)	1,874	(1,483)	1,106,824
287	12/1/45	(3,303)	1,819	(1,483)	1,110,127
288	1/1/46	(3,369)	1,886	(1,483)	1,113,497
289	2/1/46	(3,375)	1,891	(1,483)	1,116,871
290	3/1/46	(3,197)	1,714	(1,483)	1,120,069
291	4/1/46	(3,386)	1,903	(1,483)	1,123,455
292	5/1/46	(3,330)	1,847	(1,483)	1,126,785
293	6/1/46	(3,397)	1,914	(1,483)	1,130,182
294	7/1/46	(3,341)	1,858	(1,483)	1,133,524
295	8/1/46	(3,409)	1,925	(1,483)	1,136,933
296	9/1/46	(3,415)	1,931	(1,483)	1,140,347
297	10/1/46	(3,358)	1,875	(1,483)	1,143,705
298	11/1/46	(3,426)	1,943	(1,483)	1,147,132
299	12/1/46	(3,369)	1,886	(1,483)	1,150,501
300	1/1/47	(3,438)	1,954	(1,483)	1,153,939
301	2/1/47	(3,444)	1,960	(1,483)	1,157,382
302	3/1/47	(3,259)	1,776	(1,483)	1,160,641
303	4/1/47	(3,455)	1,972	(1,483)	1,164,096
304	5/1/47	(3,397)	1,914	(1,483)	1,167,493
305	6/1/47	(3,467)	1,983	(1,483)	1,170,960
306	7/1/47	(3,408)	1,925	(1,483)	1,174,368
307	8/1/47	(3,478)	1,995	(1,483)	1,177,847
308	9/1/47	(3,484)	2,001	(1,483)	1,181,331
309	10/1/47	(3,425)	1,942	(1,483)	1,184,756
310	11/1/47	(3,496)	2,012	(1,483)	1,188,252
311	12/1/47	(3,437)	1,953	(1,483)	1,191,689
312	1/1/48	(3,508)	2,024	(1,483)	1,195,197
313	2/1/48	(3,514)	2,030	(1,483)	1,198,710
314	3/1/48	(3,388)	1,905	(1,483)	1,202,099
315	4/1/48	(3,525)	2,042	(1,483)	1,205,624
316	5/1/48	(3,465)	1,982	(1,483)	1,209,090
317	6/1/48	(3,537)	2,054	(1,483)	1,212,627
318	7/1/48	(3,477)	1,993	(1,483)	1,216,104
319	8/1/48	(3,549)	2,066	(1,483)	1,219,653
320	9/1/48	(3,555)	2,072	(1,483)	1,223,208
321	10/1/48	(3,494)	2,011	(1,483)	1,226,702
322	11/1/48	(3,567)	2,084	(1,483)	1,230,270
323	12/1/48	(3,506)	2,022	(1,483)	1,233,775
324	1/1/49	(3,579)	2,096	(1,483)	1,237,355
325	2/1/49	(3,585)	2,102	(1,483)	1,240,940
326	3/1/49	(3,387)	1,904	(1,483)	1,244,327

327	4/1/49	(3,597)	2,114	(1,483)	1,247,924
328	5/1/49	(3,535)	2,051	(1,483)	1,251,459
329	6/1/49	(3,609)	2,126	(1,483)	1,255,069
330	7/1/49	(3,547)	2,063	(1,483)	1,258,615
331	8/1/49	(3,621)	2,138	(1,483)	1,262,237
332	9/1/49	(3,628)	2,144	(1,483)	1,265,864
333	10/1/49	(3,564)	2,081	(1,483)	1,269,429
334	11/1/49	(3,640)	2,156	(1,483)	1,273,068
335	12/1/49	(3,576)	2,093	(1,483)	1,276,644
336	1/1/50	(3,652)	2,169	(1,483)	1,280,297
337	2/1/50	(3,658)	2,175	(1,483)	1,283,955
338	3/1/50	(3,453)	1,970	(1,483)	1,287,408
339	4/1/50	(3,670)	2,187	(1,483)	1,291,078
340	5/1/50	(3,606)	2,122	(1,483)	1,294,684
341	6/1/50	(3,683)	2,199	(1,483)	1,298,367
342	7/1/50	(3,618)	2,134	(1,483)	1,301,985
343	8/1/50	(3,695)	2,212	(1,483)	1,305,680
344	9/1/50	(3,701)	2,218	(1,483)	1,309,381
345	10/1/50	(3,636)	2,152	(1,483)	1,313,017
346	11/1/50	(3,714)	2,230	(1,483)	1,316,731
347	12/1/50	(3,648)	2,164	(1,483)	1,320,379
348	1/1/51	(3,726)	2,243	(1,483)	1,324,105
349	2/1/51	(3,733)	2,249	(1,483)	1,327,838
350	3/1/51	(3,521)	2,037	(1,483)	1,331,359
351	4/1/51	(3,745)	2,261	(1,483)	1,335,104
352	5/1/51	(3,678)	2,195	(1,483)	1,338,782
353	6/1/51	(3,758)	2,274	(1,483)	1,342,539
354	7/1/51	(3,690)	2,207	(1,483)	1,346,230
355	8/1/51	(3,770)	2,287	(1,483)	1,350,000
356	9/1/51	(3,777)	2,293	(1,483)	1,353,777
357	10/1/51	(3,709)	2,225	(1,483)	1,357,485
358	11/1/51	(3,789)	2,306	(1,483)	1,361,275
359	12/1/51	(3,721)	2,238	(1,483)	1,364,996
360	1/1/52	(3,802)	2,319	(1,483)	1,368,798
361	2/1/52	(3,809)	2,325	(1,483)	1,372,607
362	3/1/52	(3,665)	2,181	(1,483)	1,376,271
363	4/1/52	(3,821)	2,338	(1,483)	1,380,093
364	5/1/52	(3,752)	2,269	(1,483)	1,383,845
365	6/1/52	(3,834)	2,351	(1,483)	1,387,679
366	7/1/52	(3,765)	2,281	(1,483)	1,391,444
367	8/1/52	(3,847)	2,364	(1,483)	1,395,291
368	9/1/52	(3,854)	2,370	(1,483)	1,399,144
369	10/1/52	(3,783)	2,300	(1,483)	1,402,928
370	11/1/52	(3,867)	2,383	(1,483)	1,406,794
371	12/1/52	(3,796)	2,313	(1,483)	1,410,590
372	1/1/53	(3,880)	2,396	(1,483)	1,414,470
373	2/1/53	(3,886)	2,403	(1,483)	1,418,356
374	3/1/53	(3,660)	2,176	(1,483)	1,422,015

375	4/1/53	(3,899)	2,415	(1,483)	1,425,914
376	5/1/53	(3,827)	2,344	(1,483)	1,429,742
377	6/1/53	(3,912)	2,429	(1,483)	1,433,654
378	7/1/53	(3,840)	2,357	(1,483)	1,437,494
379	8/1/53	(3,925)	2,442	(1,483)	1,441,419
380	9/1/53	(3,932)	2,448	(1,483)	1,445,351
381	10/1/53	(3,859)	2,376	(1,483)	1,449,211
382	11/1/53	(3,945)	2,462	(1,483)	1,453,156
383	12/1/53	(3,872)	2,389	(1,483)	1,457,028
384	1/1/54	(3,958)	2,475	(1,483)	1,460,987
385	2/1/54	(3,965)	2,482	(1,483)	1,464,952
386	3/1/54	(3,731)	2,248	(1,483)	1,468,683
387	4/1/54	(3,978)	2,495	(1,483)	1,472,661
388	5/1/54	(3,904)	2,421	(1,483)	1,476,565
389	6/1/54	(3,992)	2,508	(1,483)	1,480,557
390	7/1/54	(3,917)	2,434	(1,483)	1,484,474
391	8/1/54	(4,005)	2,522	(1,483)	1,488,479
392	9/1/54	(4,012)	2,528	(1,483)	1,492,491
393	10/1/54	(3,937)	2,453	(1,483)	1,496,428
394	11/1/54	(4,025)	2,542	(1,483)	1,500,453
395	12/1/54	(3,950)	2,466	(1,483)	1,504,403
396	1/1/55	(4,039)	2,555	(1,483)	1,508,442
397	2/1/55	(4,046)	2,562	(1,483)	1,512,488
398	3/1/55	(3,804)	2,321	(1,483)	1,516,292
399	4/1/55	(4,059)	2,576	(1,483)	1,520,351
400	5/1/55	(3,983)	2,499	(1,483)	1,524,334
401	6/1/55	(4,073)	2,589	(1,483)	1,528,407
402	7/1/55	(3,996)	2,512	(1,483)	1,532,403
403	8/1/55	(4,086)	2,603	(1,483)	1,536,489
404	9/1/55	(4,093)	2,610	(1,483)	1,540,583
405	10/1/55	(4,016)	2,532	(1,483)	1,544,599
406	11/1/55	(4,107)	2,624	(1,483)	1,548,706
407	12/1/55	(4,029)	2,546	(1,483)	1,552,735
408	1/1/56	(4,121)	2,638	(1,483)	1,556,856
409	2/1/56	(4,128)	2,645	(1,483)	1,560,984
410	3/1/56	(3,964)	2,480	(1,483)	1,564,948
411	4/1/56	(4,142)	2,658	(1,483)	1,569,090
412	5/1/56	(4,063)	2,579	(1,483)	1,573,153
413	6/1/56	(4,156)	2,672	(1,483)	1,577,308
414	7/1/56	(4,076)	2,593	(1,483)	1,581,385
415	8/1/56	(4,170)	2,686	(1,483)	1,585,554
416	9/1/56	(4,177)	2,693	(1,483)	1,589,731
417	10/1/56	(4,097)	2,613	(1,483)	1,593,828
418	11/1/56	(4,191)	2,707	(1,483)	1,598,019
419	12/1/56	(4,110)	2,627	(1,483)	1,602,129
420	1/1/57	(4,205)	2,721	(1,483)	1,606,334
421	2/1/57	(4,212)	2,729	(1,483)	1,610,546
422	3/1/57	(3,954)	2,471	(1,483)	1,614,500

423	4/1/57	(4,226)	2,742	(1,483)	1,618,726
424	5/1/57	(4,144)	2,661	(1,483)	1,622,871
425	6/1/57	(4,240)	2,757	(1,483)	1,627,111
426	7/1/57	(4,158)	2,675	(1,483)	1,631,269
427	8/1/57	(4,254)	2,771	(1,483)	1,635,524
428	9/1/57	(4,262)	2,778	(1,483)	1,639,785
429	10/1/57	(4,179)	2,696	(1,483)	1,643,964
430	11/1/57	(4,276)	2,792	(1,483)	1,648,240
431	12/1/57	(4,193)	2,709	(1,483)	1,652,433
432	1/1/58	(4,290)	2,807	(1,483)	1,656,723
433	2/1/58	(4,298)	2,814	(1,483)	1,661,021
434	3/1/58	(4,032)	2,548	(1,483)	1,665,053
435	4/1/58	(4,312)	2,828	(1,483)	1,669,365
436	5/1/58	(4,228)	2,744	(1,483)	1,673,592
437	6/1/58	(4,326)	2,843	(1,483)	1,677,919
438	7/1/58	(4,242)	2,758	(1,483)	1,682,161
439	8/1/58	(4,341)	2,857	(1,483)	1,686,501
440	9/1/58	(4,348)	2,865	(1,483)	1,690,850
441	10/1/58	(4,263)	2,779	(1,483)	1,695,113
442	11/1/58	(4,363)	2,879	(1,483)	1,699,475
443	12/1/58	(4,277)	2,794	(1,483)	1,703,753
444	1/1/59	(4,378)	2,894	(1,483)	1,708,130
445	2/1/59	(4,385)	2,901	(1,483)	1,712,515
446	3/1/59	(4,111)	2,627	(1,483)	1,716,626
447	4/1/59	(4,399)	2,916	(1,483)	1,721,025
448	5/1/59	(4,313)	2,829	(1,483)	1,725,338
449	6/1/59	(4,414)	2,931	(1,483)	1,729,752
450	7/1/59	(4,327)	2,843	(1,483)	1,734,079
451	8/1/59	(4,429)	2,946	(1,483)	1,738,508
452	9/1/59	(4,437)	2,953	(1,483)	1,742,945
453	10/1/59	(4,349)	2,865	(1,483)	1,747,293
454	11/1/59	(4,451)	2,968	(1,483)	1,751,745
455	12/1/59	(4,363)	2,880	(1,483)	1,756,108
456	1/1/60	(4,466)	2,983	(1,483)	1,760,574
457	2/1/60	(4,474)	2,991	(1,483)	1,765,048
458	3/1/60	(4,288)	2,805	(1,483)	1,769,337
459	4/1/60	(4,489)	3,005	(1,483)	1,773,826
460	5/1/60	(4,399)	2,916	(1,483)	1,778,225
461	6/1/60	(4,504)	3,021	(1,483)	1,782,729
462	7/1/60	(4,414)	2,931	(1,483)	1,787,143
463	8/1/60	(4,519)	3,036	(1,483)	1,791,662
464	9/1/60	(4,527)	3,043	(1,483)	1,796,189
465	10/1/60	(4,436)	2,953	(1,483)	1,800,625
466	11/1/60	(4,542)	3,059	(1,483)	1,805,167
467	12/1/60	(4,451)	2,967	(1,483)	1,809,618
468	1/1/61	(4,557)	3,074	(1,483)	1,814,175
469	2/1/61	(4,565)	3,082	(1,483)	1,818,741
470	3/1/61	(4,274)	2,790	(1,483)	1,823,014

471	4/1/61	(4,580)	3,097	(1,483)	1,827,595
472	5/1/61	(4,488)	3,004	(1,483)	1,832,082
473	6/1/61	(4,596)	3,112	(1,483)	1,836,678
474	7/1/61	(4,503)	3,019	(1,483)	1,841,181
475	8/1/61	(4,611)	3,127	(1,483)	1,845,792
476	9/1/61	(4,619)	3,135	(1,483)	1,850,410
477	10/1/61	(4,525)	3,042	(1,483)	1,854,936
478	11/1/61	(4,634)	3,151	(1,483)	1,859,570
479	12/1/61	(4,540)	3,057	(1,483)	1,864,110
480	1/1/62	(4,650)	3,166	(1,483)	1,868,760

SECOND MORTGAGE

Lender 0

Start date: 1/1/22

-17,802

Maturity: 1/1/22

Annual Payment from Finance tab: 0

Days	Principal	Interest	Payment	Balance	tc year
			-	-	
31	-	-	-	-	
28	-	-	-	-	
31	-	-	-	-	
30	-	-	-	-	
31	-	-	-	-	
30	-	-	-	-	
31	-	-	-	-	
31	-	-	-	-	
30	-	-	-	-	
31	-	-	-	-	
30	-	-	-	-	
31	-	-	-	-	1
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28	-	-	-	-	
31	-	-	-	-	
30	-	-	-	-	
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30	-	-	-	-	
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30	-	-	-	-	
31	-	-	-	-	3
31	-	-	-	-	
28	-	-	-	-	

31	-	-	-	-	
30	-	-	-	-	
31	-	-	-	-	
30	-	-	-	-	
31	-	-	-	-	
31	-	-	-	-	
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Annual Payment

DATE	Principal	1.00% Compounding		Balance
		Interest	Payment	
				-
2/1/22	0	-		-
3/1/22	0	-		-
4/1/22	0	-		-
5/1/22	0	-		-
6/1/22	0	-		-
7/1/22	0	-		-
8/1/22	0	-		-
9/1/22	0	-		-
10/1/22	0	-		-
11/1/22	0	-		-
12/1/22	0	-		-
1/1/23	0	-	\$0	-
2/1/23	0	-		-
3/1/23	0	-		-
4/1/23	0	-		-
5/1/23	0	-		-
6/1/23	0	-		-
7/1/23	0	-		-
8/1/23	0	-		-
9/1/23	0	-		-
10/1/23	0	-		-
11/1/23	0	-		-
12/1/23	0	-		-
1/1/24	0	-	-	-
2/1/24	0	-		-
3/1/24	0	-		-
4/1/24	0	-		-
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6/1/24	0	-		-
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11/1/24	0	-		-
12/1/24	0	-		-
1/1/25	0	-	-	-
2/1/25	0	-		-
3/1/25	0	-		-

4/1/25	0	-	-
5/1/25	0	-	-
6/1/25	0	-	-
7/1/25	0	-	-
8/1/25	0	-	-
9/1/25	0	-	-
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12/1/28	0	-	-
1/1/29	0	-	-
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7/1/29	0	-	-
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9/1/29	0	-	-
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11/1/32	0	-	-
12/1/32	0	-	-
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HOUSING PROJECTS

TRUST
HARD WORK
HONEST
PROFESSIONAL



FCI Constructors, Inc.
186 Moose Lane
Durango, CO 81303
(970) 259-8644

www.fciol.com

COMPANY PROFILE

FCI CORE VALUES	Trust Hard Work Honest Professional	<p>FCI was founded in 1978 in Grand Junction, Colorado. Since that time we have expanded to include offices in Phoenix, Frederick, Durango, Cheyenne, Williston and Aztec. FCI has been recognized as one of ENR's Top 400 Contractors since 1998. We have been at the forefront of the industry in the areas of customer service, safety, technology, and sustainable building.</p> <p>FCI is a full service Construction Manager/General Contractor. We work extensively in both negotiated and hard bid markets in private and public sectors.</p>
FCI MISSION	To be a forthright construction company delivering exceptional projects and services for engaging clients in a culture based on trust, honesty, hard work, and professionalism. Our employees prosper in a challenging and rewarding environment.	<p>FCI is an employee owned company committed to the best interests of both our clients and our employees. All FCI personnel that will be working on your project are stockholders and, as such, have a vested interest in your project's success.</p> <p>FCI currently has over 406 employees company wide. We operate from nine regional offices rather than traveling from major hubs. This provides our clients with high quality, accessible personnel with whom to work and positions us to service our clients.</p>
FCI VISION	Exceeding our Commitments through outstanding performance and innovative client centered solutions.	<p>Our estimators are skilled in both conceptual and hard bid estimating. Our Project Managers and Superintendents are capable, experienced individuals and are supported by a staff of engineers, coordinators, safety directors, accountants, and corporate officers. We work hard to provide our clients with the best value and service the industry has to offer. Our goal is to ensure that we are welcomed back in every community we work in.</p>
FCI BRAND PROMISE	Focused on Your Vision	<hr/>

OUR LEADERSHIP TEAM



Shane Haas
President
With FCI since 1986



Clay Marshall
Chief Financial Officer
With FCI since 2012



Jeff Eades
Vice President
Arizona Operations
With FCI since 2015



Jeff Erker
Senior Vice President of
Front Range Operations
With FCI since 1996



Brad Keller
Vice President Western
Slope Operations
With FCI since 1999



Mike Foutz
Vice President Durango
and FCI Constructors of
New Mexico, LLC
With FCI since 1996



Bryan Hemeyer
Vice President
Pre-Construction and
Marketing Front Range
Operations
With FCI since 1995



Becket Hinson
Vice President FCI
Constructors of
Wyoming, LLC
With FCI since 1996

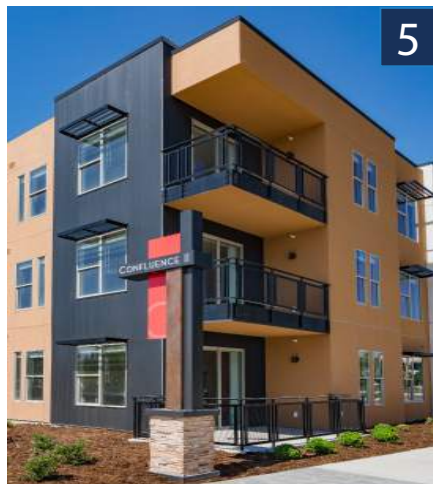


Tony Seidling
Vice President of Front
Range Operations
With FCI since 2008

HOUSING PROJECTS

Here are a few of our completed Housing projects by FCI Constructors with more on the following pages

FCI has served as CM/GC for over 330 projects, totaling over \$1.2 billion. The CM/GC relationship is one built on trust of each Team Member, and something we take very seriously. By standing by our core values of **Trust, Hard Work, Honesty and Professionalism** FCI continues to build relationships with Clients.



1. Calkins Commons
2. Espero Apartments
3. VOA Miremonte Senior Residences
4. Lumien Apartments II
5. Confluence Apartments Phase II
6. 1304 Apartments
7. Cedar Point Housing



CALKINS COMMONS - Cortez, CO

The Calkins Commons project is a Section 3 project that will consist of a 21,000 square foot historic remodel of a school that was constructed in 1909 in Cortez, Colorado. The historic stone façade and interior plaster will be fully restored to its original condition. The school will be remodeled to include 12 affordable housing units and administrative offices for the Housing Authority of the County of Montezuma. The project will also consist of two separate apartment buildings on the same site that will include a total of 30 affordable housing units. The two buildings total 36,000 square foot and include a community space and an exercise room. The 42 affordable housing units will be an important addition to the County of Montezuma. The site will include a playground structure, trellis and picnic area and a community garden. Located in the heart of Cortez, Colorado.

Current Construction Cost:

\$11,070,996

Contract Type:

CM/GC

Completion Date:

June 2022

Owner Reference

Terri Wheeler

Housing Authority of Montezuma County

(970) 565-3831

Architect Reference

Dean Brookie

Brookie Architecture & Planning, Inc.

(970) 247-1336





ESPERO APARTMENTS - Durango, CO

New ground up 28,400 square foot 3 story building, 40 residential unit complex which includes amenity spaces on the first floor including offices, classroom, conference room, amenity kitchen, great room and a full laundry room as well as residential units on all three floors. Building includes an elevator and stairs on the East and West ends. The 40 residential units include full kitchens, restrooms and living space. The Building Structure is wood frame with glulam beam construction, exposed wood beam ceilings and stairs, metal panel and fiber cement siding. Finishes include painted drywall, finished wood, trim, casework, carpet, polished concrete, ceramic tile and LVT tile. The site includes a full infrastructure including a new water main line, fire line and hydrants, Sanitary sewer lines, gas line, and electrical service. Paved parking, sidewalks, irrigation and landscaping including a secured courtyard area and exterior canopy structures, playground structure, trellis and picnic area and a community garden. Located in the heart of Cortez, Colorado

Construction Cost:

\$6,331,180

Contract Type:

CM/GC

Completion Date:

November 2021

Owner Reference

Oriana Sanchez
BlueLine Development, Inc.
(303) 519-1419

Architect Reference

Chad Holtzinger
ShopWorks Architecture
(303) 433-4094





VOA MIREMONTE SENIOR RESIDENCES - Durango, CO

FCI was selected as the Construction Manager / General Contractor for the VOA Senior Residences @ Three Springs. This complex is a 4 story, 53 Unit building totaling 49,985 square feet. The Volunteers of America is National, non-profit, faith-based organization dedicated to helping those in need to rebuild their lives and reach their full potential. This \$9 million project is located in Three Spring in Durango, Colorado. FCI was required to monitor and support Section 3 businesses on this project.

