

**AGENDA
OURAY CITY COUNCIL**

Tuesday, September 2, 2025 - 6:00 PM

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

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

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

Ouray City Council Regular Meeting

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

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. PUBLIC HEARING - Ordinance 3, Series 2025- Adding a Penalties and Fines Section to Chapter 7-7-K of the Ouray Municipal Code.
5. CEREMONIAL/INFORMATIONAL - Proclamation #, Series 2025 - Suicide Prevention Awareness Month
6. APPROVAL OF MINUTES - Meeting of August 18, 2025
7. CITIZENS' COMMUNICATION
8. CITY COUNCIL REPORTS/INFORMATION - Tamara Gulde, Peggy Lindsey, Michael Underwood, Josh Smith, and Ethan Funk
9. DEPARTMENT REPORTS
 - a. City Administrator
 - b. Interim Police Chief
 - c. Fire Chief
 - d. Public Works Director
 - e. Parks and Recreation Director
 - f. Marketing & Communication Director
10. CONSENT AGENDA - Liquor License Renewal for Western Hotel LLC dba Western Hotel.
11. ACTION ITEMS
 - a. Ordinance 3, Series 2025- Adding a Penalties and Fines Section to Chapter 7-7-K of the Ouray Municipal Code - Second Reading
 - b. Resolution 20, Series 2025 - Adopting the 2025 Colorado Maximum Rent Calculation for Affordable, Attainable, or Workforce Housing Regulations Set Forth in Chapter 7-7-K of the Ouray Municipal Code
 - c. Resolution 21, Series 2025 - Adopting a New Official Deed Restriction And Covenant Agreement for Use with Land Use Development Permits Issued Under Chapter 7-7-K of the Ouray Municipal Code
 - d. Resolution 22, Series 2025 - Enacting Stage 1 Water Restrictions

- e. Approval of First Amended Contract with Mountain Air Music Series (MAMS) for 150th Celebration
 - f. Acceptance of City Attorney's Resignation
12. DISCUSSION ITEMS
- a. Affordable Housing Administrative Services Transition
 - b. Fire Mitigation Options
 - c. Future Agenda Items
13. ADJOURNMENT

CITY OF OURAY

ORDINANCE NO. 03 (Series 2025)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OURAY, COLORADO ADDING A PENALTIES AND FINES SECTION TO CHAPTER 7-7-K OF THE OURAY MUNICIPAL CODE.

WHEREAS, on March 3, 2025, City Council adopted Ordinance 01 (Series 2025) adopting regulation incentivizing affordable housing under OMC 7-7-K ;

WHEREAS, adoption of remedies and penalties for violations along language concerning the fine schedule are necessary because the City is issuing its first deed restriction under the new affordable housing regulations and no penalty and fine mechanism was established; and

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

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

SECTION 1: ADDITION

A new Section 3 of Section 7-7-K of Chapter 7 is added as follows:

3. Penalties and Fines for Violations

- i. It shall be unlawful to violate any covenant contained in a deed restriction executed in connection with these affordable, attainable or workforce housing regulations and such violation is declared a nuisance and may be abated by the City in accordance with its nuisance regulations, in addition to any other remedies that may be available to the City.
- ii. Penalties for violations may be assessed and shall be governed by a fine schedule adopted by City Council from time to time.

- iii. Any remedies provided herein shall be cumulative and not exclusive and shall be in addition to any other remedies provided by law or equity.
- iv. Each day of a violation constitutes a separate violation.

SECTION 2: EFFECTIVE DATE

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

SECTION 3: SEVERABILITY

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

INTRODUCED, READ, APPROVED AS INTRODUCED, AND ORDERED PUBLISHED on first reading by 4 to 0 vote of the Ouray City Council this 18th day of August 2025.

CITY OF OURAY, COLORADO



Ethan Funk, Mayor

ATTEST:



Melissa M. Drake, City Clerk

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

CITY OF OURAY, COLORADO

Ethan Funk, Mayor

ATTEST:

Melissa M. Drake, City Clerk

CERTIFICATE OF ATTESTATION

I, Melissa M. Drake, Ouray City Clerk, hereby certify that Ordinance No. 03 (Series No. 2025), was introduced, read, and passed by the Ouray City Council on first reading on August 18, 2025. The Ordinance was published, in summary, in the *Ouray County Plaindealer* on AUGUST 21, 2025 and thereafter introduced, read, and adopted by the Ouray City Council on _____, 2025, and thereafter published in the *Ouray County Plaindealer*, as required by law.

Melissa M. Drake, City Clerk



CITY OF
OURAY
 COLORADO

**A PROCLAMATION BY THE MAYOR OF
 THE CITY OF OURAY, COLORADO**

PROCLAMATION NO. 4, 2025
SUICIDE PREVENTION AWARENESS MONTH

This Proclamation recognizes suicide as a national, statewide, and local public health problem, and suicide prevention as a national, statewide, and local responsibility, and designates **September 2025** as “Suicide Prevention Awareness Month” in the City of Ouray.

WHEREAS, in 2024, our region experienced 41 community member deaths by suicide, predominantly middle to late aged white males (CDPHE); and

WHEREAS, each year, approximately 13 million adults seriously thought about suicide, 3.8 million make a plan for suicide, and 1.5 million adults attempt suicide (CDC); and

WHEREAS, in 2024, 1,306 Coloradans with the majority being in the age range of 35-44 (CDC); and

WHEREAS, our local Suicide Prevention, Awareness, and Recovery Coalition (SPARC) and organizations such as Tri-County Health Network are dedicated to saving lives and bringing hope to those affected by suicide through education, advocacy, and resources for those who have experienced suicidal thoughts or lost someone to suicide, and urge that we:

1. Recognize suicide as a preventable national and state public health problem, that there is no single cause of suicide, that anyone can experience suicidal thoughts, and that recovery from suicidal ideation is possible.
2. Acknowledge that no single suicide prevention program or effort will be appropriate for all populations or communities and address the disparity in access to mental healthcare for underserved and underrepresented group while advocating to end these disparities.
3. Develop and implement strategies to improve and increase access to quality mental health, substance abuse, and suicide prevention services and programs as well as support Postvention Plans for a community response to a death by suicide.
4. Support the efforts of SPARC in fostering connection and spreading the message that **We Are The Ones Who Talk About Suicide**.

NOW THEREFORE, I, Ethan Funk, the Mayor of the City of Ouray, do hereby proclaim **September 2025 as Suicide Prevention Awareness Month** in the City of Ouray, Colorado.

 Ethan Funk, Mayor

September 2, 2025

ATTEST: _____
 Melissa M. Drake, City Clerk



Ouray City Council Regular Meeting

Monday, August 18, 2025 6:00 PM
Ouray Community Center, 320 6th Ave, Ouray, CO 81427

Ethan Funk: Present
Tamara Gulde: Present
Peggy Lindsey: Present
Josh Smith: Absent
Michael Underwood: Present

Also present were: City Administrator Michelle Metteer, Finance and Administration Director Melissa Drake, Deputy City Clerk Sara Waldman, Public Works Director Joe Coleman, Parks and Recreation Director Joe Brown, Interim Police Chief Daric Harvey, IT Director Rich Willis and City Attorney Carol Viner.

1. CALL TO ORDER

Mayor Funk called the meeting to order at 6:00pm

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

4. CEREMONIAL/INFORMATIONAL

5. APPROVAL OF MINUTES - August 4, 2025 Meeting

Councilor Underwood stated the second sentence in the minutes dated August 4th needed correct they needed to be, "they" asked the council.

Motion to approve the minutes from August 4th with noted change. This motion, made by Michael Underwood and seconded by Tamara Gulde, Carried.

Ethan Funk: Yea, Tamara Gulde: Yea, Peggy Lindsey: Yea, Michael Underwood: Yea

6. CITIZENS' COMMUNICATION

Mayor Funk opened the floor for public comment. Susette Warynick thanked Mike Wiggins of the Ouray County Plaindealer for the wastewater plant article. She then thanked Joe Brown for the restroom installation at the Women's Club Park. Marta Emrick asked the City to give the City-owned land next to her property so she could build an ADU on that land to create a long-term rental. Mayor Funk closed the floor.

7. CITY COUNCIL REPORTS/INFORMATION - Tamara Gulde, Peggy Lindsey, Michael Underwood, Josh Smith, and Ethan Funk

Councilor Gulde attended the IPAT meeting. On August 15, she attended the Bright Futures Child Care ribbon cutting in the Waterview subdivision. In attendance were Senator Bennett's staff and Mayor Funk and Councilor Underwood.

Councilor Lindsey said the Beautification Committee will meet next Wednesday, August 20th. She encouraged the city to get 2 convex mirrors for 5th St and 5th Ave. She stated this intersection was very dangerous.

Councilor Underwood reported that the Parks and Recreation Committee met on Tuesday. He also announced

the field day for Saturday, August 23rd. The OEDC did not meet for lack of a quorum. Also, he attended the childcare ribbon cutting.

Mayor Funk was at the ribbon-cutting for the childcare facility at the Waterview Homes. Senator Bennet and staff were there the week before to ask about the leasing and eventual purchase of the childhood development center and how that worked.