The facility includes amenity spaces, a fitness area, offices, outdoor gardens and picnic shelters.

Construction Cost:

\$9,516,059

Contract Type:

CM/GC

Completion Date:

November 2021

Owner Reference

Doug Snyder
Volunteers of America
(303) 726-1055

Architect Reference

Rebecca Greek
ShopWorks Architecture
(303) 619-4615





LUMIEN APARTMENTS II - Durango, CO

Lumien Apartments II is Phase 2 of a previously constructed apartment building and is a 38,000 square foot, 36 unit low income apartment complex located on the North end of Durango, this was a Section 3 project. It boasts a full amenity area for the residents including a kitchen, fireplace, mounted television and plenty of seating for all. It also includes public restrooms, office space for management, leasing and meetings, as well as multiple ADA compliant residential units. The building is fully equipped with a fire protection sprinkler system, monitored fire alarm system and access controlled doors at the main entrances. This project also includes full site development with underground utilities for water, sewer, a private storm drain system, electrical, telecommunications as well as site landscaping and pedestrian pathways. Included in the site development is a complete rework of the site detention ponds resulting in both a more functional and visually appealing product. The owner of this 3 story wood framed, elevator equipped building, is a repeat client of ours who we feel fortunate to work with.

Construction Cost:

\$6,834,927

Contract Type:

CM/GC

Completion Date:

October 2019

Owner Reference

Kurt Frantz
MGL Lumien Apartments, LLC
(303) 892-6600

Architect Reference

Harsh Parikh
Parikh Stevens Architects
(303) 825-2597





CONFLUENCE APARTMENTS- Durango, CO

The Confluence Apartments II consisted of 70 apartment units and a 2,000 SF retail space in three 3-story buildings. All of the apartments have a balcony, LVT and carpet flooring, quartz countertops, heat pumps and air conditioning. The exterior of the building is a combination of stucco and metal wall panels. Site development included a maintenance shed, parking lot and sidewalk connections to adjacent parks and trails.

Construction Cost:

\$9,889,887

Contract Type:

CM/GC

Completion Date:

August 2018

Owner Reference

Kurt Prinslow
Confluence Apartments, LLC
(970) 764-6467

Architect Reference

Kevin White
Johnson Nathan Strohe Architects
(303) 892-7062





1304 APARTMENTS - Durango, CO

Project consists of two (2) wood framed three (3) story residential apartment buildings. Two studios, two one bedroom, and sixteen four bedroom units are distributed between the two structures. Project also includes associated site infrastructure

Construction Cost:

\$4,919,596

Contract Type:

Hard Bid

Completion Date:

August 2017

Owner Reference

Steve Eccher
1304 Apartments, LLC
(970) 259-5061

Architect Reference

Steve Eccher
Eccher Design & Planning, LLC
(970) 259-5061





SUIT CEDAR POINT TOWNHOMES - Ignacio, CO

The Cedar Point Townhomes consisted of twenty-five townhomes that averaged 1500 SF and 6-1/2 acres of site development. The townhomes have LVT and carpet flooring, granite countertops, 95% efficient furnaces and air conditioning. Every unit has a private backyard with a storage shed. Site development included utilities, road and parking areas, a playground, perimeter fencing, and an emergency access road.

Construction Cost:

\$7,461,067

Contract Type:

Design Build

Completion Date:

June 2018

Owner Reference

Jacob Garlick
Southern Ute Indian Tribe
(970) 563-0138

Architect Reference

Tracy Reynolds
Reynolds Ash + Associates Architecture &
Engineering
(970) 259-7494





LUMIEN APARTMENTS I - Durango, CO

The Lumien Apartments consists of a 52,000 square foot, 50 Unit apartment complex located on the north end of Durango. The Owner of this 3 story, wood framed building is a repeat client of ours. This project completed in September of 2015 and was a Section 3/Section 8 project.

Construction Cost:

\$7,356,545

Contract Type:

CM/GC

Completion Date:

September 2015

Owner Reference

Jacob Garlick
Southern Ute Indian Tribe
(970) 563-0138

Architect Reference

Harsh Parikh
Parikh Stevens Architects
(303) 825-2597





BRUBAKER PLACE- Cortez, CO

Brubaker Place is a 48 unit housing complex and Clubhouse, and was a Section 3 project. This 46,113 SF project consists of two story buildings, wood framed structures, with stucco and masonry veneer. The project included full site development including city streets, parking, all utilities and landscaping. This \$6 million project started in July 2010 and was completed in June 2011.

Construction Cost:

\$6,123,753

Contract Type:

Hard Bid

Completion Date:

June 2011

Owner Reference

Terri Wheeler
Housing Authority of Montezuma County
(970) 565-3831

Architect Reference

Harsh Parikh
Parikh Stevens Architects
(303) 825-2597



OUR CLIENTS SAID



COLLEEN KANADA

SENIOR PROJECT MANAGER, NV5
(OWNER'S REPRESENTATIVE)

"The Roaring Fork School District Executive Committee is very happy with the teams FCI have put together on all of their projects. Everyone is going above and beyond to keep the kids safe, working off hours to keep the disruption down, coordinating tours and carrying themselves in a professional manner day in and day out. Please pass along a thank you from the Roaring Fork School District and a personal thank you from me and all of NV5."

SHANNON PELLAND

ASST. SUPERINTENDENT / CFO
ROARING FORK SCHOOL DISTRICT

"This time of year we meet with our staff groups and the challenges of construction -packing, parking, etc. has been a big topic of conversation. Across the board, every group has talked about how wonderful the FCI crews have been to work with. They do an amazing job of keeping our staff in the loop, addressing concerns immediately and they are great with the kids and have fun! Thank you so much for all that FCI is doing!"

KEN WATKINS

FIRE CHEIF- CITY OF GRAND JUNCTION FIRE

"I want to thank FCI Constructors, Inc. and their subcontractors for the completion of the first new fire station constructed in Grand Junction in the last ten years. Stan Kiser and his team are to be commended for their hard work and dedication in making sure the City received a quality project, on time and within budget. The team worked closely with a neighboring school and church to create the least disruption possible to the neighborhood. FCI demonstrated that they understood our needs and their desire to produce the best possible product was clearly evident. For this we send our deepest gratitude and strongest recommendation."



WALTER WOSTENBERG

CONSTRUCTION DEPARTMENT ARCHDIOCESE OF
DENVER

On several occasions throughout the construction of our project I expressed my amazement with FCI's Superintendent's ability to exact great performance, as well as schedule compliance from every subcontractor. Cost control and delivery of a good structure built to exacting specifications are very important goals for the Archdiocese of Denver. Every member of FCI's project team met these goals in flying colors - kudos to them all. Going forward, I can recommend FCI Constructors for future Archdiocese of Denver projects without reservation.

2022 Statewide Outreach and Engagement

August 2, 2022

Housing Colorado
Colorado Housing and Finance Authority (CHFA)
Colorado Department of Local Affairs Division of Housing (DOH)



Welcome

2022 Statewide
Outreach and
Engagement



Brian Rossbert

Executive Director

brian@housingcolorado.org

303-941-7809

www.housingcolorado.org



Jaime G. Gomez

Deputy Executive

Director and COO

jgomez@chfainfo.com

303-297-7440

www.chfainfo.com

Jerilynn Francis

Director, Marketing and

Community Relations

jfrancis@chfainfo.com

303-297-7427

www.chfainfo.com



Alison George

Division Director

alison.george@state.co.us

303-864-7818

www.colorado.gov/dola/housing

Agenda

2022 Statewide Outreach and Engagement

- 9:00am** Registration/Check-in Opens
- 9:15am** Welcome and Introductions
- 9:30am** The Housing Landscape at the State level
- 10:30am** Developments from the 2022 Colorado State Legislative Session and Funding Opportunities
- 12:30pm** Working Lunch and Table Discussions
- 2:00pm** The Future of Affordable Housing
- 2:30pm** Adjourn

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#78231138**

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What is your favorite activity to do in Colorado?

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Which Colorado state animal is your favorite?

ⓘ Start presenting to display the poll results on this slide.

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Audience Q&A Session

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The Housing Landscape at the State Level

August 2, 2022

Housing Colorado
Colorado Housing and Finance Authority (CHFA)
Colorado Department of Local Affairs Division of Housing (DOH)





Housing Colorado

Brian Rossbert
Executive Director

Housing Colorado

Mission:

Housing Colorado is to be a unified voice promoting the preservation and production of quality affordable housing for low and moderate income Coloradans through statewide education and advocacy in order to build a strong economy and healthy communities.

- ▶ Represent 300+ organizations from across the affordable housing industry.
- ▶ Advocate on behalf of the industry at the State Capitol
- ▶ Educate the industry on important topics, including our fall conference



Housing Colorado

Housing Colorado Team



Brian Rossbert
Executive Director



Phillip Enmark
Project Coordinator



Mary Jane Jarvis
Conference & Events Manager



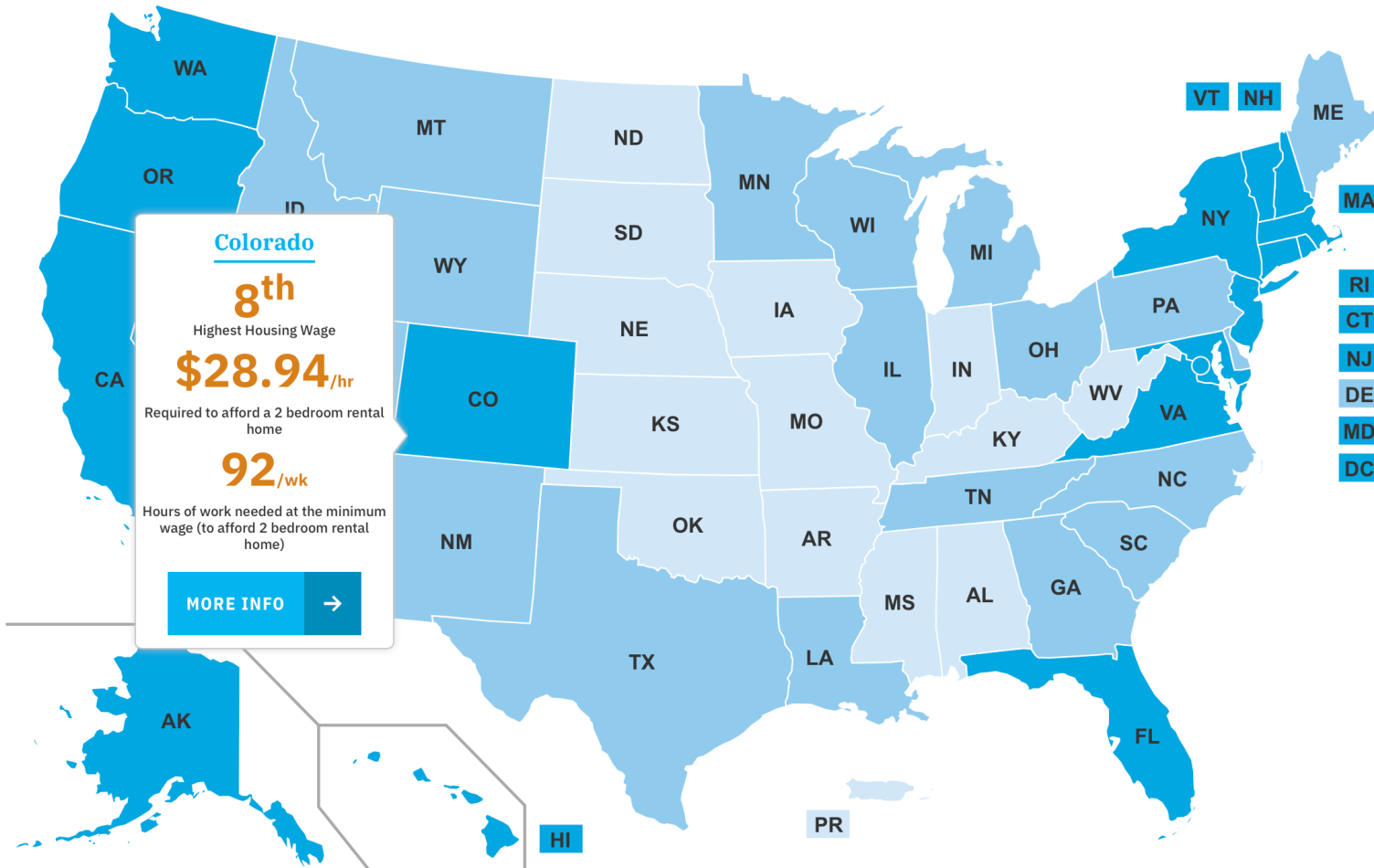
Miranda Stokes
Program Assistant



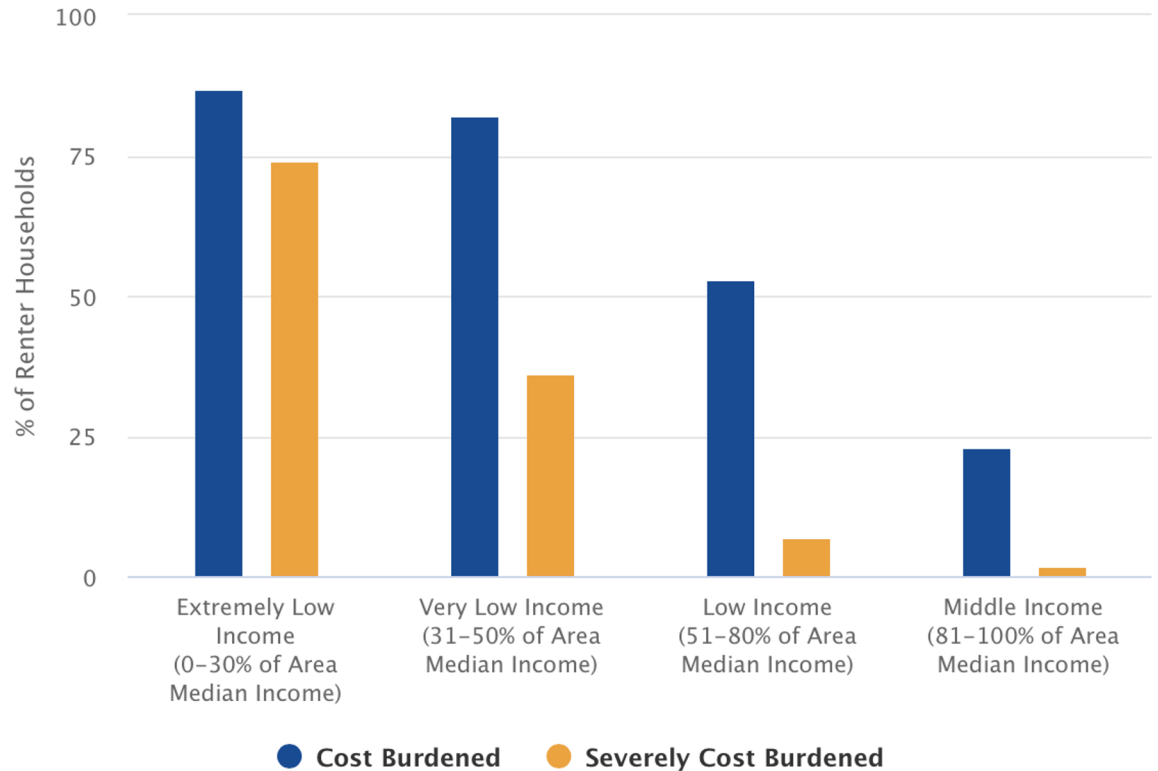
Ally Upton
Housing Advocacy Manager

Hourly wage required to afford a two bedroom rental home by state.

● Below \$17.00 ● \$17.00 - \$23.00 ● Above \$23.00



Housing Cost Burden by Income Group



Renter households spending more than 30% of their income on housing costs and utilities are cost burdened; those spending more than half of their income are severely cost burdened.

Thank you!

Brian Rossbert

Executive Director

brian@housingcolorado.org

303-941-7809

www.housingcolorado.org





Colorado Housing and Finance Authority

Jaime G. Gomez

Deputy Executive Director
and COO

Jerilynn Francis

Director, Marketing and
Community Relations

overview and annual investment



mission



We strengthen Colorado by investing in affordable housing and community development.

vision



Everyone in Colorado will have the opportunity for housing stability and economic prosperity.

2021 impact and investment



\$2.8B

First Mortgage Loans

8,737

Households Served

\$108.9M

Down Payment Assistance



\$157.6M

Total Loan Production

74

Developments Supported with Loans, PAB, or Housing Tax Credits

7,089

Units Supported with Loans, PAB, or Housing Tax Credits



\$103.4M

Total Invested

597

Businesses and Nonprofits Supported

3,343

Jobs Directly Created or Retained



\$4.3M

Total Giving

309

Organizations Supported

642

Technical Assistance Hours

January 1 to December 31, 2021

2022 impact and investment



As of June 30, 2022



\$1.24B

First Mortgage Loans

3,585

Households Supported

\$48M

Down Payment Assistance



\$154.4M

Total Loan Production

34

Developments Supported with Loans, PAB, or Housing Tax Credits

2,800

Units Supported with Loans, PAB, or Housing Tax Credits



\$28.3M

Total Invested

315

Businesses and Nonprofits Supported

1,882

Jobs Directly Created or Retained



\$2.1M

Total Giving

138

Organizations Supported

452.6

Technical Assistance Hours

January 1 to June 30, 2022

supporting new units and inventory

Colorado Housing and Finance Authority (CHFA)



single family construction

- Single Family Construction Program
- Habitat for Humanity of Colorado – Rural Inventory
- Modular Construction



housing tax credits

Growing Multifamily Inventory is more difficult

- 9% LIHTC boost expired resulting in fewer projects awarded
- Impact of construction cost and interest rates
 - Reviewing maximum credit amount
- State AHTC was extended
 - **26 letters of intent** requesting a total of **\$25.4M**



middle income

Supporting households earning between 80 and 120 percent AMI



- CHFA's Middle Income Program has supported five transactions totaling 622 units
- \$25M new resource
- Approved \$5M investment into CHAI Equity Fund
 - Tenant Equity Vehicle

mobile home parks

- Mobile homes account for **100,000 units** of all affordable housing in Colorado
- Financed two parks impacting **158 homes**
- **\$10M** commitment in ROC Fund
 - Pool with other investors



expanding housing opportunities



latino and hispanic outreach

In 2020, the homeownership rate for Latinx/Hispanic Coloradans was **52.5%** as compared to white Coloradans at **71%**.



- Focus groups and community engagement
- Redesign and transcreation of program materials
- Steps to Homeownership Videos
- Launch of Mi Hogar microsite
- Since the launch of Mi Hogar through 2021, CHFA has had a 22% increase in loans to Hispanic homeowners, leading to a 1% increase in Hispanic homeownership statewide.

black and african american outreach

In 2020, the homeownership rate for Black Coloradans was **41%** as compared to white Coloradans at **71%**.



- Engagement with AATA
- 2021 Focus Groups
- 2022 Community Convenings
 - Denver
 - Aurora
 - Colorado Springs

Source: <https://www.rmpbs.org/blogs/news/homeownership-gap-between-white-and-latino-coloradans-narrows-but-for-black-coloradans-its-widened/#:~:text=In%201970%2C%20the%20homeownership%20gap,new%20Census%20Bureau%20data%20says>

As of June 2022

neuro-inclusive housing

127,000 people with I/DD have requested services in Colorado.

20,000 people with I/DD live with caretakers over the age of 60.



Engagement

- Neuro-inclusive Housing Solutions

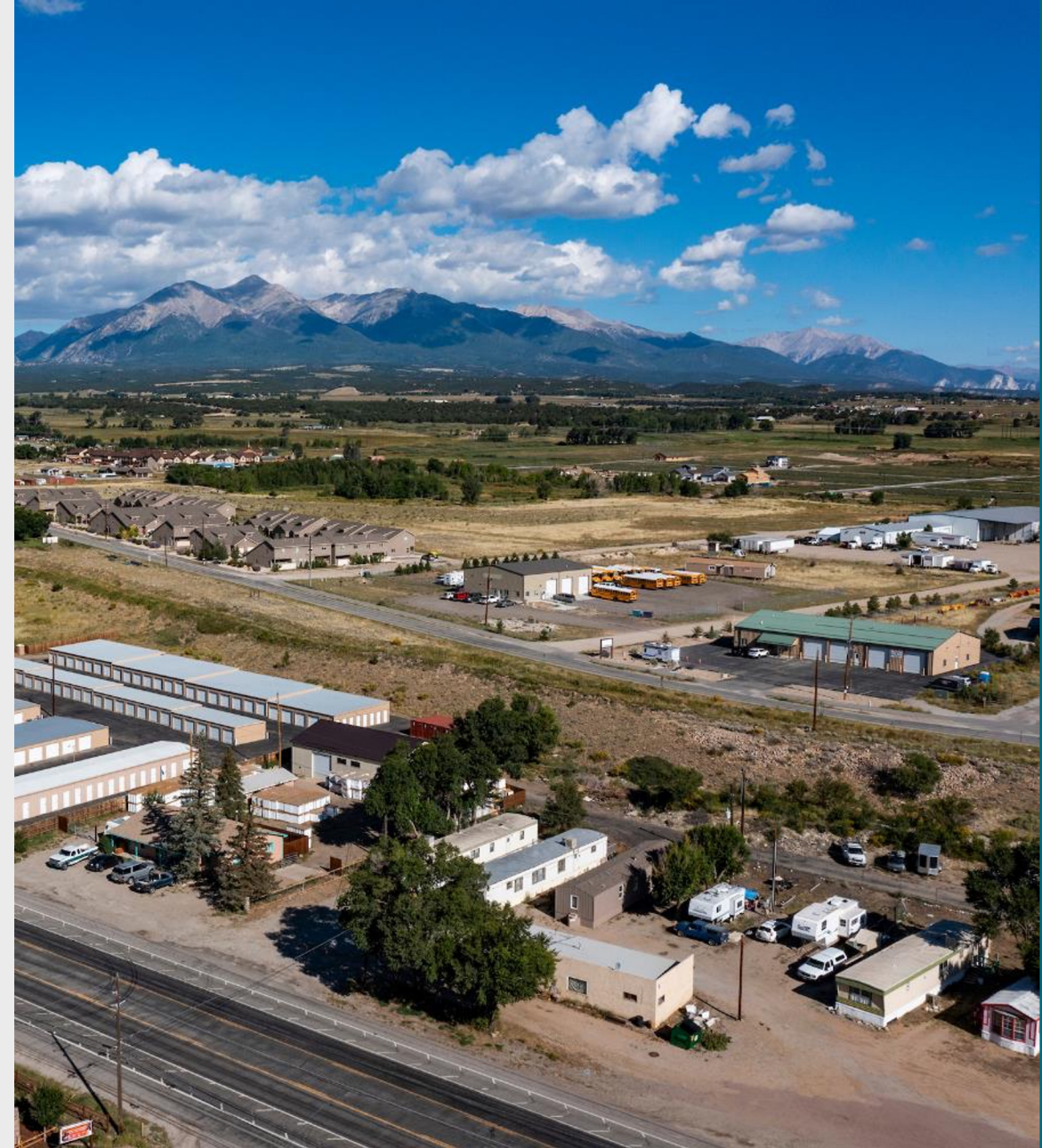
Outcomes

- Technical Assistance program
- White Paper
- Homeaccess program updates

www.chfainfo.com/whitepaper

As of June 2022

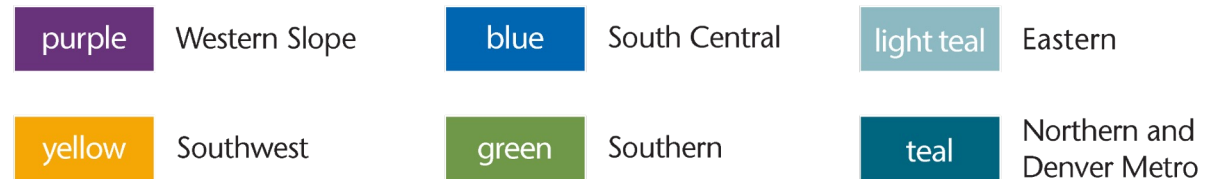
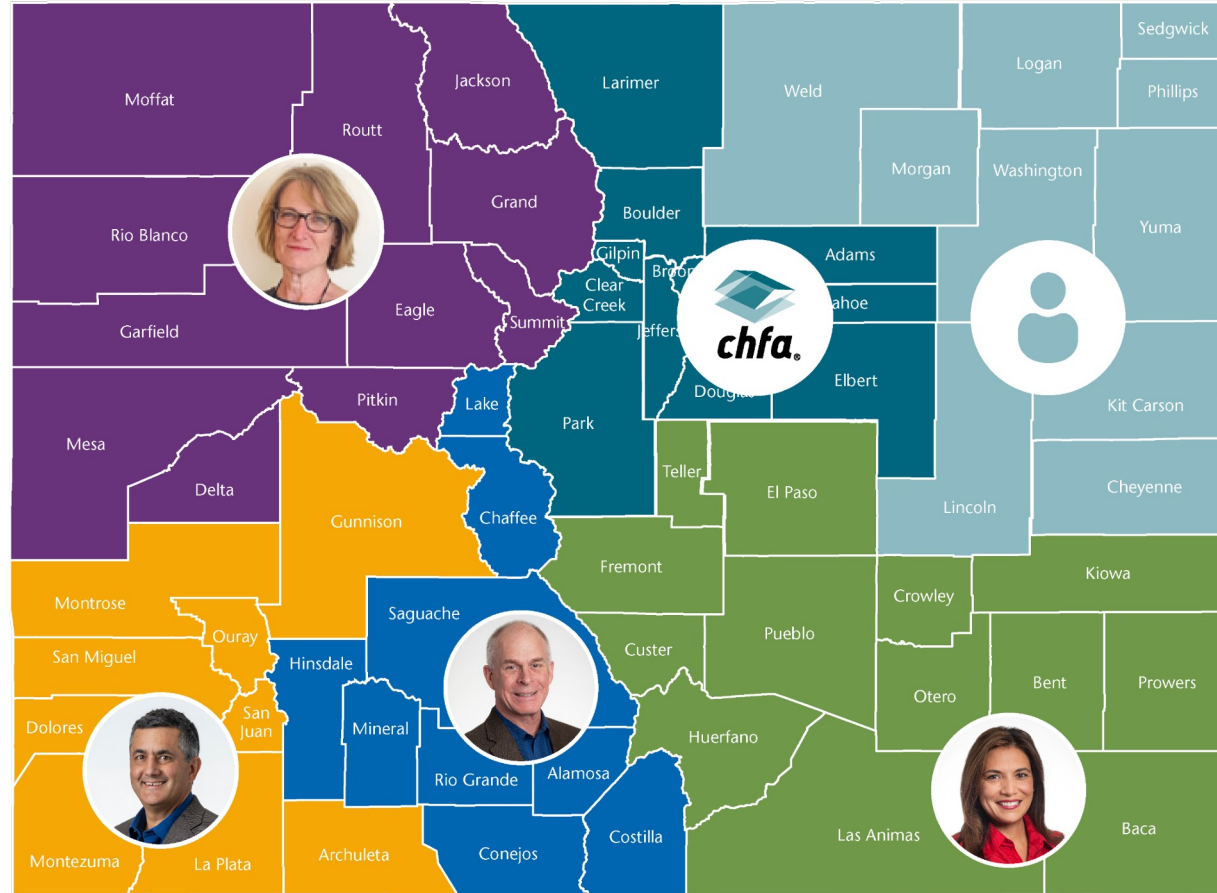
building community capacity



Regions:

- Western Slope
- Southwest
- South Central
- Southern
- Eastern
- Northern and Denver Metro

community relationship managers



chfa investments in southwest colorado

Ute Mountain Ute Tribe

- **\$100K** – Furnace Replacement
- **\$300K** – Housing Rehab
- **\$500K** – Master planning for housing, economic development, and site work for mobile homes

Mancos

- **\$35K** – Mancos Creative District for Mancos Wellbeing Project and Collective Creative Community work
- **\$37K** – Mancos Trails Group for Aquaduct Trail completion and organizational capacity
- SHIP-TA and Intern support for Mancos Common Press

Homegrown Talent Initiative

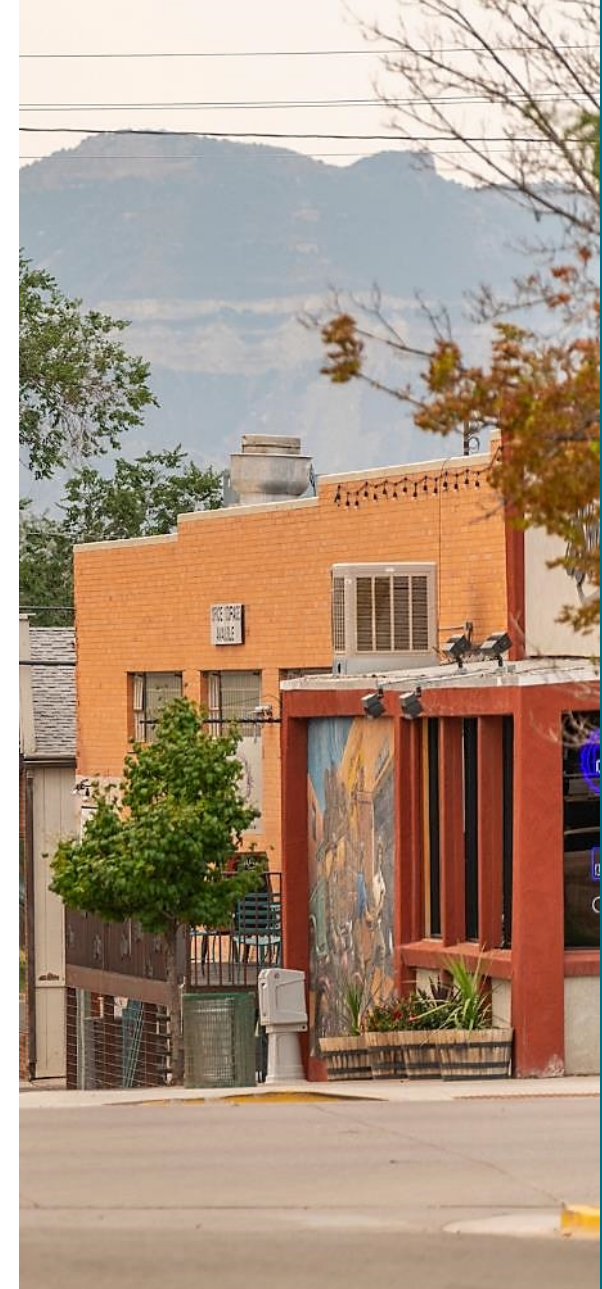
- **\$30K** – Work Based Learning mentorship program

The Sharehouse/Good Samaritan

- **\$50K** – Walk-in cooler and annual fundraising campaign match

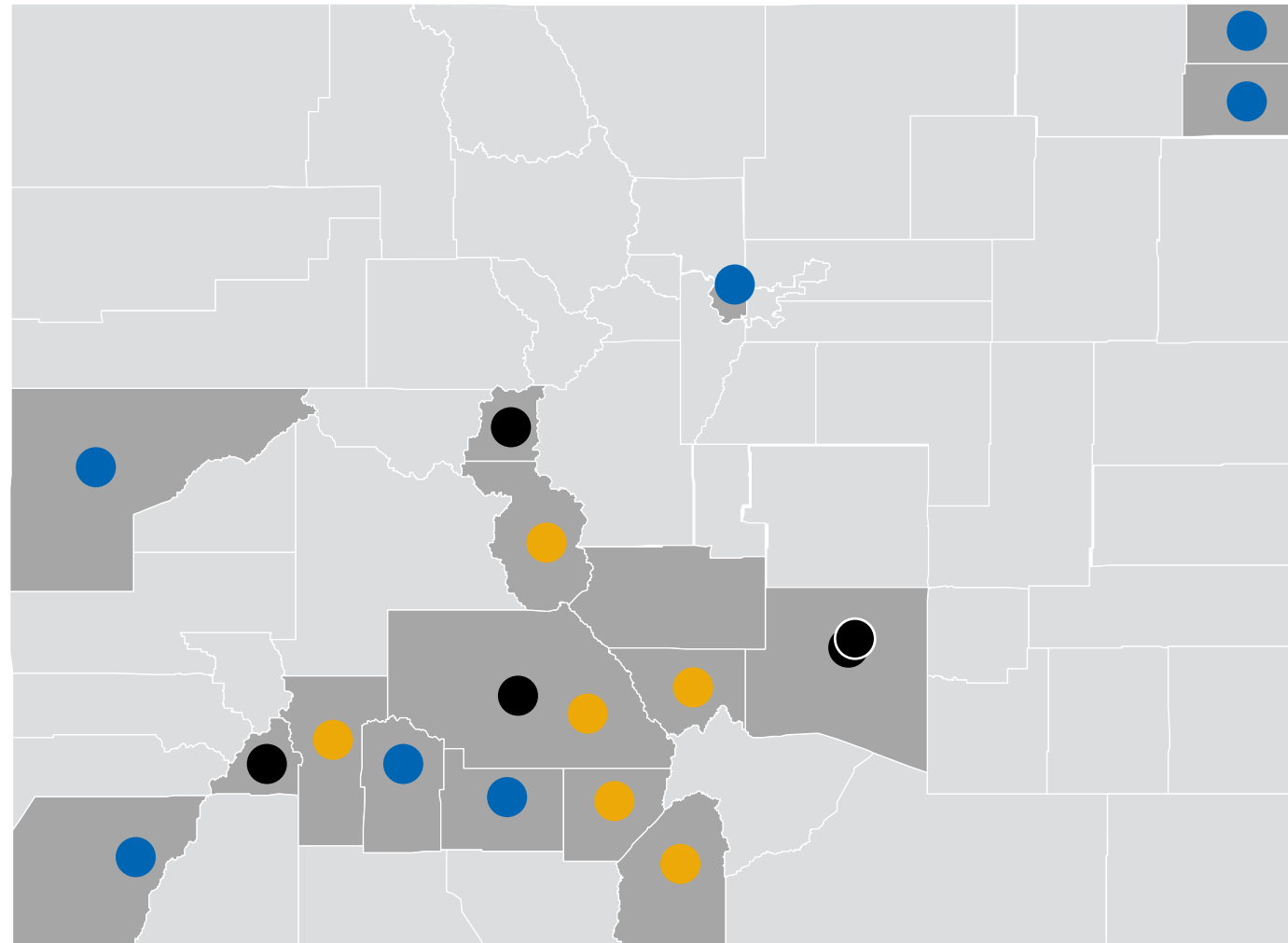
Direct Effect Awards

- **\$20K** – Good Food Collective for Farms to Food Assistance Food Hub Coordinator
- **\$5K** – Homesfund for Scattered Site Deed Restriction Program
- **\$15K** – In the Weeds for programmatic support
- **\$25K** – Manna Soup Kitchen for Community Resource Center



- Small-scale Housing Technical Assistance launched in 2021
- 30 units or fewer
- 18 projects supported
- **Round two:** Applications are due August 24

technical assistance



● 2021 Round One Projects

● 2021 Round Two Projects

● 2022 Round One Projects

technical assistance and developers guide

Colorado Affordable Housing Developers Guide

- Launched in 2022
- <https://developers-guide.chfainfo.com/>
- Upcoming Webinar:
 - **August 17:** CHFA Small-scale Affordable Housing Technical Assistance

Research and Data

- Electrification Report
- Statewide Affordable Housing Study
- Development Cost Dashboards

direct effect awards

Supporting Colorado nonprofits whose missions align with our work to strengthen Colorado by investing in affordable housing and community development.



The average donation amount is **\$12,756**. The maximum donation amount is **\$30,000**.

- **Round One:** 34 organizations supported and \$440,500 awarded
- **Round Two:** Applications opened June 1 and closed June 30. Awardees will be notified in late August 2022.
- **Round Three:** Application will open September 1 and close September 30. Awardees will be notified in early December 2022.

As of June 2022

building the future scholarship

The scholarship program will dedicate **\$1.2M** to support college education across Colorado. The multiphase, multiyear fund will provide up to 260 scholarships to be awarded over 10-year periods.



- **Colorado Mesa University**
Four \$2,500 scholarships annually
- **Colorado State University**
Four \$2,500 scholarships annually
- **Fort Lewis College**
Four \$2,500 scholarships annually
- **Foundation for Colorado Community Colleges**
Four \$2,500 scholarships annually
- **University of Colorado at Denver's College of Architecture and Planning**
Two \$5,000 scholarships annually; one supporting a student with an affordable housing focus and the other supporting a student with an economic development focus

As of June 2022

Thank you!

Jaime G. Gomez

Deputy Executive Director and COO
jgomez@chfainfo.com
303-297-7440

Jerilynn Francis

Director, Marketing and
Community Relations
jfrancis@chfainfo.com
303-297-7427

www.chfainfo.com





Colorado Division of Housing

Alison George
Director, Division of
Housing

DOLA's Division of Housing

Homelessness Solutions ☀️ through ☀️ First-time Homebuyer Programs



The Colorado Division of Housing (DOH) was created in statute in 1970. DOH partners with local communities to create housing opportunities for Coloradans who face the greatest challenges to accessing affordable, safe and secure homes.

AFFORDABLE, SAFE AND SECURE HOMES FOR ALL COLORADANS

Our work includes:

- Increasing and preserving Colorado's inventory of affordable housing
- Managing rental assistance vouchers
- Creating and supporting collaborative approaches to end homelessness
- Regulating Mobile Home Parks, and the construction and installation of factory-built structures
- Creating accessibility through review/approval of home modifications
- Emergency Recovery from natural disasters and the current COVID-19 pandemic.



Division of Housing's five (5) Offices

Office of Homelessness Initiatives (OHI)

- Fort Lyon
- Homelessness Playbook
- Supportive Housing Toolkit and Joint Underwriting
- Programs for people with justice involvement, youth, chronically homeless, and people with behavioral health needs

Office of Housing Recovery (OHR)

- Emergency Rental Assistance
- Emergency Mortgage Assistance

Office of Housing Finance and Sustainability (OHFS)

- Grant and Loan programs to preserve and build affordable housing
- Homeowner repair programs
- Down payment assistance programs

Office of Rental Assistance (ORA)

- Statewide housing authority
- administering >9,000 state and federal voucher in partnership with local agencies.
- >80% people w/ disabilities

Office of Regulatory Oversight (ORO)

- Mobile Home Park Oversight
- Regulation of factory built structures



State Fiscal Year 2022 accomplishments



First Annual Report

DOH issued its first annual comprehensive development report to its legislative oversight committee January 2022



OHFS Applications Reviewed

Reviewed 169 Funding Applications from July 1 2021 through June 30 2022



Development Funding

Provided project funding of \$202+ million, leveraging total project costs of \$1.1+ billion (as of June 30 2022)



Marshall Fire Response

Convened the Disaster Housing Task Force on behalf of local governments, facilitating immediate and interim response.



State Fiscal Year 2022 accomplishments



Updated
Making
Homelessness
History Playbook
published



Created 3,200
new supportive
housing
opportunities
since 2014



Served 27,000
people through
emergency
homeless
response



Increased Justice-
Involved
Supportive Housing
opportunities from
30 in 2013 to 785+
in 2022.



Where are we now?

Updates from 2021 legislation and funding

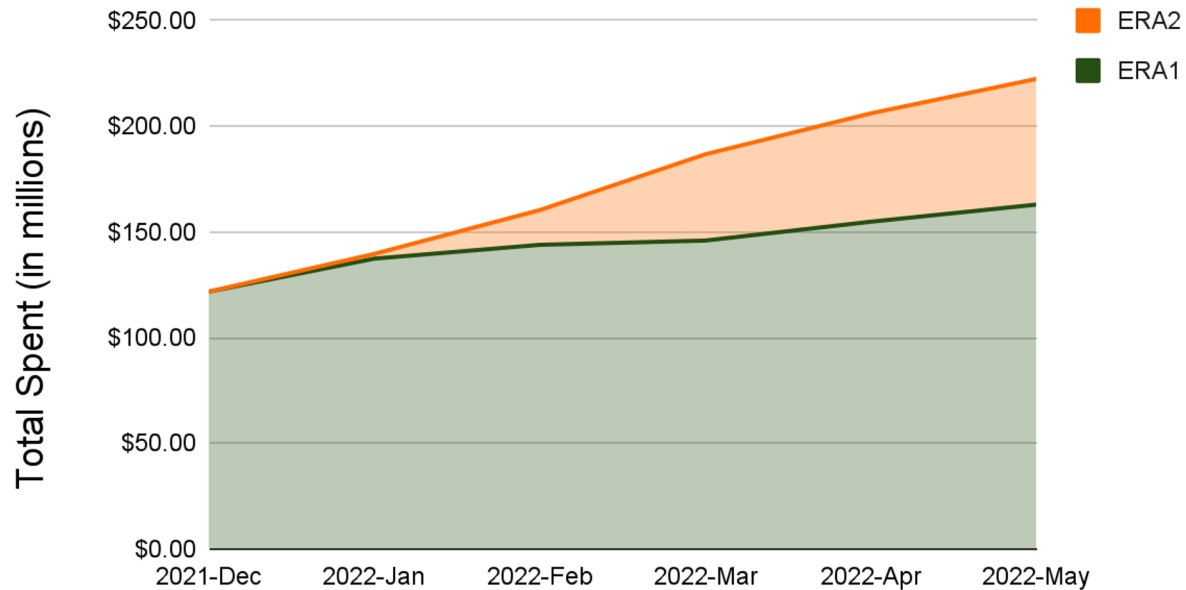
- Federally funded ERA and HAF
- HB21-1271 and the Local Officials Toolkit
- SB21-242 (\$30M) and HB21-1329 (\$98.5M)



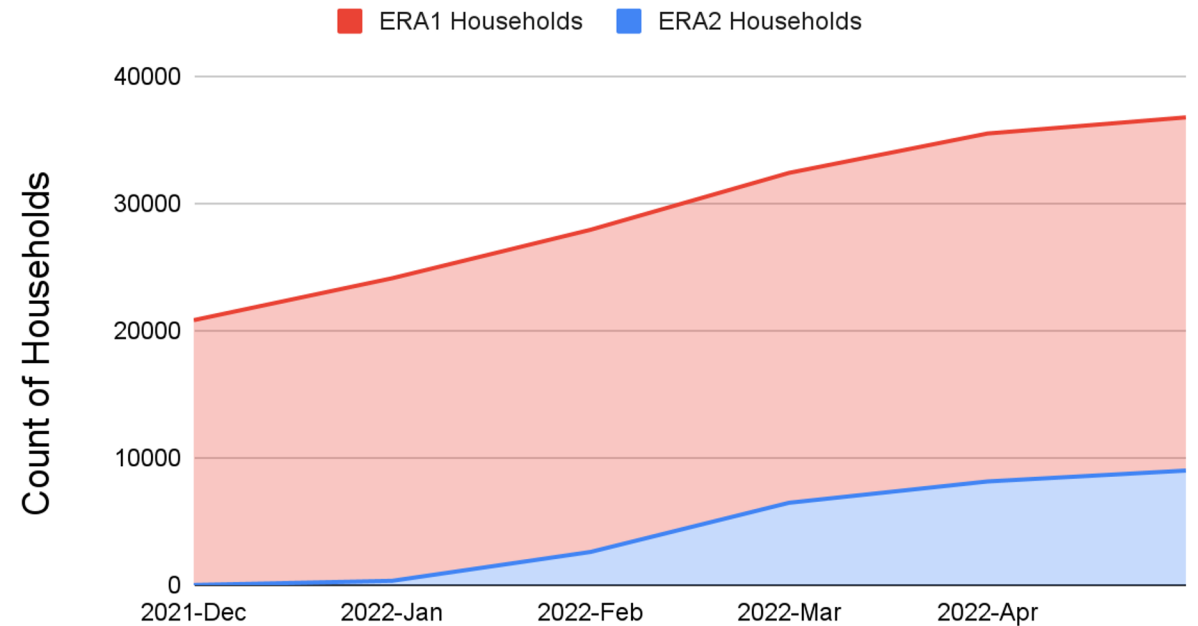
Emergency Rental Assistance Program

Pre-pandemic: \$1M Annually for emergency rental assistance

ERA 1 & 2 Running Total



Running Total Households Assisted With ERA 1 & 2



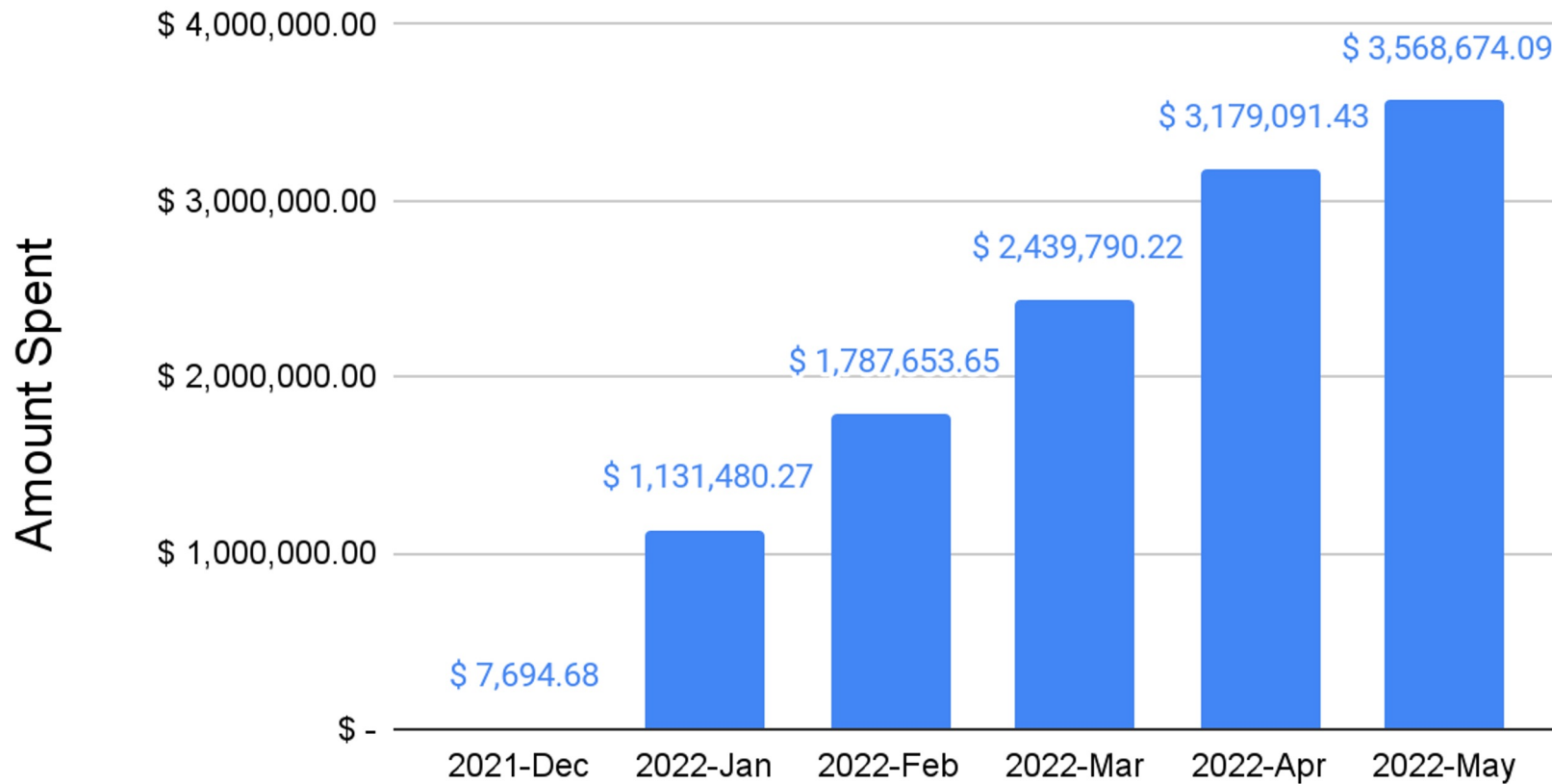
All 64 Counties

> \$20M assistance paid out monthly



Emergency Mortgage Assistance Program (EMAP)

Running Total of EMAP



As of June:

- **52** Foreclosures Prevented
- **\$334,000** in HOA Fees Paid



AFFORDABLE HOUSING

GUIDE FOR LOCAL OFFICIALS



COLORADO
Department of Local Affairs
Division of Housing

The Housing Toolkit Program will offer technical assistance to local governments who demonstrate an understanding of the housing needs of their residents and communities. This may include obtaining and supporting the development of viable sites in their communities for the development of affordable housing, and attracting developers committed to making such investments in their communities.