8. DEPARTMENT REPORTS

a. City Administrator

The Colorado Wildfire Resilience Office has new code requirements that the City will need to adopt. The new codes will go into effect April 1, 2026.

b. Director of Finance and Administration

Ms. Drake presented the financial reports. Paul Smith asked if the numbers were adjusted for inflation and suggested doing so in the future.

c. Community Development Director

Report in packet. Councilor Underwood asked about the EIAF Grant in the report. Ms. Metteer replied that it was something in process with prior staff, and an extension was granted due to turnover.

d. Information Technology Director

Report in packet

9. ACTION ITEMS

a. Ratification of Declaration 2, Series 2025 - Stage 2 Fire Restrictions

Motion to ratify the Mayor's signature on Declaration 2 Series 2025. This motion, made by Tamara Gulde and seconded by Peggy Lindsey, Carried.

Ethan Funk: Yea, Tamara Gulde: Yea, Peggy Lindsey: Yea, Michael Underwood: Yea

b. Resolution 19, Series 2025 - Adopting the Hazard Mitigation Plan

Ouray County Emergency Manager Glenn Boyd stated we needed this for grants to work on mitigation projects. This Hazard Mitigation Plan has full County, State and FEMA approvals.

Motion to approve Resolution 19, Series 2025 - Adopting the Hazard Mitigation Plan approved. This motion, made by Tamara Gulde and seconded by Peggy Lindsey, Carried.

Ethan Funk: Yea, Tamara Gulde: Yea, Peggy Lindsey: Yea, Michael Underwood: Yea

c. Ordinance 3, Series 2025 - Adding Penalties and Fines Section to Chapter 7-7-K of the Ouray Municipal Code

Motion to approve Ordinance 3, Series 2025 - Adding Penalties and Fines Section to Chapter 7-7-K of the Ouray Municipal Code. This motion, made by Tamara Gulde and seconded by Michael Underwood, Carried.

Ethan Funk: Yea, Tamara Gulde: Yea, Peggy Lindsey: Yea, Michael Underwood: Yea

d. Resolution 16, Series 2025 - 835 2nd Street Deed Restriction Approval

Ms. Viner presented the changes to the deed restriction template. Andrea Sokolowski, Executive Director of the Home Trust of Ouray County, asked the council to update the rent formula for the 2025 CHFA numbers and use actual household size, instead of two people per household. Mayor Funk explained that the council was trying to keep things simple by keeping a two-person household figure. Councilor Underwood agreed to keep it as a 2-person household because of time and workload. Councilor Gulde

agreed to a two-person household as well. Mayor Funk was amenable to using the 20205 CHFA limits. Councilor Lindsey asked why the limits were 120% AMI instead of 100%. Mayor Funk said the council wanted to include the "missing middle," people who are above the 100% AMI, but still can't afford the open market. The state would allow up to 140% of AMI, Ouray chose to use 120% of AMI. Paul Smith asked the council to clarify AMI calculations. Mayor Funk explained how AMI is calculated.

Motion to approve Resolution 16, Series 2025 - 835 2nd Street Deed Restriction Approval, adopting the 2 person household income figure from the Ouray County chart for 120% AMI. This motion, made by Tamara Gulde and seconded by Peggy Lindsey, Carried.

Ethan Funk: Yea, Tamara Gulde: Yea, Peggy Lindsey: Yea, Michael Underwood: Yea

e. Resolution 17, Series 2025 - Approving the Swiss Village Deed Restriction, Affordable Housing Loan of \$200,000, Promissory Note, Deed of Trust, and Subordination Agreement

Mayor Funk questioned the number of units. Ms. Viner stated that one unit was the prior owner's house and was being sold to a qualified buyer. Paula Damke reported that the house was under contract and scheduled to close August 22nd.

Travis Tripodi stated his concern for a family in the park who may not meet income limits due to the household size. Bob Angulo was also concerned about the income levels for families and how it would affect sales. Mr. Tripodi reiterated his concerns and expressed his desire not to pass this deed restriction now but was overruled by other Swiss Village Board members. Ms. Viner stated that income limits were set by DOLA in a 40-year deed restriction and anything the City did would be second to DOLA requirements.

Motion to approve Resolution 17, Series 2025. This motion, made by Tamara Gulde and seconded by Michael Underwood, Carried.

Ethan Funk: Yea, Tamara Gulde: Yea, Peggy Lindsey: Yea, Michael Underwood: Yea

f. First Addendum to City Administrator Employment Agreement

The council review will now be in November but Ms. Metteer will receive a raise in February.

Motion to approve First Addendum to City Administrator Employment Agreement. This motion, made by Peggy Lindsey and seconded by Tamara Gulde, Carried.