Local Officials Toolkit

The need for increased education, training and technical assistance was a common theme heard throughout the stakeholder process conducted by DOH and its partners (Housing Colorado and the Colorado Housing and Finance Authority) in 2019, and again in 2021 in the Strategic Housing Working Group report.



COLORADO
Department of Local Affairs

HB21-1271 - DOH Local Officials Toolkit

- DOH Toolkit will include:
 - Affordable Housing Development 101 Training - 1 hour in-person/remote training
 - Affordable Housing Development for Local Officials - Half day in-person/remote training
 - TA - Intensive, customized assistance for four communities each year through 2025
 - Web-Based Affordable Housing Development Resource
- Timeline
 - July - Sept 2022 - Stakeholder Outreach & Engagement
 - Q1 2023 - 101 Trainings Available
 - Q2 2023 - Local Officials Training Available
 - Q2 2023 - Web-Based Resource Available
 - Ongoing - Technical Assistance for Qualifying Communities

For more information, contact **Andrew Atchley** at **719-298-2903** or **andrew.atchley@state.co.us**



HB21-1329 & SB21-242

Federal ARPA SLFRF Housing funds: \$128.5M



Operation Turn Key (OTK) Acquisition NOFA

- Short term, low interest loans
- Eligible Properties
 - Land
 - Existing residential
 - Existing other use

Funds repaid with perm financing

- 15 awards / \$41M
- 3 apps in process / \$13M



Affordable Housing Investment Fund (AHIF) NOFA

DOH to loan capital into non-profits, CDFIs, traditional financial institutions, affordable housing investment funds.

DOH funds leverage affordable housing financing already being undertaken by partner funds.

- 10 Awards / \$61.9M



Enhanced DOH Gap (EDG) NOFA *

DOH granting funds alongside CHFA Round 1 (9%) LIHTC awards

- 11 EDG applicants received 9% LIHTC awards.
- \$33.4M EDG recommended funding



Impact and Lessons learned

Demand was significant - State General Fund used to award additional projects

- January 2021 U.S. Treasury guidance greatly limited/prohibited loans with State and Local Fiscal Recovery Funds (SLFRF)
- SLFRF funds switched with state general funds
- \$149.3M Awarded and in underwriting
- 7,522 new or preserved affordable housing units supported



Southwest Region SFY 21-22 Highlights

<u>Projects</u>	<u>Funding Awarded</u>	<u>Affordable Units</u>
6	\$17,961,000	438

4 Operation Turk Key awards made totalling \$14.2M and supporting 430 new units

- San Miguel County and the Town of Telluride received a \$5,000,000 OTK grant to purchase 105 acres which will be the future home to 150 affordable housing units.
- The San Juan Development Association received a \$200,000 award for the development of 4 affordable homeownership units in Silverton for families making no more than 100% AMI.
- The Espero Apartments and the Ute Mountain Ute Supportive Housing Development were selected for participation in Cohort #1 of the Statewide Supportive Housing Expansion (SWSHE) effort in partnership w/ HCPF.
- Montezuma & Delores have completed the Built for Zero [Quality Data Scorecard](#). Current score is 25/28!



**Built
For
Zero.**



COLORADO
Department of Local Affairs

Looking Forward from the 2022 Session

The legislature was incredibly busy this session making a once in generation investment for everything from grants for the continuum of homelessness needs to innovations in housing construction to new homebuyer funding.

- **SB22-159** Revolving Loan Fund Invest Affordable Housing
- **HB22-1304** State Grants Investments Local Affordable Housing
- **SB22-160** Loan Program Resident-owned Communities
- **HB22-1287** Protections for Mobile Home Park Residents
- **HB22-1282** The Innovative Housing Incentive Program
- **HB22-1242** Regulate Tiny Homes Manufacture Sale and Install
- **HB22-1377** Grant Program Providing Responses to Homelessness
- **HB22-1378** Denver-metro Regional Navigation Campus Grant
- **SB22-211** Repurpose The Ridge View Campus
- **HB22-1083** Colorado Homeless Contribution Income Tax Credit
- **HB22-1389** Financial Literacy Exchange Program
- **HB22-1362** Building Greenhouse Gas Emissions



Looking Forward

Maximizing our impact (we NEED more units)

Multiplying our impact through revolving investments in Colorado

Acknowledging Colorado's regional similarities and differences (safety net needs through generational wealth building)

Questions to consider as DOH presents today:

- What are your community needs and priorities? How can you/community maximize this opportunity for the most people?

Starting this fall

- Do new funds roll into competitive monthly application process?
- Expand existing OTK, AHIF and/or EDG NOFAs?
- New unique Notice of Funding Availability (NOFA)?



slido



What housing affordability challenges are being experienced in your community?

① Start presenting to display the poll results on this slide.

slido



How should applications for funding be made available? (1/2)

ⓘ Start presenting to display the poll results on this slide.

slido



Audience Q&A Session

① Start presenting to display the audience questions on this slide.

Thank you!

Alison George

Division Director

alison.george@state.co.us

303-864-7818

www.colorado.gov/dola/housing



Thank you!

August 2, 2022

Housing Colorado

Colorado Housing and Finance Authority (CHFA)

Colorado Department of Local Affairs Division of Housing (DOH)



2022 Colorado State Legislative Session Update

August 2, 2022

Housing Colorado
Colorado Housing and Finance Authority (CHFA)
Colorado Department of Local Affairs Division of Housing (DOH)





Housing Colorado

Brian Rossbert
Executive Director



- ▶ \$1.9 Trillion Covid relief package
- ▶ \$3.2 Billion to Colorado
- ▶ HB21-1329
 - ▶ designated \$500+ Million to address affordable housing crisis
 - ▶ Created Affordable Housing Transformational Task Force

Affordable Housing Transformational Task Force Members

COMMITTEE MEMBERS



Representative
Dylan Roberts
Chair



Senator
Dennis Hisey



Representative
Steven Woodrow



Senator
Rachel Zenzinger



Cris White



Will Toor



Senator
Julie Gonzales
Vice Chair



Representative
Iman Jodeh



Senator
Rob Woodward



Alison George



Kristin Toombs



Senator
Jeff Bridges



Representative
Andres Pico



Representative
Dan Woog



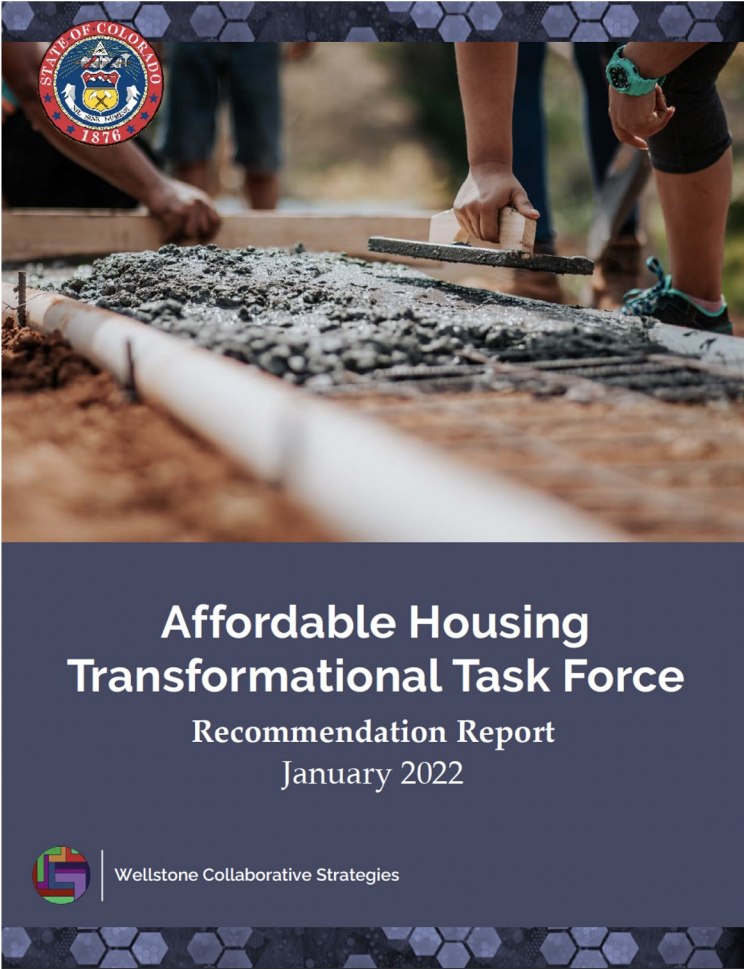
Chantal Unfug



Rick Garcia

Affordable Housing Transformational Task Force Process





Affordable Housing Transformational Task Force

- ❑ 5 Funding Recommendations
- ❑ 6 Policy Recommendations

Envisioning a New Future

an affordable housing
system that:

Is Affordable

Revitalizes Housing Stock

Overcomes disparities, especially systemic

Addresses homelessness quickly

Builds wealth

Is sustainable

Is integrated with other systems

Removes obstacles



Housing Colorado

Funding Recommendations

Amount

Revolving Loan Fund: New and Existing Capacity <ul style="list-style-type: none">• Gap financing (5-7.5%)• Maintain existing affordable housing (4.5-6.5%)• Governor's priority: Green Energy for AH	\$150M (37.5%)
Nonprofit and Local government Grants <ul style="list-style-type: none">• Gap financing (5-7.5%)• Maintain existing affordable housing (4.5-6.5%)• Sustainable rental assistance (4-6%)• Governor's priority: Strong Communities• Governor's priority: Green Energy for AH	\$150M (37.5%)
Resident Owned Communities, Mobile Home Parks, and Land-Banking	\$35M (8.75%)
Property Conversion for Transitional or Long-Term housing <i>Behavioral Health Transformational Task Force and Task Force on Economic Recovery Relief Cash Fund may provide \$254M</i>	\$0M (0%)



Funding Recommendations Contd. Amount

Permanent Supportive Housing and Supportive Services Fund <i>Behavioral Health Transformational Task Force and Task Force on Economic Recovery Relief Cash Fund may provide \$254M</i>	\$0M (0%)
---	-----------

Modular Housing • In combination with Governor's priority: Innovative Housing Incentive Program	\$40M (10%)
--	-------------

CHFA Missing Middle Access Program • Governor's priority	\$35M (8.75%)
---	---------------

Totals	\$400M (100%)
---------------	----------------------



Policy Recommendations

1. **Expand the State Tax Credit Program**
2. **Establish a Standing or Interim Committee or Task Force on Housing and Homelessness**
3. **Provide Funding for DOLA - Division of Housing to Update and Expand a Statewide Housing Needs Assessment**
 - ▶ Incorporate and consolidate existing data resources and local needs assessments in support of HB21-1028 and provide regular (e.g., annual) public reporting
 - ▶ Support local governments with needs assessments
4. **Ensure Sustainable Funding for Supportive Services, and Integration with Affordable Housing**
 - ▶ Establish bridge funding until long-term solution is in place
5. **Short-Term Rentals**
 - ▶ Support and examine the work of the Legislative Oversight Committee Concerning Tax Policy and Task Force in developing data-driven recommendations
6. **Statewide Homelessness Prevention and Resolution**
 - ▶ Provide sustainable funding for the Office of Homelessness Initiatives and community partners



2022 AHTTF Funding Bills

SB22-159

- “Revolving Loan Fund Invest Affordable Housing” - \$150M



HB22-1304

- “State Grants Investments Local Affordable Housing” - \$178M



SB22-160

- “Loan Program Resident-owned Communities” - \$35M



HB22-1282

- “The Innovative Housing Incentive Program” - \$40M



SB22-146

- “Middle Income Access Program Expansion” - \$25M



2022 AHTTF Policy Bill

HB22-1051



- Mod Affordable Housing Tax Credit

Other Housing-related Legislation

(worked on by Housing Colorado)

HB22-1083

- Colorado Homeless Contribution Income Tax Credit

HB22-1102

- Veterans and Military Status in Fair Housing

HB22-1117

- Use of Local Lodging Tax Revenue

SB22-232

- Creation of Colorado Workforce Housing Authority Trust
(now called the Middle Income Housing Authority)



Initiative 108 – (November Ballot)

- ▶ Would create an ongoing, sustained source of revenue for affordable housing of approximately \$300 million per year by recapturing tax refund money.



Housing Colorado

Thank you!

Brian Rossbert

Executive Director

brian@housingcolorado.org

303-941-7809

www.housingcolorado.org





Colorado Housing and Finance Authority

Jaime G. Gomez
Deputy Executive Director
and COO

SB22-146: Middle Income Access Program

- \$25M
- For profit developers, nonprofit developers, housing authorities
- Rental housing for households earning between 80% to 120% AMI
- Eligible Activities:
 - Property acquisition, new construction, and rehabilitation
 - Construction and permanent gap financing
 - MIAP gap funds are leveraged with private sector equity and traditional construction financing
 - 15 year maximum loan term



HB22-1051: Modify Affordable Housing Tax Credit

- \$10M in annual allocation authority through 2031
- For profit developers, nonprofit developers, housing authorities
- Rental housing new construction or acquisition/rehab for households earning 60% AMI and below*
- Paired with 4% federal Low Income Housing Tax Credits (LIHTC)
- Competitively awarded in accordance with Qualified Allocation Plan (QAP)

2023-2024

QAP Public Hearings

- July 22, 2022
9:30am-10:30am
- July 25, 2022
1:00pm-2:00pm
- Comments accepted through October 1, 2022



*Or up to 80% AMI in accordance with Average Income provisions

Thank you!

Jaime G. Gomez

Deputy Executive Director and COO

jgomez@chfainfo.com

303-297-7440





Colorado Division of Housing

Andrew Paredes

Kristin Toombs

(Mo) Maulid Miskell

New Bills Estimated Timeline/Process

- **June - December 2022:** Stakeholder Engagement
- **Fall 2022 onward:** Various Program Guidelines Created & Applications Released (RFAs, RFPs, NOFAs)
- **December 31, 2024:** All ARPA Funds Obligated
- **December 31, 2026:** All ARPA Funds Expended

Certain bills have other milestones/timeline processes noted by each bill.



HB22-1304 - Grants for Investments in Affordable Housing

- \$138,000,000
- Local Governments and Community Partners (Non-Profits)
- Urban, Rural and Rural Resort
- Eligible Activities
 - Housing Infrastructure
 - For Sale Housing
 - Energy Improvements
 - Permanent Supportive Housing
 - Eviction Legal Defense
 - Remediation
 - Gap
 - Preservation
 - Property Conversions
 - Land Banking
 - Rental Assistance
 - Accessibility
- All funds must be obligated (contracted) by December 2024
- All funds must be spent by December 2026



SB22-159 - Revolving Loan Fund for Investments in Transformational Affordable Housing

- \$150,000,000
- Local Governments, For Profit Developers, Community Partners (Non-Profits), or Political Subdivisions
- Urban, Rural and Rural Resort
- Eligible Activities
 - Housing Infrastructure
 - Gap Financing
 - Homeownership / For Sale Housing
 - Preservation
 - Energy Improvements
 - Property Conversions
 - Workforce Housing
 - Land Banking
 - Permanent Supportive Housing
- Loans made directly by DOH as well as 3rd party lending partners
- Flexible loan terms and low-interest and below market rates



SB22-160 - Mobile Home Park Revolving Loan and Grant Program

- \$35,000,000
- A group or association of mobile home (MH) owners or their assignees
- Loan Program administered by 2-3 third party lenders
 - Acquisition and capital improvement financing
- Grant Programs
 - Technical Assistance (TA)
 - Nonprofits to provide TA to eligible MH owners seeking to organize or purchase their park
 - Long term affordability (lot rent assistance)



Stakeholder Engagement

(HB22-1304, SB22-159, SB22-160)

- New programs application process
 - Rolling applications?
 - Monthly?
 - Quarterly?
- Expand existing OTK, AHIF and/or EDG NOFAs?
- New unique NOFA?

Estimated Timeline

- June - September 2022 Stakeholder Engagement, Feedback and Questions
- September - December 2022 Program Guidelines & Application Process
- January - June 2023 Awards and Funding Begin



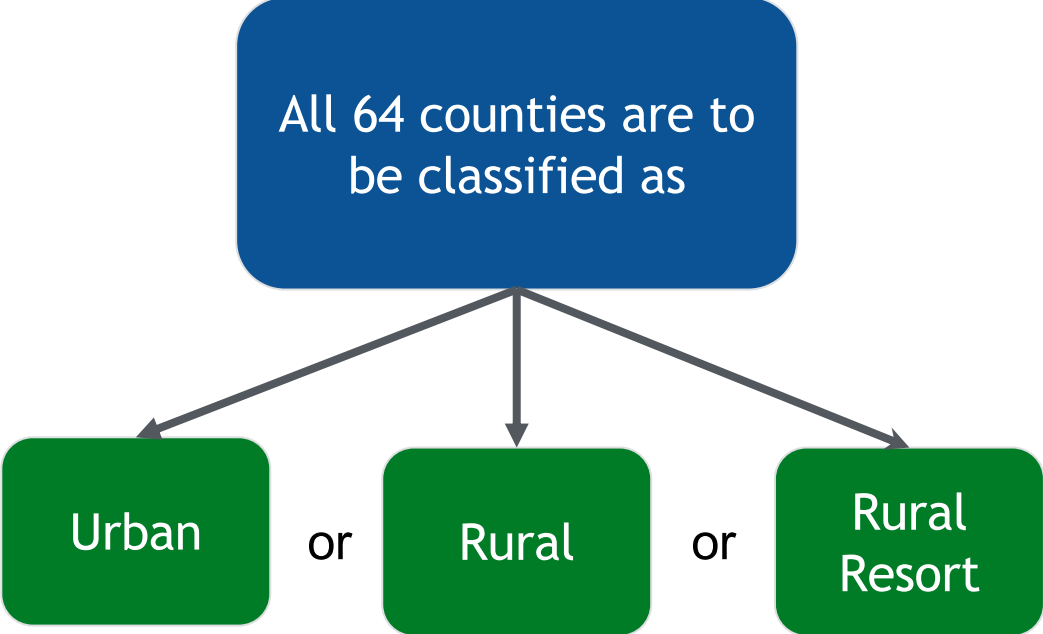
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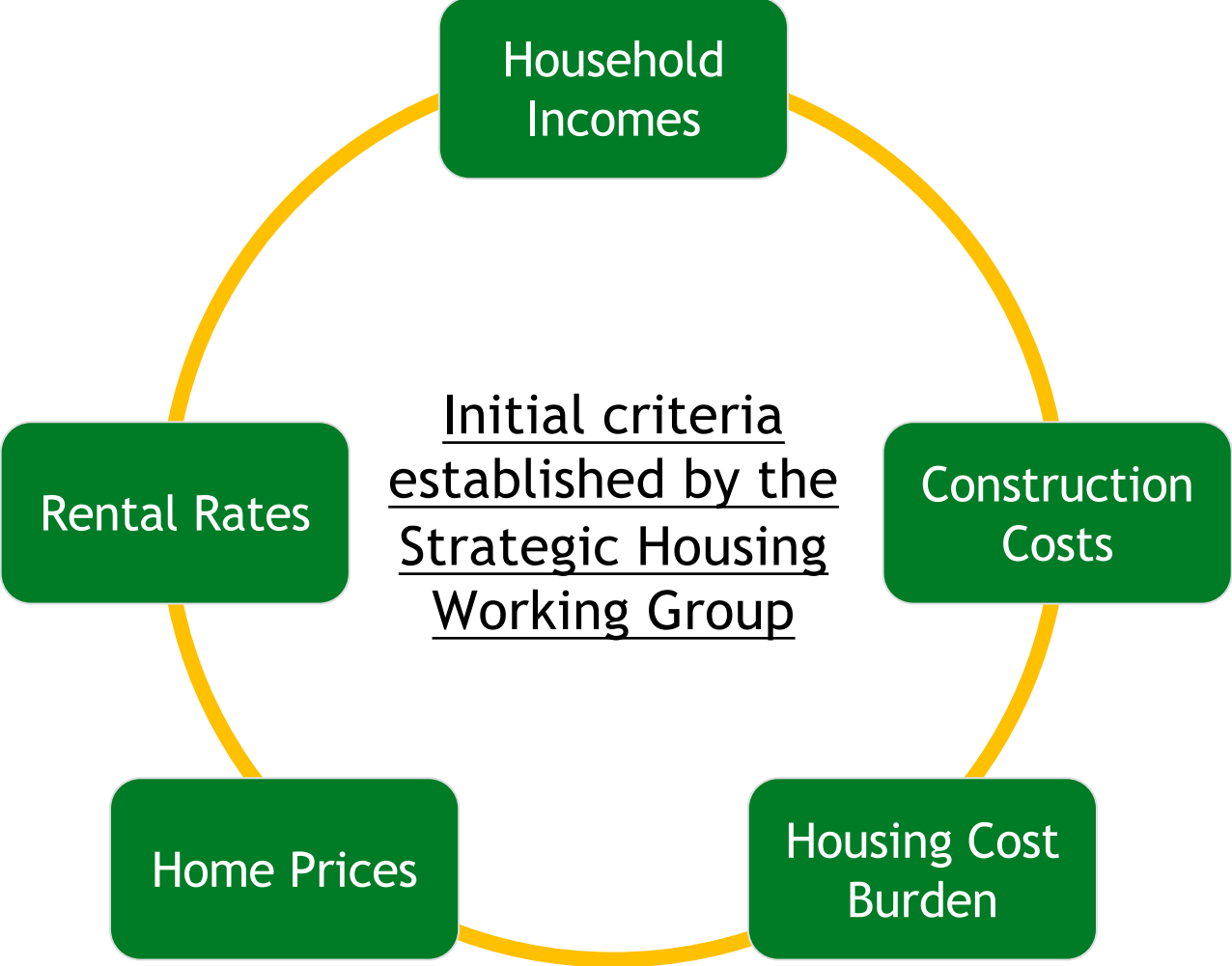
What can be done to support the housing affordability needs of your community?

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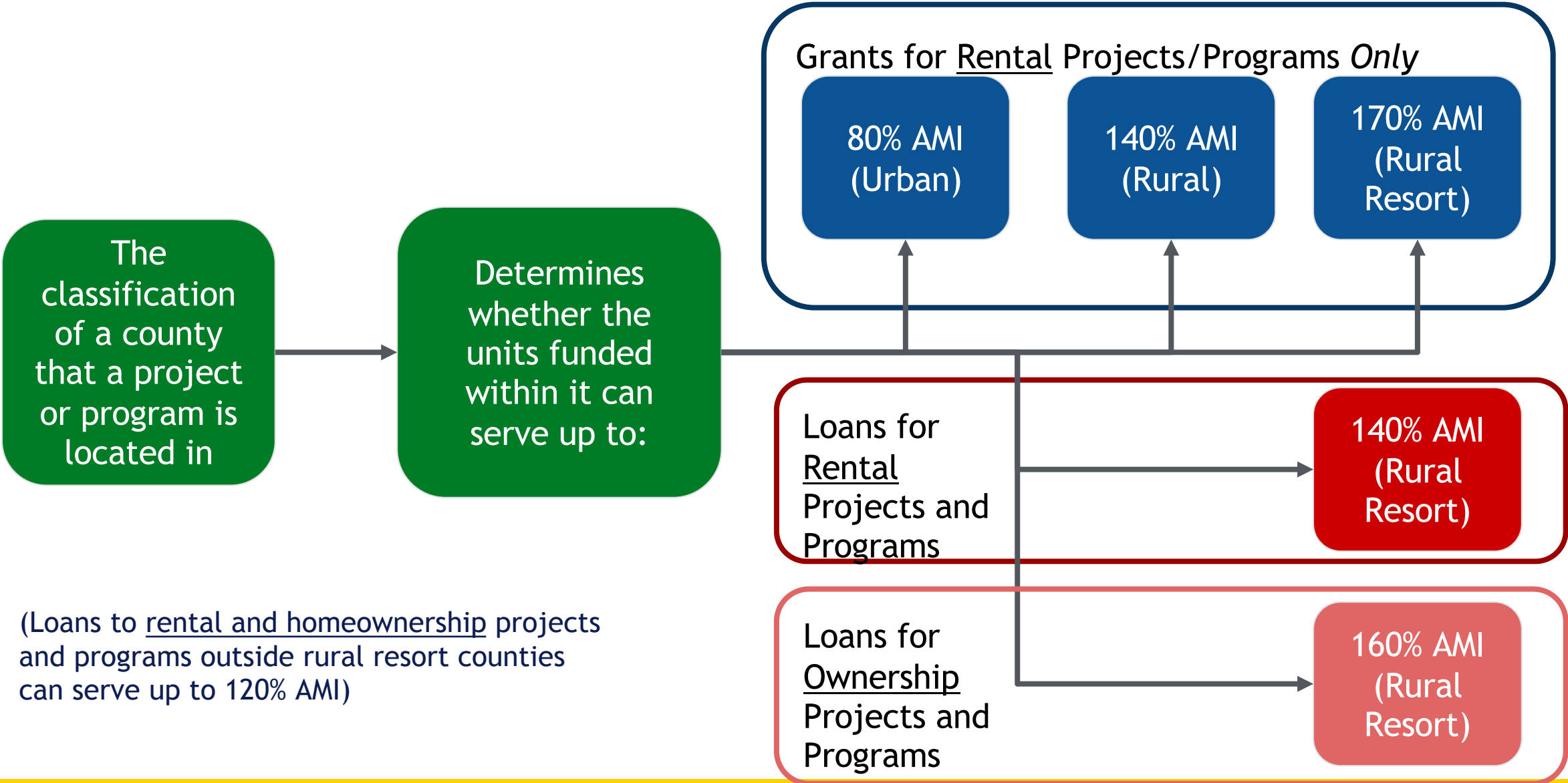
Rural, Rural Resort and Urban Classifications



Based upon →



Rural, Rural Resort and Urban Classifications



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Does the initial classification of your community (and if it is Rural, Rural Resort, or Urban) reflect the housing market and economic factors present in your community?

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Audience Q&A Session

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MAKING HOMELESSNESS HISTORY IN COLORADO



Our vision is that everyone in Colorado has a safe, stable, and affordable place to live. We can create a future where homelessness is rare and brief when it occurs, and no one gets left behind.



KEY GOALS

STOP HOMELESSNESS BEFORE IT STARTS.

IDENTIFY INDIVIDUALS AT RISK & ENSURE THEY ARE SAFE.

CONNECT PEOPLE WITH SUPPORTS THEY NEED TO QUICKLY EXIT HOMELESSNESS.

CREATE ACCESS TO LONG-TERM STRUCTURAL SOLUTIONS.

CROSS-CUTTING APPROACHES

LEADING WITH EQUITY

Tackling homelessness through anti-racist practices and community-driven solutions is critical to eliminating racial disparities and inequitable outcomes.

REAL-TIME, PERSON-SPECIFIC DATA

A real-time list of people experiencing homelessness by name can provide a shared understanding of who needs support, whether efforts are working, and how to best target resources.

HOUSING FOCUSED

Helping those experiencing homelessness find stable, secure, and affordable housing as soon as possible provides a foundation to effectively tackle other challenges and opportunities they face.

CROSS-SECTOR PARTNERSHIPS

Screening for social determinants of health across benefit programs, educational systems, healthcare providers, and reentry planning improves care navigation, reduces emergency system utilization, and increases stability.

OHI Strategy: The Playbook

- Build a continuum of coordinated housing resources to make homelessness rare and brief.
- Invest in cost-effective & outcome-driven interventions that give those experiencing homelessness the opportunity to live stable, productive, and fulfilling lives.
- Work across sectors to address systemic issues that contribute to homelessness.
- Use data to identify households and match them to housing solutions that fit their needs.
- Establish standards and ensure quality implementation.



HB22-1377 Grant Program Providing Responses to Homelessness

Grants to support communities to create proven responses to homelessness that are designed to connect people without stable housing to services, care, and housing.

- \$105,000,000
- Local Governments and Community Partners (Non-Profits)
- Activities:
 - Gap Financing: Shelter, Transitional, Bridge, Long-Term, and Supportive Housing
 - Recovery Care and Related Residential Programs
 - Affordable Home Ownership Assistance and Affordable Rental Housing
 - Security Deposits, Street Outreach, Supportive Services for Supportive Housing
 - Educational and Vocational Opportunities, Work-Based Learning Opportunities
 - Data Collection, Management, and Analysis (\$5M max)
 - Coordination and Integration of Systems



HB22-1378 Denver-Metro Regional Navigation Campus Grant

Grant program to build or acquire, and facilitate a regional navigation campus to respond to and prevent homelessness.

- \$50,000,000
- Local Governments in Denver-Metro Area or a Community Partner (Non-Profit) in conjunction with local governments
- Activities:
 - Behavioral Health and Recovery-Oriented Services and Treatment
 - Medical and Dental Care
 - Shelter, Transitional Housing, and Supportive Housing
 - Vocational Rehabilitation and Employment Skills Training and Services
 - Benefits Enrollment
 - Services for Exiting Residential Facilities or At-risk of Homelessness



SB22-211 Repurpose The Ridge View Campus

Converting the Ridge View Campus into a recovery-oriented community for individual adults without stable housing who wish to focus on recovery from a substance use disorder will provide low-barrier access to comprehensive care and treatments and will allow people to recover and heal in a safe and stable environment.

- \$45,000,000
- Activities:
 - Transitional Housing
 - Continuum of Behavioral Health Services and Treatment
 - Medical Care
 - Vocational Training and Skill Development



HB22-1083 Colorado Homeless Contribution Income Tax Credit

Tax expenditure intended to encourage taxpayers to make contributions to approved nonprofits providing certain qualifying activities to leverage financial contributions from Colorado residents and businesses to support providing appropriate housing and services to assist individuals and families experiencing homelessness.

- \$0 - Individual Income Tax Credits

- Tax Paying Non-Profit Donors

- Estimated Timeline:

- June - October 2022
- October 2022
- November 2022
- January 2023

Stakeholder Engagement and Program Development
Release new application/certification templates/site
Review Applications for Certification Determinations
New Program Begins



HB22-1389 Financial Literacy Exchange Program (FLEX)

Create the Colorado Financial Literacy and Equity Exchange (FLEX) Program, a voluntary program with the goal of granting financial security through education, employment, investment, housing stability, and social maturity for State Housing Voucher participants.

- \$60,000
- State Housing Voucher participants
- Activities:
 - Creates ability for DOH to offer incentive to voucher holders to increase earned income by offering such individuals:
 - a financial incentive to increase their earning in the form of an escrow-like savings account that grows as an individual's earnings increase
 - provide access to financial mentoring, life skills training, and asset management



Stakeholder Engagement

HB22-1377, HB22-1378, SB22-211, HB22-1083, HB22-1389

- In your organization/community/region:
 - What do you need to know or have to be able to take advantage of this opportunity and access these resources?
 - What are the main gaps in the homelessness response continuum?
 - Who are the main partners involved in homelessness response?
 - What are best practices to homelessness response?
 - What are the main efforts and gaps in homelessness response?



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What can be done to support needs of people experiencing homelessness in your community?

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How should applications for funding be made available? (2/2)

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Regulatory Oversight Functions

Building Codes & Standards Section (BCS)

- 1242 Regulate Tiny Homes Manufacture, Sale, & Installation
- 1282 The Innovative Housing Incentive Program (OEDIT bill)
- 1362 Building Greenhouse Gas Emissions (CEO bill)

Mobile Home Park Oversight Program (MHPPOP)

- 1287 Protections for Mobile Home Park Residents



HB22-1242 Regulating Tiny Homes

- *Regulating tiny homes - 1242 becomes law on or around 8/10/2022*
 - Effective 7/1/2023, tiny homes to be certified through a State-wide program
 - Designed for long-term residency, 400 sq. ft. or less, permanently constructed on a vehicle chassis, and installation on a temporary or permanent foundation
 - Technical Advisory Committee (TAC)
 - Appoint three new members
 - Two from tiny home industry
 - One from energy conservation



HB22-1282 Supporting Modular Construction

- *Supporting modular construction - 1282 became law on 5/20/2022*
 - Working to expand staffing
 - Plan reviews
 - Inspections
 - Administrative
 - Update process
 - Clarify responsibilities between manufacturer, seller, and installer
 - Improve dispute resolution



HB22-1362 Updating Energy Codes

- *Updating energy codes - 1362 became law on 6/2/2022*
 - By 1/1/2025, must adopt code that achieves equivalent or better energy performance than the 2021 IECC
 - Including model electric ready and solar ready code language developed by the Energy Code Board
 - By 1/1/2030, must adopt code that is equivalent to or better energy and carbon emissions performance than the model low energy and carbon code developed by the Energy Code Board



HB22-1287 Protections for Mobile Home Park Residents

- *Protections for Mobile Home Park Residents (1287) - eff. 10/1/2022*
 - MHP landlords cannot increase lot rent unless they:
 - Have an active registration with DOH;
 - Do not have any unpaid penalties; and
 - Have fully complied with any Final Agency Order(s) issued by DOH.
 - DOH must collect add'l info. through park registration:
 - Property record/report to verify ownership
 - SOS certificate of good standing for any domestic/foreign LLC owner
 - Mailing addresses of homeowners
 - Date and amount of last rent increase for each lot/home



HB22-1287 Protections for Mobile Home Park Residents

- *Protections for Mobile Home Park Residents (1287) (cont.)*
 - Complaint program
 - Starting 10/1/2022, DOH can investigate potential violations w/o a complaint
 - By 7/1/2024, additional parties can file complaints: residents who are not homeowners, local gov'ts, and nonprofits
 - If a landowner closes part/all of a MHP, they must pay homeowners':
 - Relocation costs;
 - In-place FMV of home; or
 - \$7,500 (single section home) or \$10,000 (multi-section home).
Starting 7/1/2024, DOH must post inflation-adjusted amounts on our website.



HB22-1287 Protections for Mobile Home Park Residents

- Protections for Mobile Home Park Residents (1287) (cont.)
 - MHP sales and home owners' opportunity to purchase (OTP)
 - Clarifies 'intent to sell,' which starts notice and OTP period (from DOH rules)
 - Extends OTP period from 90 to 120 days
 - DOH must create standard form for sellers to give to homeowners to decline the OTP; sellers cannot distribute form for first 90 days (increased from 30)
 - Defines 'good faith negotiation' with homeowners
 - 120 days period can be 'tolled' for certain reasons, including a delay in getting financing, a required inspection/survey, or a DOH complaint
 - A majority of homeowners can assign their OTP to a public entity, which then has a right of first refusal to buy the park



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Creative

Housing Ideas

Welcome



Once in a Generation Opportunity

Partnerships are critical in the roll out of these bills. Thank you for your dedication and perseverance to make the best impact on the most people possible.

Alphabet Soup:

SB22-159, HB22-1304, SB22-160, HB22-1287, HB22-1282, HB22-1242, HB22-1377, HB22-1378, SB22-211, HB22-1083, HB22-1389, and more

Translating this into the most housing units for the most people providing a safety net for those without a roof to wealth building opportunities for those that have been disadvantaged and priced out of their communities across Colorado



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Audience Q&A Session

① Start presenting to display the audience questions on this slide.

Thank you!

Andrew Paredes, Director
DOH Office Housing Finance
and Sustainability
andrew.paredes@state.co.us

Kristin Toombs, Director
DOH Office of Homelessness Initiatives
kristin.toombs@state.co.us

(Mo) Maulid Miskell, Deputy Director
Division of Housing
maulid.miskell@state.co.us

www.colorado.gov/dola



Thank you!

August 2, 2022

Housing Colorado
Colorado Housing and Finance Authority (CHFA)
Colorado Department of Local Affairs Division of Housing (DOH)



Bylaws of the Home Trust of Ouray County

ARTICLE I: NAME AND PURPOSE

Section 1.1. Name. The name of this organization shall be the **Home Trust of Ouray County**, hereinafter referred to as “Home Trust”.

Section 1.2. Purpose. The purposes of Home Trust are exclusively charitable. The specific and primary purposes are:

- a. To provide opportunities for low- and moderate- income people to secure housing that is decent and affordable and that is controlled by the residents on a long-term basis.
- b. To preserve the quality and affordability of housing for future low- and moderate- income residents of the community.
- c. To combat community deterioration by promoting the development, rehabilitation, and maintenance of affordable housing; by promoting economic opportunities for low-income and moderate-income residents; by making land available for projects and activities that improve the quality of life of the community; and by assisting residents in improving the safety and well-being of their community.
- d. To protect the natural environment and to promote the ecologically sound use of land and natural resources; and by promoting the long-term health and safety of the community.

In furtherance, but not in limitation, of the foregoing charitable purposes, the Corporation shall have the following powers:

- a. To purchase, receive, take by grant, gift, devise, bequest or otherwise acquire, own, hold, improve, employ, use and otherwise deal in and with real or personal property, or any interest therein, wherever situated;
- b. To sell, convey, lease, exchange, transfer, or otherwise dispose of, or mortgage or pledge, or create a security interest in, all or any of its property, or any interest therein, wherever situated;
- c. To raise or solicit funds for the furtherance of its charitable purposes;
- d. To do such things as are incidental to the foregoing purposes and powers.

Notwithstanding any other provisions of these articles, the Corporation is organized exclusively for one or more of the purposes as specified in §501 (c)(3) of the Internal Revenue Code and shall not carry on any activities not permitted to be carried on by a Corporation exempt from Federal income tax under IRC §501 (c)(3) or corresponding provisions of any subsequent Federal tax laws. No part of

the net earnings of the corporation shall inure to the benefit of any member, trustee, director, officer of the Corporation, or any private individual (except that reasonable compensation may be paid for services rendered to or for the corporation), and no member, trustee, officer of the Corporation or any private individual shall be entitled to share in the distribution of any of the Corporation assets on dissolution of the corporation.

No substantial part of the activities of the Corporation shall be carrying on propaganda, or otherwise attempting to influence legislation [except as otherwise provided by IRC §501 (h)] or participating in or intervening in (including the publication or distribution of statements), any political campaign on behalf of any candidates for public office.

ARTICLE II: MEMBERSHIP

Section 2.1. Regular Membership. Subsequent to the first annual meeting, the Regular Members of the Corporation, with full voting rights, shall be:

- a. The Lessee Members, who shall be all persons who lease land or housing from the Corporation or who lease or own housing that is located on land leased by another entity from the Corporation.
- b. The General Members, who shall be all other persons, eighteen years of age or older, who have complied with the following requirements.

(1) Submission of a Membership application including a signed statement of support for the purposes of the Corporation in a form to be determined by the Board of Directors.

(2) Payment of dues as established by the Membership for the current calendar year.

Section 2.2. Requirements for Continuing Regular Membership. To maintain Regular Membership beyond a person's first year of Regular Membership a person must either be a Lessee Member or have paid dues established for the current calendar year.

Section 2.3. Membership Dues

a. Annual membership dues shall be assessed for each calendar year by an affirmative vote of a majority of the Board of Directors present and voting at the Annual Meeting preceding that year. If no such action is taken to assess dues for a given year, the dues for that year shall be as established for the previous year.

b. Annual dues may be paid either in cash or through a contribution of labor to the organization. The Board of Directors shall determine the hourly rate at which labor will be credited as dues and shall have the power to designate the types of labor that may be credited.

Section 2.4. Rights of Regular Members

- a. Every Regular Member shall have the right to participate in meetings of the Membership, to cast one vote on all matters properly put before the Membership for consideration, to nominate and participate in the election of the Board of Directors as provided by these Bylaws, to serve on the Board of Directors or on committees if chosen, and to receive notices and minutes of Membership Meetings and Annual Reports of the Corporation.
- b. The assent of the Regular Membership, in accordance with these Bylaws, shall be required before action may be taken on the assessment of membership dues, the sale of land, the establishment or alteration of the “resale formula,” the amendment of the Certificate of Incorporation or these Bylaws, and the dissolution of the Corporation.

Section 2.5. Supporting Membership

- a. Any person who has paid the annual dues established for the current calendar year but who does not wish to become a Regular Member or has not met all of the requirements of Regular Membership shall be designated a Supporting Member of the Corporation.
- b. Supporting Members shall have all of the rights of Regular Members except the right to nominate and participate in the election of the Board of Directors and the right to vote on matters put before the Regular Membership.

Section 2.6. Membership Meetings

- a. Notice of Meetings. Written notice of every Membership Meeting shall be given to all Regular and Supporting Members and shall include an agenda for the meeting. Except as otherwise provided in Article VIII of these Bylaws, notice shall be served (via email) at least seven days prior to a meeting.
- b. Annual Meetings. Subsequent to the First Annual Meeting, the Annual Meeting of the Membership, for reports to the Membership by the Board of Directors and Officers, the election of Directors, the assessment of dues, and the transaction of other business, shall be held in the fourth quarter of each year. The location and specific time of the Annual Meeting shall be determined by the Board of Directors. Notice of the Annual Meeting shall include a list of those persons nominated for the Board of Directors as provided in Article III of these Bylaws.
- c. Regular Meetings. Regular Meetings may be scheduled by the Regular Membership at such times and places as they shall establish at the Annual Meeting.
- d. Special Meetings. Special Membership Meetings may be called by the Board of Directors or by a written petition, addressed to the President of the Corporation, signed by at least one tenth (10%) of the Regular Membership. At a Special Meeting, only those matters stated on the agenda, as included in the notice of the meeting, may be acted upon by the Membership.
- e. Open meetings. All Membership Meetings shall be open to any person.

f. Minutes. Minutes of all Membership Meetings shall be recorded by the Secretary of the Corporation or by another person designated by the Board of Directors. Minutes for every meeting shall be approved by the Regular Membership at the next Membership Meeting.

g. Quorum. A quorum shall consist of one third (1/3) of the total Regular Membership, as determined by the Secretary of the Corporation.

h. Decision-Making. Whenever possible, decisions shall be made at Membership Meetings by the consensus of the Regular Members present, a quorum being assembled. In the event that consensus is not attained, a decision shall be made by an affirmative vote of a majority of the Regular Members present and voting, a quorum being assembled, except as otherwise provided in these Bylaws. Before a vote is held on any motion, the exact language of the motion shall be recorded by the Secretary and read to the Membership, and all Members present shall have a reasonable opportunity to express their opinions on the proposition.

ARTICLE III: BOARD OF DIRECTORS

Section 3.1. Number of Directors. Except for the initial Board named in the Articles of Incorporation, the Board of Directors shall consist of no less than three (3) and no more than nine (9) Directors.

Section 3.2. Composition of the Board. There shall be three categories of Directors, each consisting of four Directors, or one third of the total Board. The three categories shall be “Lessee Representatives” representing Lessee Members, “General Representatives” representing General Members, and “Public Representatives” representing the interests of the general public. “Public Representatives” are public officials which include elected or appointed officials or public employees.

Section 3.3. Nomination of Directors. For all regular elections subsequent to the first Annual Meeting of the Membership, Directors shall be nominated as follows:

a. Lessee Representatives.

(1) Lessee Members may nominate Lessee Representatives to the Board from among themselves. These nominations must either be submitted in writing to the Secretary of the Corporation at least ten days prior to the Annual Membership Meeting or be made from the floor at the Annual Meeting.

(2) In the event that, at the time when the notice of the Annual Membership Meeting is to be sent out, the number of nominations is less than the number of Lessee Representative seats to be filled, the Board of Directors shall nominate enough candidates so that the total number of candidates is sufficient to fill the number of seats to be filled. To achieve this end, the Board may, at any time prior to the sending out of such notice, approve a list of candidates for Lessee Representative to be nominated in such event. In making such nominations, the Board shall select actual Lessees to the extent that they are available to serve on the Board of Directors. Otherwise the Board shall select persons who can reasonably be expected to represent the normal interests and concerns of Lessees.

b. General Representatives.

(1) General Members may nominate General Representatives to the Board from among themselves. These nominations must either be submitted in writing to the Secretary of the Corporation at least ten days prior to the Annual Meeting or be made from the floor at the Annual Meeting.

(2) If, at the time the notice of the Annual Membership Meeting is to be sent out, the number of nominations for General representative is less than the number of General Representative seats to be filled, the Board of Directors shall nominate enough candidates so that the total number of candidates is sufficient to fill the number of seats to be filled. To achieve this end, the Board may, at any time prior to the sending out of such notice, approve a list of candidates for General Representatives to be nominated in such event.

c. Public Representatives. At least ten days prior to the Annual Meeting, the Board of Directors shall make nominations for Public Representatives to the Board.

d. Notice of Nominations. A list of all persons nominated in each of the three categories shall be included with the notice of the Annual Meeting.

Section 3.4. Election of Directors. Directors shall be elected by the Regular Members present and voting at the Annual Meeting, a quorum being assembled, in accordance with the following procedures.

a. A separate vote shall be taken for each of the three categories of Board representatives: (1) Lessee Representatives, (2) General Representatives, and (3) Public Representatives. If a person has been nominated in more than one category and is then elected in one category, his or her name shall be removed from the list of nominees in the remaining categories.

b. Only Lessee Members may vote to elect Lessee Representatives unless no Lessee members are present at the Annual Membership Meeting. If no Lessee members are present, then General Members may vote to elect Lessee Representatives. Each Member qualified to vote for Lessee Representatives may vote for as many nominees in this category as there are Lessee Representative seats to be filled.

c. Only General Members may vote to elect General Representatives unless no General members are present at the Annual Membership Meeting. If no General Members are present, then Lessee Members may vote to elect General Representatives. Each Member qualified to vote for General Representatives may vote for as many nominees in this category as there are General Representative seats to be filled.

d. All Regular Members (both Lessee and General Members) may vote to elect Public Representatives. Each Regular Member may vote for as many Public Representative nominees as there are Public Representative seats to be filled.

e. In each of the three categories, positions shall be filled by those candidates receiving the largest numbers of votes in the category, though such numbers may constitute less than a majority of the total votes cast in the category.

Section 3.5. Vacancies.

a. If any Director vacates his or her term or is removed from the Board, the remaining Directors (though they may constitute less than a quorum) may elect a person to fill the vacancy, or may, by unanimous agreement, decide to leave the position vacant until the next Annual Meeting of the Membership, provided the Board still includes at least three Representatives in each category. Elections to fill vacancies shall be by a majority of the remaining Directors.

b. Any person elected to fill a vacancy on the Board of Directors must be one who can be reasonably expected to represent the interests of the constituents in the category (Lessee, General, or Public) in which the vacancy occurs.

c. Replacement Directors elected by the Board shall serve out the remaining term of the person who has vacated the position.

Section 3.6. Low-Income Representation. In their actions regarding the nomination and election of directors and appointment of people to fill vacancies on the board of directors, the membership and the board of directors shall at all times ensure that at least one third of the Board is maintained for residents of low-income neighborhoods, other low-income community residents, or representatives of low-income neighborhood organizations.

Section 3.7. Terms of Directors.

a. Terms of First Elected Directors. After the election of Directors at the first Annual Meeting, each Director shall be assigned, by mutual agreement or by lot, to a one- year or two-year term. At least two Directors shall be assigned a two-year term.

b. Terms of Successor Directors. Except as otherwise provided in these Bylaws, each Director shall serve a full term of two years.

c. Commencement of Terms. The term of office of a regularly elected Director shall commence at the adjournment of the Annual Membership Meeting in which he or she is elected. The term of office of a Director elected by the Board to fill a vacancy shall begin at the time of his or her acceptance of the position.

d. Re-election. No person shall serve as a Director for more than three consecutive elected terms. After a year's absence from the Board, however, a person who has served three consecutive elected terms may return to the Board, if reelected, and may serve up to three consecutive elected terms.

Section 3.8. Resignation.

a. Any Director may resign at any time by giving written notice to the President. Unless otherwise specified, such resignation shall be effective upon the receipt of notice by the President.

b. A Director shall be considered to have given notice of resignation and his or her position shall be declared vacant by the Board of Directors if he or she fails to attend three consecutive meetings of the Board with the exception of emergency meetings, unless good cause for absence and continuing interest in participation on the Board are recognized by the Board. When a Director has failed to attend three consecutive meetings, the President shall notify him or her in writing that, at the next regular Board meeting, his or her position will be declared vacant unless the Board determines that there has been good cause for the Director's absences and that the Director continues to be interested in participating on the Board of Directors. The notification by the President shall be mailed no later than seven days prior to the Board meeting at which the position may be declared vacant. At this meeting, the Director in question shall be given the opportunity to show good cause for past absences from meetings and continuing interest in participating on the Board. The resignation of a Director who has missed three consecutive meetings shall not become effective until the Board has declared the position vacant as provided herein.

Section 3.9. Removal of Directors. A Director of the Corporation may be removed for good cause by the regular members of the Corporation when such Director is judged to have acted in a manner seriously detrimental to the Corporation. However, before such removal can occur, the following procedure must be followed.

a. Written charges specifying the conduct considered to be detrimental must be signed by at least three members of the Corporation and submitted to the President (or, if the President is the Director charged, to the Vice President). Any Regular Members of the Corporation may submit such charges.

b. The President (or Vice President) shall deliver or mail a copy of the charges to the Director charged.

c. A Special Committee consisting of three Regular Members of the Corporation shall be created to consider the charges. One member of the Committee shall be selected by the Board of Directors, but without the participation of the Director charged, within ten days following the delivery or mailing of the charges to the Director charged. In making its selection, the Board shall endeavor to select a person who will consider the charges without bias. No later than ten days following the Board's selection of the first member of the Committee, a second member may be selected by the Director charged. In the event that the Director charged fails to select a second member of the Committee within ten days, the Board may select a second member who, in the judgement of the Board, will consider the charges without bias. Within ten days following the selection of the second member of the Committee, the first and second members shall select a third member of the Committee. If the first and second members cannot agree upon a third member within this ten-day period, the Board shall select a third member.

d. The Special Committee shall hold a hearing, at which both the Director charged and the members who have filed charges may present evidence in the presence of the other. Following the hearing, the Committee shall prepare a written report of its findings and its recommendation for or against removal. The recommendation shall be based on a majority vote if consensus cannot be reached. The report shall contain a statement of how each member of the Committee has voted. The report shall be completed and submitted to the President of the Corporation no later than one month following the selection of the third member of the Committee.

e. If the Committee recommends removal of the Director, the recommendation shall be presented to the Regular Membership, which shall then have sole authority to decide the question of removal. A Membership meeting for this purpose shall be called by the President for a time no later than one month following the President's receipt of the Committee's recommendation for removal. Notice of this meeting shall include a complete copy of the Committee's report.

Section 3.10. Meetings of the Board of Directors.

a. Notice of Meetings. Except as provided below for emergency meetings, written notice of a Board meeting shall be mailed to all Directors at least seven days prior to the meeting or shall be delivered in person or emailed at least five days prior to the meeting. Notice of every meeting shall include an agenda for the meeting.

b. Waiver of Notice. Any Director may waive any notice required by these Bylaws. Any Director who has not received notice of a Board meeting but has attended that meeting shall be considered to have waived notice of that meeting, unless he or she requests that his or her protest be recorded in the minutes of the meeting.

c. Annual Meeting. The Annual Meeting of the Board of Directors may be held immediately following the Annual Membership Meeting and must be held no later than six weeks following the Annual Membership Meeting.

d. Regular Meetings. The Board of Directors shall meet no less often than once every two months, at such times and places as the Board may establish.

e. Special Meetings and Emergency Meetings. Special meetings may be called by the President, by any three Directors, or by 10% of the Regular Members of the Corporation. Notice must be given as provided above, unless any three Directors determine that the matter at hand constitutes an emergency. When so determined, an Emergency Meeting may be called on one-day notice. Notice of Emergency Meetings, including an announcement of the agenda, shall be given by telephone or in person to all Directors. At any Special or Emergency Meeting of the Board, only those matters included in the announced agenda may be acted upon unless all of the Directors are present at the meeting and unanimously agree to take action on other matters.

Section 3.11. Procedures for Meetings of the Board of Directors.

a. Open Meetings. All meetings of the Board of Directors shall be open to any person except when the Board has voted, during an open meeting, to go into executive session.

b. Executive Session. A motion to go into executive session shall state the nature of the business of the executive session, and no other matter may be considered in the executive session. No binding action may be taken in executive session except actions regarding the securing of real estate purchase options or contracts in accordance with paragraph b-2 below. Attendance in executive session shall be limited to the Directors and any persons whose presence is requested by the Board of Directors. Minutes of an executive session need not be taken; however, if they are taken, they shall be recorded as a part of the minutes of the meeting in which the Board has voted to go into executive session. The Board shall not hold an executive session except to consider one or more of the following matters.

(1) Contracts, labor relations agreements with employees, arbitration, grievances, or litigation involving the Corporation when premature public knowledge would place the Corporation or person involved at a substantial disadvantage.

(2) Real estate purchase offers and the negotiating or securing of real estate purchase options or contracts.

(3) The appointment or evaluation of an employee, and any disciplinary or dismissal action against an employee (however, nothing in this section shall be construed to impair the right of the employee to a public hearing if action is taken to discipline or dismiss).

(4) The consideration of applications from persons seeking to lease land and/or housing, purchase housing or other improvements, or arrange financing from the Corporation.

(5) Relationships between the Corporation and any party who might be harmed by public discussion of matters relating to the relationship.

c. Quorum. At any meeting of the Board, a quorum shall consist of a majority of the Board of Directors, provided that at least one representative from each of the three categories of representatives is present.

d. Decision-Making. The Board shall attempt to reach unanimous agreement on all decisions. In the event that unanimous agreement cannot be achieved, a decision may be made by a majority of the Directors present and voting, except as otherwise provided in these Bylaws.

e. Minutes. Minutes of all Board meetings shall be recorded by the Secretary or by such other person as the Board may designate and shall be corrected as necessary and approved by the Board before (via email) or at the next Board meeting. All duly approved minutes of Board meetings shall be kept on permanent record by the Corporation and shall be open for inspection by any Member of the Corporation.

Section 3.12. Duties of the Board of Directors. The Board of Directors shall carry out the purposes of the Corporation, implement the decisions of the Regular Membership, and be responsible for the general management of the affairs of the Corporation in accordance with these Bylaws. Specifically, the Board shall:

- a. Approve a written Annual Report to The Membership and make this report available to all members. This report shall include a summary of the Corporation's activities during the previous year, the Corporation's most recent financial reports, and a list of all real estate held by the Corporation.
- b. Adopt an annual operating budget prior to the beginning of each fiscal year, and approve any expenditures not included in the budget.
- c. Select all officers of the Corporation.
- d. Appoint and discharge the Executive Director.
- e. Supervise the activities of all officers, agents, and committees of the Corporation in the performance of their assigned duties and investigate any possible conflicts of interest within the Corporation.
- f. Adopt and implement personnel policies providing for the hiring, supervision, and evaluation of employees.
- g. Provide for the deposit of funds in such bank or banks, trust companies or other depositories as approved by the Board. Determine by whom and in what manner deeds, leases, contracts, checks, drafts, endorsements, notes and other instruments shall be signed on behalf of the Corporation.
- h. Approve authorized signatories of deeds, leases, contracts, checks, drafts, endorsements, notes, and other instruments on behalf of Corporation.
- i. Acquire such parcels of land, with or without buildings and other improvements, through donation, purchase, or otherwise, as the Board shall determine that it is useful and prudent to acquire in furtherance of the purposes of the Corporation.
- j. Convey the right to use land, through leases or other limited conveyances, in accordance with the provisions of Article VI of these Bylaws.
- k. Convey ownership of housing and other improvements on the Corporation's land to qualified lessees, as possible, in accordance with the provisions of Article VI of these Bylaws.
- l. Exercise, as appropriate, the Corporation's option to repurchase (or arrange for the resale of) housing and other improvements on the Corporation's land, or condominium units on which the Corporation holds a purchase option.

m. Develop the resources necessary for the operation of the Corporation and for the acquisition and development of land and housing.

n. Ensure the sound management of the Corporation's finances.

Section 3.13. Powers of the Board of Directors. In addition to the power to carry out the duties enumerated above, the Board of Directors shall have the power to:

a. Appoint and discharge advisors and consultants.

b. Create such committees as are necessary or desirable to further the purposes of the Corporation. (Any member of the Corporation may be appointed to any committee. No committee may take action on behalf of the Corporation except as authorized by the Board of Directors.)

c. Call special meetings of the membership.

d. Approve the borrowing and lending of money as necessary to further the purposes of the Corporation and in accordance with paragraph X-4 of these Bylaws.

e. Exercise all other powers necessary to conduct the affairs and further the purposes of the Corporation in accordance with the Certificate of Incorporation and these Bylaws.

Section 3.14. Limitation on the Powers of the Board of Directors. Action taken by the Board of Directors on any motion for the assessment of membership dues, the removal of Directors, the sale of land, the establishment or alteration of the "resale formula," the amendment of the Certificate of Incorporation or these Bylaws, or dissolution of the Corporation shall not become effective unless and until such action is approved by the Regular Membership in accordance with these Bylaws.

ARTICLE IV: OFFICERS

Section 4.1. Designation. The officers of the Corporation shall be: President, Vice President, Secretary, and Treasurer. Any individual may hold more than one office.

Section 4.2. Election. The officers of the Corporation shall be elected by a majority vote of the Board of Directors, from among themselves, at the Annual Meeting of the Board. Any vacancies occurring in any of these offices shall be filled by the Board for the unexpired term.

Section 4.3. Tenure. The officers shall hold office until the next Annual Meeting of the Board after their election, unless, before such time, they resign or are removed from their offices, or unless they resign or are removed from the Board of Directors. Any officer who ceases to be a member of the Board of Directors shall thereby cease to be an officer.

Section 4.4. Removal from Office. The officers shall serve at the pleasure of the Board of Directors and may be removed from office at any time by an affirmative vote of two thirds of the entire Board of Directors

Section 4.5. Duties of the President. The President shall preside at all meetings of the Board of Directors and the Membership when able to do so; shall consult with the other officers and the committees of the Corporation regarding the fulfillment of their duties; shall ensure that an agenda is prepared for every meeting of the Membership and the Board of Directors; shall give notice to any Director who has been absent from three consecutive regular meetings, as required by these Bylaws; shall call special meetings of the Membership or Board of Directors when petitioned to do so in accordance with these Bylaws; shall carry out the duties assigned to the President regarding the removal of a Director; shall perform such other duties as the Board of Directors may assign.

Section 4.6. Duties of the Vice President. The Vice President shall perform all duties of the President in the event that the President is absent or unable to perform these duties; shall perform those duties assigned to the President regarding the resignation or removal of a Director when the President is disqualified from performing these duties; shall ensure that up-to-date copies of these Bylaws (incorporating any duly approved amendments) are maintained by the Corporation; answer all questions from the Board regarding these Bylaws; and assure that all actions of the Membership and Board of Directors comply with these Bylaws; shall ensure that any and all committees established by the board of directors are constituted as the board has directed and meet as necessary and appropriate; and shall perform such other duties as the Board of Directors may assign.

Section 4.7. Duties of the Secretary. The Secretary shall ensure that a list of all Members and their mailing addresses is maintained by the Corporation; shall ensure that proper notice of all meetings of the Membership and the Board of Directors is given; shall ensure that motions and votes in meetings of the Membership and Board are accurately represented to those present and are accurately recorded in the minutes; shall ensure that minutes of all meetings of the Membership and the Board of Directors are recorded and kept on permanent record; and shall perform such other duties as the Board of Directors may assign.

Section 4.8. Duties of the Treasurer. The Treasurer shall oversee the finances of the Corporation. Specifically, the Treasurer shall ensure that the financial records of the Corporation are maintained in accordance with sound accounting practices; shall ensure that funds of the Corporation are deposited in the name of the Corporation in accordance with these Bylaws; shall ensure that all deeds, title papers, leases, and other documents establishing the Corporation's interest in property and rights in particular matters are systematically and securely maintained; shall ensure that all money owed to the Corporation is duly collected and that all gifts of money or property to the Corporation are duly received; shall ensure the proper disbursement of such funds as the Board of Directors may order or authorize to be disbursed; shall ensure that accurate financial reports (including balance sheets and revenue and expense statements) are prepared and presented to the Board at the close of each quarter of each fiscal year; shall ensure that such reports and returns as may be required by various government agencies are prepared and filed in a timely manner; and shall ensure that an annual

operating budget is prepared and presented to the Board for its approval prior to the beginning of each fiscal year.

ARTICLE V: Conflict of Interest Policy

Section 5.1. Conflict of Interest Policy. The Board of Directors shall adopt and maintain a Conflict of Interest Policy to address conflicts of interest that may arise as a result of a transaction involving a financially interested director.

ARTICLE VI: STEWARDSHIP OF LAND

Section 6.1. Principles of Land Use. The Board of Directors shall oversee the use of land owned by the Corporation and shall convey the right to use such land so as to facilitate access to land and affordable housing by low- and moderate- income people. In so doing, the Board shall be guided by the following principles:

- a. The Board shall consider the needs of potential lessees and shall attempt to affect a just distribution of land use rights.
- b. The Board shall convey land use rights on terms that will preserve affordable access to land and housing for future low- and moderate- income residents of the community.
- c. The Board shall convey land use rights in a manner that will promote the long-term well-being of the community and the long-term health of the environment.

Section 6.2. Encumbrance of Land. The decision to mortgage or otherwise encumber land owned by the Corporation shall require the approval of the Board of Directors. Any such encumbrance shall be subordinated to any ground leases relating to such land.

Section 6.3. Sale of Land. The sale of land does not conform with the philosophy and purposes of the Corporation. Accordingly, land shall not be sold except in extraordinary circumstances, and then only in accordance with the following guidelines.

- a. A parcel of land may be sold pursuant to a resolution adopted by an affirmative vote by at least two thirds of the entire Board of Directors at a regular or special Board meeting, provided that (i) the Corporation has owned the parcel for no more than sixty (60) days at the time the vote is taken, (ii) the parcel is not leased to any party, and (iii) the resolution states that the location or character of the parcel is determined to be such that the charitable purposes of the Corporation are best served by selling the land and applying the proceeds to the support of other activities serving those purposes.
- b. In all other circumstances a parcel of land may be sold only with:

(1) An affirmative vote by at least two thirds of the entire Board of Directors at a regular or special Board meeting, provided that written notice of such meeting has described the proposed sale and the reasons for the proposal; and

(2) The approval of two thirds of the Regular Members present at a regular or special Membership Meeting, a quorum being assembled, provided that written notice of such meeting has described the proposed sale and the reasons for the proposal.

c. If any of the Corporation's land is to be sold to any person or entity other than a not- for-profit corporation or public agency sharing the purposes of the CLT, any ground lessees on that land shall have the opportunity to exercise a right of first refusal to purchase the land that they have been leasing from the CLT.

ARTICLE VII: OWNERSHIP OF HOUSING AND OTHER IMPROVEMENTS LOCATED ON THE CORPORATION'S LAND, AND LIMITATIONS ON RESALE

Section 7.1. Ownership of Housing and Improvements on the Corporation's Land. In accordance with the purposes of the Corporation, the Board of Directors shall take appropriate measures to promote and facilitate the ownership of housing and other improvements on the Corporation's land by low- and moderate- income people. These measures may include, but are not limited to, provisions for the sale of housing to such people; provisions for financing the acquisition of housing by such people, including direct loans by the Corporation; and provision for grants or other subsidies that will lower the cost of housing for such people.

Section 7.2. Preservation of Affordability. It is a purpose of the Corporation to preserve the affordability of housing and other improvements for low- and moderate- income people in the future. Accordingly, when land is leased for such purpose, the Board of Directors shall assure that, as a condition of the lease, housing on the land may be resold only to the Corporation or to another low- or moderate- income person and only for a price limited by a "resale formula" as described in Section 3 below. However, notwithstanding the foregoing, the Board of Directors may choose, for reasons consistent with the charitable purposes of the Corporation, to lease certain parcels of land for uses that do not require continued affordability for low- or moderate- income people, and in such cases the resale restrictions described above shall not be required as a condition of the lease.

Section 7.3. The Resale Formula. Whenever its purpose is to preserve affordability, the Corporation shall restrict the price that ground lessees may receive when they sell housing and other improvements located on the land that is leased to them by the Corporation. The same policy shall be applied in the case of condominium units stewarded by the Corporation, regardless of whether the land is owned by the Corporation. A policy establishing such restrictions in the form of a "resale formula" shall be adopted by the Board of Directors and the Regular Members of the Corporation, in accordance with the following principles:

a. To the extent possible, the formula shall allow the seller to receive a price based on the value that the seller has actually invested in the property being sold.

b. To the extent possible, the formula shall limit the price of the property to an amount that will be affordable for other low- and moderate- income people at the time of the transfer of ownership.

Section 7.4. Procedures for Adoption of the Resale Formula. The adoption of the resale formula shall require:

a. An affirmative vote by at least two thirds of the entire Board of Directors at any regular or special Board meeting, provided that written notice of such meeting has set forth the proposed formula with an explanation thereof; and

b. An affirmative vote by at least two thirds of the Regular Members present at any regular or special Membership meeting, a quorum being assembled, provided that written notice of such meeting has set forth the proposed formula with an explanation thereof.

Section 7.5. Procedures for Altering the Resale Formula. The consistent long-term application of a resale formula is essential to the purposes of the Corporation. Accordingly, the resale formula shall not be altered unless the Board of Directors and Regular Members of the Corporation determine that the current formula presents an obstacle to the achievement of the purposes of the Corporation. In such event, the resale formula may be altered only by a two-thirds vote of the entire Board of Directors and a two thirds vote of the Regular Members present at a Membership meeting, as described above for the adoption of the formula.

ARTICLE VIII: AMENDMENT OF ARTICLES OF INCORPORATION AND BYLAWS

The Certificate of Incorporation may be amended and these Bylaws may be amended or may be repealed and new Bylaws adopted only by:

Section 8.1. An affirmative vote by two thirds of the entire Board of Directors at any regular or special Board meeting, provided that written notice of such meeting has set forth the proposed amendment or replacement, with appropriate explanations thereof; and

Section 8.2. An affirmative vote by two thirds of the Regular Members present at any regular or special Membership meeting, a quorum being assembled, provided that written notice of such meeting has set forth the proposed amendment or replacement, with appropriate explanations thereof.

ARTICLE IX: DISSOLUTION

In the event of dissolution, all the remaining assets and property of the Corporation shall, after necessary expenses thereof, be distributed to another organization exempt under IRC §501(c)(3) or corresponding provisions of any subsequent Federal tax laws, or to the Federal government, or state or local government for a public purpose.

A decision to dissolve the Corporation and to distribute the Corporation's assets in a particular manner in accordance with the Articles of Incorporation shall require:

Section 9.1. An affirmative vote by two thirds of the entire Board of Directors at any regular or special Board meeting, provided that written notice of such meeting has included a full description of a proposed plan of dissolution; and

Section 9.2. An affirmative vote by two thirds of the Regular Members present at a regular or special Membership meeting, a quorum being assembled, provided that written notice of such meeting, including a full description of the proposed plan of dissolution, has been given to all Members of the Corporation no later than three weeks prior to the meeting.

ARTICLE X: MISCELLANEOUS PROVISIONS

Section 10.1. Fiscal Year. The fiscal year of the Corporation shall begin on January 1 of each year and shall end on December 31 of each year.

Section 10.2. Deposit of Funds. All funds of the Corporation not otherwise employed shall be deposited in such banks, trust companies, or other reliable depositories as the Board of Directors from time to time may determine.

Section 10.3. Checks, etc. All checks, drafts, endorsements, notes and evidence of indebtedness of the Corporation shall be signed by such officers or agents of the Corporation and in such manner as the Board of Directors from time to time may determine. Endorsements for deposits to the credit of the Corporation shall be made in such manner as the Board of Directors from time to time may determine.

Section 10.4. Loans. No loans or advances shall be contracted on behalf of the Corporation, and no note or other evidence of indebtedness shall be issued in its name, except as authorized by the Board of Directors. Any such authorization shall relate to specific transactions.

Section 10.5. Contracts. Any officer or agent of the Corporation specifically authorized by the Board of Directors may, on behalf of the Corporation, enter into those contracts or execute and deliver those instruments that are specifically authorized by the Board of Directors. Without the express and specific authorization of the Board of Directors, no officer or other agent of the Corporation may enter into any contract or execute and deliver any instrument in the name of the Corporation.

Section 10.6. Investment Managers. The Board of Directors shall have the authority to designate any bank, trust company, brokerage firm, or investment advisor to manage the assets and investment of the assets of the Corporation.

Section 10.6. Indemnification. The Corporation shall indemnify to the maximum extent permitted by law any person who is or was a director, officer, employee, fiduciary, and other agent of the Corporation against any claim, liability or expense arising against or incurred by such person made

party to a proceeding because such person is or was a director, officer, employee, fiduciary or other agent of the Corporation or because such person is or was serving another entity as a director, officer, partner, trustee, employee, fiduciary or other agent at the Corporation's request. The Corporation shall further have the authority to the maximum extent permitted by law to purchase and maintain insurance providing such indemnification.

ARTICLE XI: INITIAL MEMBERSHIP AND BOARD, ADOPTION OF BYLAWS, FIRST ANNUAL MEETING

Section 11.1. Initial Membership. The Initial Members empowered to vote at the first annual meeting shall be those persons 18 years of age or older who have attended at least one of the organizational meetings held between December 3, 2020, and the time of the First Annual Meeting, as recorded in the minutes of these meetings.

Section 11.2. Initial Board of Directors. The Initial Board of Directors shall be as stated in the Certificate of Incorporation. The Initial Board, after approving these Bylaws, shall call the first Annual Meeting of the Membership, and shall serve until the first elected Board of Directors has been seated upon the completion of the First Annual Meeting.

Section 11.3. Adoption of Bylaws. Adoption of these Bylaws as the Bylaws of the Corporation shall require:

- a. Approval by a majority of the Initial Board of Directors prior to the First Annual Meeting; and
- b. Ratification by two thirds of the Initial Members present and voting at the First Annual Meeting.

Section 11.4. Nomination of Directors to Be Elected at First Annual Meeting. In consultation with the Initial Members, the Initial Board of Directors shall nominate three (3) to nine (9) candidates and shall designate one third of these candidates as candidates for "Lessee Representatives," one third as candidates for "General Representatives," and one third as candidates for "Public Representatives." Additional nominations for any of the three categories of representatives may be made by any Initial Member from the floor at the First Annual Meeting.

Section 11.5. First Annual Meeting. The location and specific time of the First Annual Meeting of the Membership shall be determined by the Initial Board of Directors. Notice of the First Annual meeting shall be emailed to all Initial Members at least seven days prior to the Meeting and shall include a list of those persons nominated for the Board of Directors in accordance with Paragraph 4 above. Except as otherwise provided in this Article, the election of Directors and other business of the First Annual Meeting shall be conducted in accordance with Articles II and III of these Bylaws.

The Bylaws of the Home Trust of Ouray County were approved and adopted by the Board of Directors on January 21, 2021.

Memorandum of Understanding
Between
Home Trust of Ouray County (HTOC)
and
Elevation Community Land Trust (ECLT)

This Memorandum of Understanding (MOU) sets forth the terms and understanding between the Home Trust of Ouray County (HTOC) and Elevation Community Land Trust (ECLT) to manage the ownership and stewardship of HTOC properties and associated leases for an interim period in the event of the dissolution of the HTOC.

Background

The HTOC was created as a 501(c)(3) nonprofit for affordable housing serving Ouray County using the Community Land Trust (CLT) model. ECLT is a state-wide CLT based in Denver, CO. The policies and documents critical to the operation of a CLT are similar between CLTs. ECLT has offered to indirectly support HTOC with technical assistance and advice.

Purpose

To ensure that the mission of HTOC continues to be fulfilled via the properties and assets owned by the corporation, a successor organization needs to be identified, and a plan be in place should HTOC dissolve. These properties and assets located in Ouray County will be given to ECLT in trust for an interim period to give the county of Ouray, the town of Ridgway or the city of Ouray time to create an alternative local housing organization at which time these assets can be transferred to the appropriate housing entity. Per its Bylaws, the HTOC's assets can be passed on to a similar nonprofit that will maintain the current use and purpose. ECLT is qualified to receive such assets should the need arise. The purpose of this MOU is to establish mutual understanding of the intended outcomes of the HTOC's ultimate dissolution process should the need arise at some point in the future. This agreement is not binding on either party. It only serves to guide both organizations.

Funding

This MOU is not a commitment of funds.

Duration

This MOU is at-will and may be modified by mutual consent of authorized officials from ECLT and HTOC. This MOU shall become effective upon signature by the authorized officials from ECLT and HTOC and will remain in effect until modified or terminated by any one of the partners by mutual consent. In the absence of mutual agreement by the authorized officials from ECLT and HTOC this MOU shall end on _____, 20__.

Contact Information

Elevation Community Land Trust
1114 W. 7th Ave., Ste. 101
Denver, CO 80204
(720)822-0052
sfanchi@elevationclt.org

Home Trust of Ouray County
Andrea Sokolowski, Executive Director
95 Meadows Circle
Ridgway, CO 81432
(970)309-9314
dreasoko@gmail.com

Andrea Sokolowski, E.D., Home Trust of Ouray County

Date

Stefka Fanchi, E.D., Elevation Community Land Trust

Date



Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
P.O. Box 2508
Cincinnati, OH 45201

HOME TRUST OF OURAY COUNTY
95 MEADOWS CIRCLE
RIDGWAY, CO 81432

Date:
11/18/2021
Employer ID number:
86-1764266
Person to contact:
Name: D. Trimble
ID number: 31309
Telephone: (877) 829-5500
Accounting period ending:
December 31
Public charity status:
509(a)(2)
Form 990 / 990-EZ / 990-N required:
Yes
Effective date of exemption:
April 7, 2021
Contribution deductibility:
Yes
Addendum applies:
No
DLN:
26053499001821

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen A. Martin
Director, Exempt Organizations
Rulings and Agreements

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE HOME TRUST OF OURAY COUNTY ADOPTING A NON-DISCRIMINATION POLICY

Whereas, one of the fundamental core values of the Home Trust of Ouray County is to treat all persons with respect and dignity;

Whereas the Home Trust of Ouray County values people and recognizes the strength in their diversity and inclusiveness in all its activities and functions with volunteers, staff, and community institutions.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HOME TRUST OF OURAY COUNTY THAT:

1. The Home Trust of Ouray County will not discriminate in the provision of services, employment practices, engagement of volunteers, hiring, training, promotion, compensation, benefits, transfer, or lay-offs and terminations on the basis of age, race, gender identity, color, religion, national origin, disability, genetic information, sexual orientation, political affiliation, lawful source of income, or any other status or characteristic protected by federal, state, or local law.
2. The Home Trust of Ouray County will not discriminate in its practices by refusing a qualified candidate for either a paid or volunteer position because of any status or characteristic protected by federal, state, or local law.
3. The Home Trust of Ouray County is an equal employment opportunity employer.
4. The Executive Director shall have overall responsibility for compliance with all federal and state equal employment opportunity laws and regulations for the implementation of the policy of equal employment opportunity.
5. All questions, complaints and suggestions concerning the equal employment opportunity policy shall be directed to the Executive Director.
6. All board members, employees, and volunteers are to cooperate in the implementation of the Home Trust of Ouray County's equal non-discrimination policy and to exercise their responsibilities under the guidance of this policy.

The Home Trust of Ouray County Board of Directors approved and implemented this resolution effective March 14, 2022.



Andrea Sokolowski, Board President

320 6th Avenue
PO Box 468
Ouray, Colorado 81427



970.325.7211
Fax 970.325.7212
www.cityofouray.com

The Outdoor Recreation Capital of Colorado

September 19, 2022

Colorado Office of Economic Development & International Trade
Colorado Outdoor Recreation Industry Office
1600 Broadway #2500
Denver, CO 80202

Re: Central San Juan Mountains High Alpine Recreation Assessment and Management Planning

Dear Colorado Outdoor Recreation Industry Office,

The City of Ouray is providing this letter of support to express our endorsement of the San Juan Mountain Associations Colorado State Outdoor Recreation Grant proposal to conduct a recreation use and impact geospatial analysis. With recreational use increasing, it is imperative to quantify what recreation areas are lacking infrastructure, where recreation may be compromising natural and cultural resources, and where sustainable expansion of recreation is possible to ensure a diverse and sustainable economic portfolio for the Central San Juan High Alpine Communities. This grant will benefit our rural communities, building capacity and consensus amongst the many stakeholders in the region to inform a recreation management plan across multiple jurisdictions as recreational resources often span multiple counties and agency boundaries. By conducting this analysis, which will shape our recreation management plan, we will ensure that our natural, historical, and cultural resources are protected while continuing to build a vibrant recreation portfolio and sustainable economy.

This project aligns with the City's objectives to promote sustainable tourism. With recreational pressures increasing on both our established recreational areas and our environment, it is paramount to quantify our recreational needs and impacts to ensure that our recreational industry is economically productive and environmentally sustainable. Importantly, this analysis will support job growth by informing a road map of shovel ready projects for these rural counties to utilize in anticipated funding opportunities.

The City of Ouray fully supports the grant application.

Thank you for considering this request.

Sincerely,

Ethan Funk
Mayor

320 6th Avenue
 PO Box 468
 Ouray, Colorado 81427



970.325.7211
 Fax 970.325.7212
 www.cityofouray.com

TO: Ouray City Council
FROM: Lily Oswald, Community Development Director
FOR: September 19, 2022
SUBJECT: TBD 9th Avenue PUD Sketch Plan – Waiving Preliminary Plat Requirements

PROJECT GEOGRAPHY

Table 1. Project Geography

Application Summary	Sketch Plan for a Planned Unit Development (PUD) for residential development on a vacant lot on 9 th Avenue and 2 nd Street. The intent of the PUD is to create two (2) separate lots with single-family dwelling units on each, and an accessory dwelling unit (ADU) on one of the lots to provide affordable housing for the property owner and a second prospective owner. This application includes the following PUD Variations: <ol style="list-style-type: none"> 1. Decreased single-family dwelling unit size dimensions; 2. Decreased number of off-street parking spaces; 3. Decreased required front setback on the western lot; and 4. Decreased minimum lot size for R-2 south of Skyrocket Creek.
Address	TBD 9 th Avenue
Parcel Number(s)	451531204002
Legal Description	Subd: City of Ouray Lot: 11 Block: 8 Subd: City of Ouray Lot: 12 Block: 8 S: 31 T: 44 R: 7
Applicant/Owner	Amor “Ames” Risch
Zoning	R-2 – High-Density Residential (south of Skyrocket Creek)
Existing Use	Vacant
Proposed Use	Two (2) separate lots with a single-family dwelling unit on each (divided ownership) and a detached ADU/Garage on the eastern lot.
Site Size	7,112 sq.ft.
Adjacent Land Uses	
North:	R-2; Single-Family Residential
South:	R-2; Duplex Residential
East:	C-1; Commercial (Ouray Livery Barn)
West:	R-2; Single-Family Residential
Located Within National or Local Historic District Boundary	Yes
Located Within Commercial Historic Boundary	No

Table 2. Zone District Dimensional Requirements (R-2, south of Skyrocket Creek) | East vs. West Proposed Lots

Requirement	Zone District Standards	Proposed/Existing
Minimum Lot Area	7,100 sq.ft.	East: 3,556 sq.ft. West: 3,556 sq.ft.
Maximum Density	2,370 sq.ft./D.U., 790 sq.ft./L.U.	East: 1.5 dwelling units allowed West: 1.5 dwelling units allowed
Minimum Setbacks		
Front (North)	15 ft.	East: 15 ft. West: 12 ft. - entry porch to 9th Ave.
Side (East)	5 ft.	East: 5 ft. West: 5 ft.
Side (West)	5 ft.	East: 5 ft. West: 5 ft.
Rear (South)	5 ft.	East: 5 ft. West: 5 ft.
Roof Eave Extension	No more than 1 ft. into setback	East: No more than 1 ft. West: TBD on front setback
Building-to-Building	10 ft.	East: 10 ft. < West: 10 ft. <
Minimum Floor Area	Comply w/ Building Code	Comply w/ Building Code
Maximum Floor Area	<i>Ouray Local and National Historic District: 10% greater than the average of the primary structures on the block front or 4,260 sq.ft., whichever is less.</i> All other properties: 10,650 sq. ft.	<i>No other structures on block front</i> East: 1,404 sq.ft. West: 1,344 sq.ft.
Maximum Site Coverage	50%	East: 27.3% West: 20.3%
Maximum Building Impervious Surface Site Coverage	80%	East: 31.8% West: 38.7%
Maximum Height	35 ft.	East: 35 ft. West: 35 ft.
Parking	Two (2) Spaces per Residential Unit	East: One (1) space per dwelling unit & ADU = 2 car garage West: One (1) space for residential unit
PUD Open Space Coverage	20%	“Open Space” coverage = 61 - 68% <i>Comply w/ site coverage requirements; requesting to satisfy the “public open space” via the payment-in-lieu option.</i>

BACKGROUND

The Applicant desires to develop the vacant lot on the southeast corner of 9th Avenue and 2nd Street to provide two (2) single-family homes on separate lots. The eastern lot would contain a single-family dwelling unit (18’x28’) and a detached ADU/garage (20’x20’). The western lot would contain a single-family dwelling unit (24’x28’). The Applicant applied for a similar Sketch Plan PUD earlier in 2022 and received approval. However, the number of units for the PUD has since changed from three to two and the specific variances requested have changed as well. The long-term goals of the PUD remain the same as the previous application: to provide long-term, affordable housing for local residents. After

meeting with staff, the Applicant was encouraged to reapply for a PUD due to different requested variances, a lapse in time, and because the overall mission of the project aligned with the City’s adopted PUD goals (see Exhibit A). *This project is unlikely to meet criteria for decision for variances through a Minor Subdivision process, so staff did not recommend this option.*

The Applicant plans to develop these units in a phased approach, starting with the western lot and then the eastern lot, after receiving approval of the PUD and the lot subdivision itself. The proposed footprints for the single-family dwelling units are too small to meet the required floor area for a single-family residence as defined by the OMC (“24’ wide x 32’ long”) and too large to be considered an Accessory Dwelling Unit (ADU). These two (2) dwelling units and ADU propose one (1) designated off-street parking space each.

Some of the subdivision requirements outlined in the OMC would not apply to this project or the Sketch Plan phase. The PUD would essentially “rezone” the property to a PUD to provide the proposed small cluster of dwelling units which otherwise wouldn’t meet the zone dimensional requirements of R-2, south of Skyrocket. According to the OMC, permitted residences within PUDs may be clustered (while observing building-to-building setbacks), which this PUD proposes, in order to effectively use the space provided in the lot and provide affordable housing options. Staff has clarified the requested variations for this PUD from what is outlined in the project narrative (Exhibit B). Table 3 summarizes the OMC dimensional and performance standards and the proposed PUD variations to these standards as a result of this application.

Table 3. Requested PUD Variations

OMC Section	OMC Standard	Requested PUD Variation
7-5-E(4)(d)(iii)(1)	<i>Single Family Dwellings shall be not less than 24 feet in width and 32 feet in length.</i>	Single Family Dwellings proposed: East: 18 feet wide x 28 feet long West: 24 feet wide x 28 feet long
7-5-E(4)(e)(ii)(1)	<i>The minimum front setback shall be equal to the average of the existing building front setbacks on the block front, or fifteen (15) feet, whichever is less.</i>	West lot: 12 ft. entry porch to 9 th Ave. <i>The block front setbacks <u>only affect this lot</u>; the Livery Barn to the east fronts Main Street, and the properties to the south front 2nd Street.</i>
7-5-E(4)(f)(i)	<i>Two off-street parking spaces per dwelling unit.</i>	One dedicated off-street parking space is proposed for each dwelling unit/lot. Note: §7-5-E(4)(f)(vi) states “ <i>one of the required off-street parking spaces may be satisfied by utilizing that portion of the public right-of-way adjacent to the subject property not utilized for roadway or pedestrian purposes.</i> ”
7-5-D	<i>Minimum Lot Area - Residential High-Density (R-2) south of Skyrocket: 7,100 square feet</i>	3,556 square feet per lot

Foundation to PUD Variations

The Planned Unit Development (“PUD”) regulations in the Ouray Municipal Code (“OMC”) §7-8 establish the following Statement of Objectives of Development (“PUD Objective”):

“The intent of this section is to promote the Planned Unit Development Act of 1972 and encourage innovative developments with unique and valued community attributes. PUDs allow for consideration of development proposals that differ from required development improvements identified in the OMC. PUDs offer different options to the applicant when planning and obtaining City approval for their development. PUDs allow flexibility with respect to dimensional requirements and increased densities under certain conditions or circumstances. PUDs encourage conservation of a site’s natural characteristics, innovative residential, commercial and industrial development plans

which will result in a more efficient use of open space and provide affordable housing for year around residents.”

OMC §7-8-D establishes the following applicable dimensional requirements and densities:

The dimensional requirements for various PUD items may differ from what is required in the OMC if the Planning Commission determines that such deviations will promote the public health, safety and welfare.

A minimum of 20% of the gross area of the PUD must be preserved as parks or open space or a payment-in-lieu will be used to satisfy this requirement which has been the case with prior PUD applications in Ouray.

Process to Create a PUD

The Planning Commission makes final decisions for the Sketch Plan phase of PUD applications. The City Council must make final PUD decision(s) during the consideration of Preliminary and Final Plat phases.

OMC §7-8-E: Procedures, states “*PUDs shall be reviewed in accordance with the same procedures for review of subdivisions as found in Subsection 7-7-C*” and, “*preliminary and final PUD plan shall comply with all requirements for a preliminary and final subdivision plat, to the extent applicable*”

The procedures for reviewing a PUD include the following Subdivision steps:

1. **Sketch PUD** with Planning Commission review and determination pursuant to the Subdivision Sketch Plan in OMC §7-7-C(2). *City Council may consider a recommendation of waiving Preliminary Plat requirements.*
2. **Preliminary PUD** with Planning Commission review and recommendation to the City Council for determination pursuant to the Subdivision Preliminary Plat in OMC §7-7-C(3).
3. **Final PUD** with Planning Commission review and recommendation to the City Council for determination pursuant to the Subdivision Final Plat in OMC §7-7-C(4).

The Applicant has submitted a Land Use Application for a *Sketch Plan* which will be processed as the first (Sketch Plan) phase of the PUD application. The City of Ouray does not have a formal Planned Unit Development (PUD) application and has processed very few PUDs in recent years. Typically, PUDs are processed via the *subdivision* process (in accordance with the OMC). The Applicant has paid all required fees to date to the City of Ouray for this Application.

CRITERIA FOR DECISION

1. OMC §7-8-B establishes the following primary PUD criteria for decision:

- A. A PUD shall be in general conformity with the City Community Plan
- B. A PUD shall be consistent with the PUD Objective
- C. Compliance with the Colorado Planned Unit Development Act of 1972
- D. A PUD shall have a minimum of 1 unit or lot

2. OMC §7-7-C(2)(b) establishes the following Subdivision Sketch Plan minimum criteria:

- A. “The Planning Commission shall review the Sketch Plan to determine its general acceptability, consistence with the City Standards and will consider the following minimum criteria:
- B. Conformity with the Master Plan and zoning regulations.
- C. Relationship of development to topography, soils, drainage, flooding potential, natural hazard areas and other physical characteristics.
- D. Availability of water, means of sewage collection and treatment, access and other utilities and services.
- E. Compatibility with the environment, vegetation and unique natural features.
- F. Compatibility with the architectural history.”

STAFF ANALYSIS: PUD CRITERIA FOR DECISION

1. A. General Conformity with the Ouray Community Plan

Staff finds this PUD proposal aligns with numerous goals and strategies of the Ouray Community Plan 2021. The proposed development aims to provide homes for affordable housing at a density appropriate for its surrounding neighborhood. This project aims to diversify the housing available in Ouray as well as provide attainable housing solutions for year-round local residents and employees.

- Each home/lot proposes one (1) dedicated parking space. Housing Goal H-1 encourages Ouray to “*consider amending the LUC and the city adopted building regulations to provide robust incentives for the development of attainable housing in the community such as: vii. Reduction of the on-site parking requirements*” (Ouray

Community Plan 2021, pg. 9)

- Housing Goal H-1 also includes “*vi. allowing for homes with a high density on one of more lots, including reducing lots sizes, frontages and setbacks to facilitate small home development*” (pg. 9).

The proposed PUD is in-line with the City’s adopted Plan and helps to address the housing needs in Ouray.

1. B. Consistency with the PUD Objective

Key elements of the PUD Objective include:

- Encourage innovative developments with unique and valued community attributes.
- Allow for consideration of development proposals that differ from required development improvements identified in the OMC.
- Offer different options to the applicant when planning and obtaining City approval for their development.
- Allow flexibility with respect to dimensional requirements and increased densities under certain conditions or circumstances.

“*PUDs encourage conservation of a site’s natural characteristics, innovative residential, commercial and industrial development plans which will result in a more efficient use of open space and provide affordable housing for year-round residents*” (OMC §7-8-A). Staff finds the Applicant is seeking to create an innovative use of space as a PUD on the residentially-zoned vacant lot. The PUD process provides an opportunity for the Applicant to seek flexibility with the dimensional standards in order to provide long-term attainable housing solutions and effective use of space, both of which are primary goals of the community under the adopted Plan.

1. C. Compliance with the Colorado PUD Act

The key requirements of the Colorado PUD Act have been incorporated into the PUD section of the OMC. A PUD agreement will be developed for any preliminary PUD hearings to outline key planning elements such as density, height, setbacks, parking, phasing and the key requirements of the Colorado PUD Act concerning vested rights, the rights of the City, the rights of the Applicants and PUD amendments.

1. D. Minimum Density

The minimum density of one unit or lot has been met.

STAFF ANALYSIS: SUBDIVISION SKETCH PLAN CRITERIA FOR DECISION

2. A. Conformity with the Master Plan and Zoning Regulations

Please refer to discussion outlined in 1.A. and 1.D., above. The purpose of the Residential District – High Density (R-2) is *to accommodate transient, part-time or permanent residential development. Other than the requested PUD variations in Table 3, this PUD meets zoning density standards for its district.*

2. B. Relationship of Development to Topography, Soils, Drainage, Flooding Potential, Natural Hazard Areas and Other Physical Characteristics

The following phases of the PUD application/site development and building permits will include a more detailed drainage plan for the Property to ensure runoff will be mitigated. The Property does not have a slope great enough to trigger the need for an Engineered Geology Report (EGR) nor have there been geo-hazardous events on adjacent properties in recent years. This Property is not within a designated Flood Zone area.

2. C. Availability of Infrastructure

These homes will be located with direct access to existing infrastructure, improvements, access points, services, and trails; gas, electric, telecommunications, collector roads, water and sewer are readily available to the Property. The City will be analyzing current water system and sewer system capacity as the PUD moves through the planning process, with the goal to have such analyses completed prior to Final PUD approval. There are approximately 15-20 available sewer taps before the City reaches its estimated 95% capacity, though tap limits are being carefully monitored by the Community Development and Public Works Departments. Site plans will be referred out to utility companies/applicable City Departments for review during the preliminary/final plat phases. All comments from agencies and the community will be included as exhibits to upcoming reports, if received.

2. D. Compatibility with the Environment, Vegetation and Unique Natural Features

This topic has been discussed in the staff report above. This proposed PUD is found to be compatible with the surrounding

environment, vegetation, and limited unique natural features in the lot and neighboring lots.

2. E. Compatibility with the Architectural History

The Property is located within the National & Local Historic District though this lot is not a designated historical site and adjacent properties are considered “Noncontributing to the National Historic District.”

PUBLIC NOTICE

Public noticing requirements per the OMC were met for the sketch plan application. Public notice was posted at City Hall on August 29, 2022, published in the Plaindealer on September 1, 2022, and posted on the property on September 8, 2022 for the Planning Commission’s meeting on September 13, 2022. No public comments were received by staff for the Planning Commission’s public hearing on this application. Public notice was posted at City Hall on September 16, 2022 for the City Council’s regular meeting.

STAFF RECOMMENDATION

Staff finds this project meets many goals and actions outlined in the Ouray Community Plan, meets the goals set forth in the OMC, and is a reasonable use of the currently vacant R-2 lot. The Planning Commission held a regular meeting on 9/13/22 and considered the TBD 9th Avenue PUD Sketch Plan Application. After considering the staff report, the PUD application, and general conformance with the Community Plan, the Planning Commission approved the application (4-0) and made a recommendation to City Council to waive Preliminary Plat requirements in accordance with the OMC.

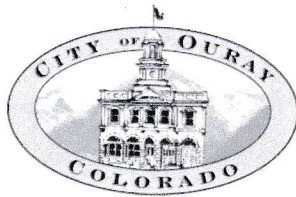
The 2021 Ouray Community Plan Goal H-1(B)(ix) states “*Creating streamlined and efficient development review procedures for projects that include attainable housing*” similarly, §7-7-C(2)(d) of the OMC states, “*as part of the Sketch Plan approval, the Planning Commission may recommend waiving the preliminary plat requirement for subdivisions if the development does not require public improvements or other critical and necessary improvements.*” Expediting the process, the next phase of this application would be the Final Plat PUD phase which would satisfy all applicable PUD and plat requirements including a PUD Agreement.

Staff recommends the City Council approve the Planning Commission’s recommendation to waive preliminary plat requirements for subdivisions due to the scope of this project and the presence of all other critical improvements to serve the lot, for the TBD 9th Avenue PUD.

Attachments:

- Exhibit A: Sketch PUD Application
- Exhibit B: Applicant Narrative
- Exhibit C: Sketch PUD Site Plan
- Exhibit D: Topographic Survey (Lots 11 & 12, Block 8)

Community Development
P.O. Box 468
320 Sixth Avenue
Ouray, Colorado 81427
970-325-7211 main
970-325-7212 fax
www.cityofouray.com



FOR STAFF USE ONLY

Permit Number: _____

Receipt Number: _____

DATE OF APPLICATION: 22 Aug 2022

Check appropriate request

MASTER LAND USE APPLICATION

- Site Development Permit \$200
- Conditional Use Permit \$200
- Variance Request \$500
- Rezone \$200
- Sketch Plan \$200
- Preliminary Plat \$400
- Final Plat \$300
- Lot Split \$300
- Minor Subdivision \$250
- Replat or Plat Amendment \$300
- Mobile Home or RV Park \$300
- Other _____

No Fee Applications/Requests:
____ Appeal of Administrative Determination
____ Interpretation of a Use not Itemized

PRINT ALL INFORMATION FOR LEGIBILITY

Project Name: 200 block Ninth Ave replat
Ouray County Property Account(s): R000674
Ouray County Parcel Number(s): 451531204002
Site Address: (TBD) or #: TBD 2xx 9th Avenue (odd)

Property Owner(s): Amor (Ames) M Risch
Address: PO Box 111
City/State/Zip: Ouray, CO 81427
Phone Number: 415-596-6293 E-Mail Address: arisch@muleteam.com

Applicant (If different than property owner): _____
Address: _____
City/State/Zip: _____
Phone: _____ E-Mail Address: _____

Authorized Agent (for property owner/applicant): _____
Address: _____
City/State/Zip: _____
Phone Number: _____ E-Mail Address: _____

Proposed Use: 2 small houses each on separate lot - both owner occupied, one ADU
Existing Use: vacant lot
Site Area: 7100 sq ft
Existing Buildings to Remain or be Removed: Yes No (circle one)
Existing Building Coverage (Total Floor Area): 0 Proposed Building Coverage (Total Floor Area): 2752
Number of Existing Lots: 2 Proposed Number of Lots: 2

Is the property subject to flooding, landslides, debris flows or other natural or geologic hazards? Circle one: Yes No
Briefly describe: _____

SUBMITTAL REQUIREMENTS (See Chapter 7 for specifics to any request):

Interpretations for Uses Not Itemized: A completed application form, cover letter explaining or describing the use or activities proposed for the site with sufficient detail to understand the activity or use adequately. Supplemental information or pictures may be attached. Research from other sources can be provided to help explain what is the use not itemized.

Variances: A completed application form, filing fee, a cover letter and supporting documentation to explain the issue at the site that needs a waiver or modification of the regulations and explanation of how the situation might be remedied with the least variance or exception possible to achieve a positive outcome. If work was done contrary to the Building or Land Use Regulations an explanation for this situation will need to be provided. All information to be provided on a compact disk or thumb drive.

Appeals: A completed application form, a cover letter and any supporting documentation to explain the appeal from an administration action or determination.

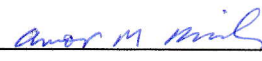
Site Development Permits and Subdivision Requests: A completed application form, filing fee, detailed graphics as indicated by the Code provisions (three paper copies or sets), and three paper copies of all supplemental reports and information. Current proof of ownership or notarized consent by the property owner for a different individual or firm to be the applicant of the legal owner (one copy). All information to be provided on a compact disk or thumb drive.

PLEASE NOTE: Any incomplete application will not be accepted and will be returned to the applicant for completion and return to the Community Development Office.

Acknowledgements:

- a. Per Section 7-3 Administration B. Fees. The applicant is responsible for all costs incurred by the City which may include legal fees, postage, notice and publication costs, other professional services or charges by outside agencies for the review and processing of the applicant's request. The Applicant will be invoiced of such charges for payment within 30 days of mailing. Invoices not paid prior to the final decision meeting or action as requested, may cause the matter to be delayed to a subsequent date/time or the application could be denied. Please review the full statement in the Code regarding payment of fees.
- b. By affixing their signature(s) hereto, I certify under penalty of perjury that the information furnished herein is true and correct to the best of my knowledge and that I am the owner of the premises where the work is to be performed or I am acting as the owner's authorized agent. I further agree to hold harmless the City of Ouray as to any claim (including costs, expenses and attorney fees incurred in the investigation of such claim) which may be made by any person, including the undersigned, and filed against the City of Ouray, but only where such claim arises out of the reliance of the City, including its officers and employees, upon the accuracy of the information provided to the City as a part of this application.

Applicant's Name (Printed): Amor M Risch

Applicant's Signature:  Date: 22 August 2022

Owner's Name (Printed): _____

Owner's Signature: _____ Date: _____

Authorized Agent's Name (Printed): _____

Authorized Agent's Signature: _____ Date: _____

Please be sure to provide current proof of ownership and written authorization (notarized) for representation as needed. Corporations or similar entities need to provide written documentation on who is authorized to represent and act on behalf of the organization.

Project Overview

Project Name: 200 block Ninth Ave replat

Site Address: TBD 200 block 9th Avenue

Property Owner: Ames Risch

The proposed project is to replat the 2 existing lots at 9th Avenue and 2nd Street and change them from running E-W e.g. 25 ft x 142 ft rectangles to 2 equally sized lots running N-S e.g. 50 ft x 71 ft. The new lots could each be separately sold and owned and the upper Eastern lot would be sold to Jimmy Chiang and Donna Jin. The lower Western lot near 2nd Street will have one small house built and the upper Eastern lot near the alley will have a smaller house and ADU over garage. The houses will be built in 2 phases - the Western one closer to 2nd St first, followed by the Eastern one near the alley.



Each house is smaller than the minimum single family home size but larger than the current ADU size. The Western house will be a 2 story house 24 x 28 with 2 bedrooms and a full bath on the ground floor, and 1/2 bath and open kitchen and living space on the top floor. The Eastern one will be a 2 story house, 18 x 28 and be connected by a breezeway to a 2 car garage with an ADU above it.

The houses will front onto 9th Avenue and are sized to be proportionate to the smaller historic cabin across the street. Similar to that cabin they are set closer to 9th Avenue which is also a narrower street. Reducing the lot size will make the homes more affordable as will the smaller sizes. We believe these small homes are in keeping with the Community Plan vision of a sustainable city with higher density, smaller lot sizes, frontages and setbacks. Like the vision in the Community Plan, they have less on-street parking and favor reduced car use given their location in the walkable city area.

Variiances requested:

Re-plat lots to run N-S instead of E-W

House sizes -

- Western house is 24x28, 2 story - 1344 sq ft of living space

- Eastern house is 18x28, 2 story - 1004 sq ft of living space
- ADU is 20x20 - 400 sq ft of living space

Number of units - 2 separate units each on a 3550 sq ft lot plus ADU over garage on E lot

Setbacks -

- Western unit - from street - 12' to small entry porch, 15' to main house
- Eastern unit - from street - 15' to main house

Parking - a single off-street space is provided per unit



location map - not to scale



LOT COVERAGE EAST

Total Lot = 3556sf

 Building Footprints = 968sf
 Percent Coverage = 27.27%

 Paving = 405sf

 Total Impervious Coverage = 1373sf
 Percent Coverage = 38.68%

LOT COVERAGE WEST

Total Lot = 3556sf

 Building Footprint = 721sf
 Percent Coverage = 20.31%

 Paving = 408sf

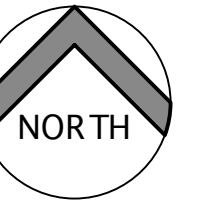
 Total Impervious Coverage = 1129sf
 Percent Coverage = 31.80%

ZONING INFORMATION

Zone: R2
 Max Height: 35' from avg. grade
 Max Site Coverage: 50%
 Max Impervious Surface Coverage: 80%

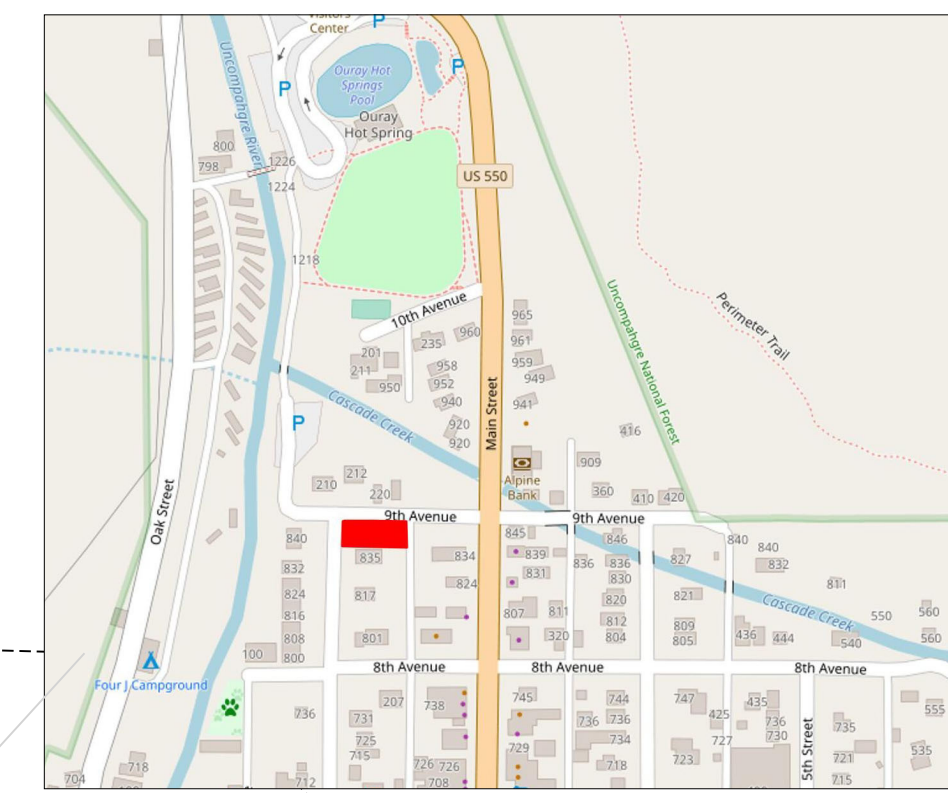
GENERAL NOTES

- All construction is to comply with the 2009 International Building Codes, as well as all other guidelines and specifications required by the governing town/county to any other applicable agencies.
- Parcel coordinates taken from most recent survey, May 2021.
- Positive drainage to be provided away from the foundation perimeter.
- Existing drainage patterns to be maintained.

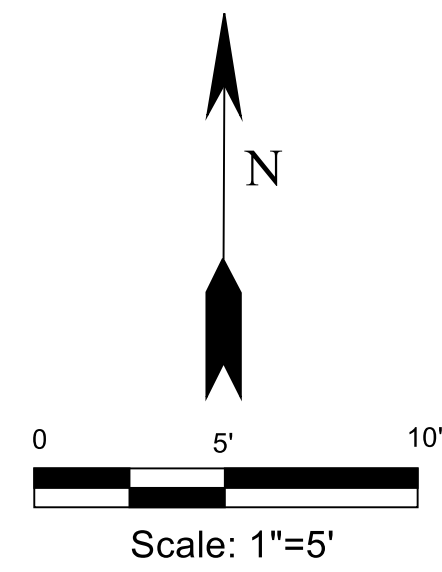


Topographic Survey

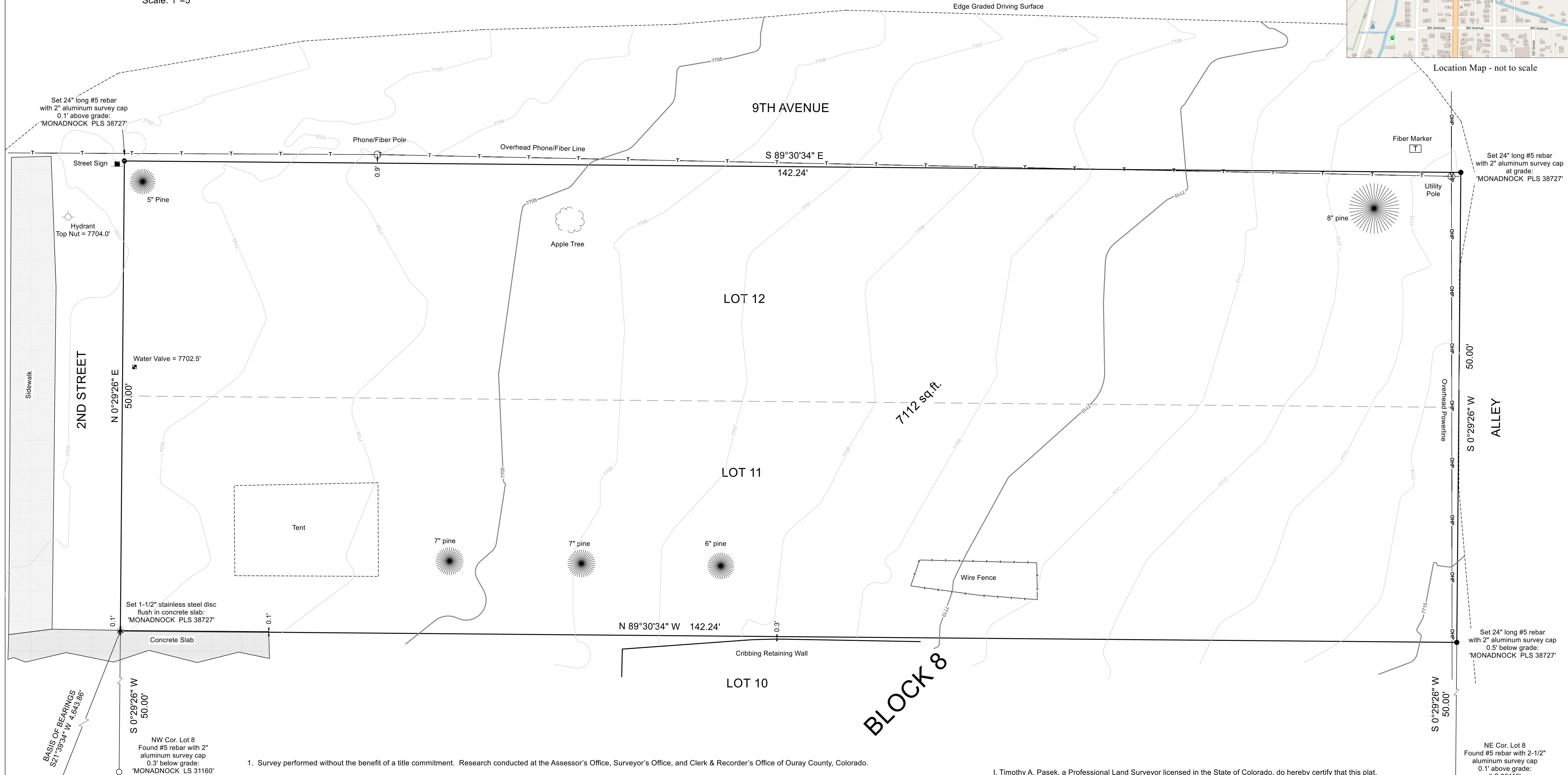
Lots 11 & 12, Block 8
 City of Ouray, State of Colorado
 Sec. 31 T44N R7W N.M.P.M.



Location Map - not to scale

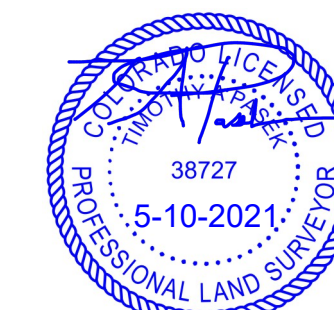


Linear Units: U.S. Survey Feet
 Vertical Datum - NGVD29
 Major Contours - 5'
 Minor Contours - 1'



- Survey performed without the benefit of a title commitment. Research conducted at the Assessor's Office, Surveyor's Office, and Clerk & Recorder's Office of Ouray County, Colorado.
- Property description: LOTS 11 AND 12, BLOCK 8, CITY OF OURAY, COUNTY OF OURAY, STATE OF COLORADO.
- This survey is valid only if print has the original seal and signature of the surveyor.
- Basis of Bearings: Bearings are local grid bearings. The bearing of the line between the common corner of Lots 10 and 11 of Block 8 and 2nd Street of the City of Ouray, State of Colorado, and the Township Corner for Sec.36 R8W, Sec.31 R7W T44N and Sec.6 T43N N.M.P.M. is S 21°39'34" W. Monuments fully described and shown hereon. All bearings shown hereon are relative thereto.
- No underground utilities are shown hereon. No research has been done concerning the existence, size, depth, condition, capacity or location of any utility or municipal/public service facility. All underground utilities must be field located by the appropriate agency or utility company prior to any excavation, pursuant to C.R.S. 9-1.5-103.
- This survey meets the requirements of an improvement survey plat as defined by C.R.S. 38-51-102(9).
- Dates of fieldwork: May 5 - 6, 2021
- According to Colorado Law, you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten (10) years from date of certification shown hereon.
- Any person who knowingly removes, alters, or defaces any legal land boundary monument and/or boundary monument accessory, commits a class 2 misdemeanor pursuant to C.R.S. 18-4-508.

I, Timothy A. Pasek, a Professional Land Surveyor licensed in the State of Colorado, do hereby certify that this plat, consisting of one (1) sheet, accurately represents, to the best of my knowledge, information and belief, a survey made by me or under my responsible charge in accordance with applicable standards of practice. This survey is not a warranty or guarantee, expressed or implied. This survey does not show easements except those specifically shown hereon.



Timothy A. Pasek
 Colorado P.L.S. 38727

LAND SURVEYOR'S DEPOSIT

Ouray County Surveyor's Office

Date: _____ Deposit No. _____

Ames Risch
 TBD 9th Ave
 Ouray, CO 81427

Monadnock Mineral Services LLC
 P.O. Box 85 - 342 7th Ave
 Ouray, CO 81427

Job No. J2128 Sheet 1 of 1

Future Agenda Items/Work Sessions

- Energy Code Adoption
- 2018 International Code Adoption (IBC/IRC/IEBC/IMC/IFC/IECC/Property Maintenance February of 2023 Adopted by July 1, 2023)
- (Non-Land Use) Code Revisions
- Fee Schedule
- Workforce & Attainable Housing Charter Modification
- Nose-to-nose School Bus Parking on 4th Street
- EQR Utility Rate Review (Moved until WTP Bond Completed)
- Alcohol – Entertainment/Consumption District on Main Street (In discussions)
- Restaurant Dinning on City Streets