Ethan Funk: Yea, Tamara Gulde: Yea, Peggy Lindsey: Yea, Josh Smith: Yea, Michael Underwood: Yea

g. Special Counsel Retention Agreement with Nathan, Dumm, & Mayer, P.C.

Paul Smith asked if we could recoup our legal expenses. Mayor Funk said he hoped that by hiring an attorney the City would be able to get a warranty reimbursement for the sewer plant from the construction company. Ms. Viner said we will be using staff first but will have an attorney to get the best use of the money we have retained.

Motion to approve Special Counsel Retention Agreement with Nathan, Dumm, & Mayer, P.C. This motion, made by Michael Underwood and seconded by Tamara Gulde, Carried.

Ethan Funk: Yea, Tamara Gulde: Yea, Peggy Lindsey: Yea, Michael Underwood: Yea

h. Ratification of Letter of Support for Rural Homes

Motion to approve the Ratification of Letter of Support for Rural Homes. This motion, made by Michael Underwood and seconded by Peggy Lindsey, Carried.

Ethan Funk: Yea, Tamara Gulde: Yea, Peggy Lindsey: Yea, Josh Smith: Yea, Michael Underwood: Yea

10. DISCUSSION ITEMS

a. Dead Tree Removal

City Council spoke of the need for enforcement of the removal of dead trees and grasses because of the fire risk severity. Jenny Hart spoke of the need to start mitigation. Paul Smith spoke in favor as well. Councilor Linsey said she would like to wait until after budget season.

b. Future Agenda Items

11. ADJOURNMENT

Motion to adjourn at 7:48pm. This motion, made by Peggy Lindsey and seconded by Tamara Gulde, Carried.
Ethan Funk: Yea, Tamara Gulde: Yea, Peggy Lindsey: Yea, Michael Underwood: Yea

Ethan Funk, Mayor

ATTEST:

Melissa M. Drake, City Clerk

CERTIFICATION

I, Sara Waldman, do hereby certify that I am the Deputy City Clerk of the City of Ouray, Ouray County, State of Colorado, and that the above minutes are a true and correct summary of the meeting of the Ouray City Council held on Monday, August 18, 2025. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this Monday, August 18, 2025.

Sara Waldman, Deputy City Clerk



P.O. Box 468
320 6th Avenue
Ouray, CO 81427
(970) 325-7211

Date: September 2,, 2025
To: Ouray City Council
From: Michelle Metteer, City Administrator
Re: City Council Administration Report

Increasing Transparency

The City has added a "Subscribe" option on the Council agenda webpage for anyone who would like to be notified when materials are published to the City of Ouray Meetings page. We apologize that the subscribe button is currently located at the bottom of the page. We have submitted a request to BoardBook (the website manager for this web page) asking for the subscribe option to be placed in a prominent position at the top of the page for easy access. Staff is waiting for that update to be made. We are hopeful this will be one more option toward knowing when government materials are available and increasing transparency.

Subscribe

Keep up-to-date with meetings, agendas, and minutes!

✉ Subscribe to City of Ouray?

Director of Finance & Administration Position Open

The City is hiring for the position of Director of Finance and Administration. This position oversees both the finance and clerk functions for the City. We encourage anyone interested in this position to learn more by reviewing the position description at www.cityofouray.com and submitting a resume and application for consideration.

Friends of Ouray Hot Springs (FOSH)

I met with the FOHS group to discuss improvements being made to the gym, which have included a new adductor/abductor machine, a new scale, improved signage, the use of a side room now available for stretching/etc., a comment box that has been added and increased cleanings to the facility. FOSH has now requested the consideration of a new squat rack/leg press. This is under review by Joe Brown.

Wayfinding Signage Work Session Notice

The Wayfinding signage discussion is preparing to come back before the Council for a community discussion on September 15, 2024 at a work session to be held before the regularly scheduled Council meeting. This is purposefully being included in this packet update to notify stakeholders well in advance in hopes of increased community participation. Included with this update are two proposals for moving forward which have been provided by the wayfinding signage company. These proposals, as well as feedback from the community and discussion by the Council will all be vetted during the work session.

Free In-Town Shuttle Update

Staff and Council member Josh Smith is working through the final touches of the Shuttle service. The signs have arrived, the bases are in, the CDOT permit has been submitted, the shuttle is here and now it is a matter of scheduling. We recognize we are at the end of the summer season, but at a minimum, we would like to get the program up and running for testing purposes so it will be ready to go for next summer.

City of Ouray, CO - Phase 1 Signage Modifications: Plan 1

DATE: AUGUST 22, 2025

Plan 1 - Summary

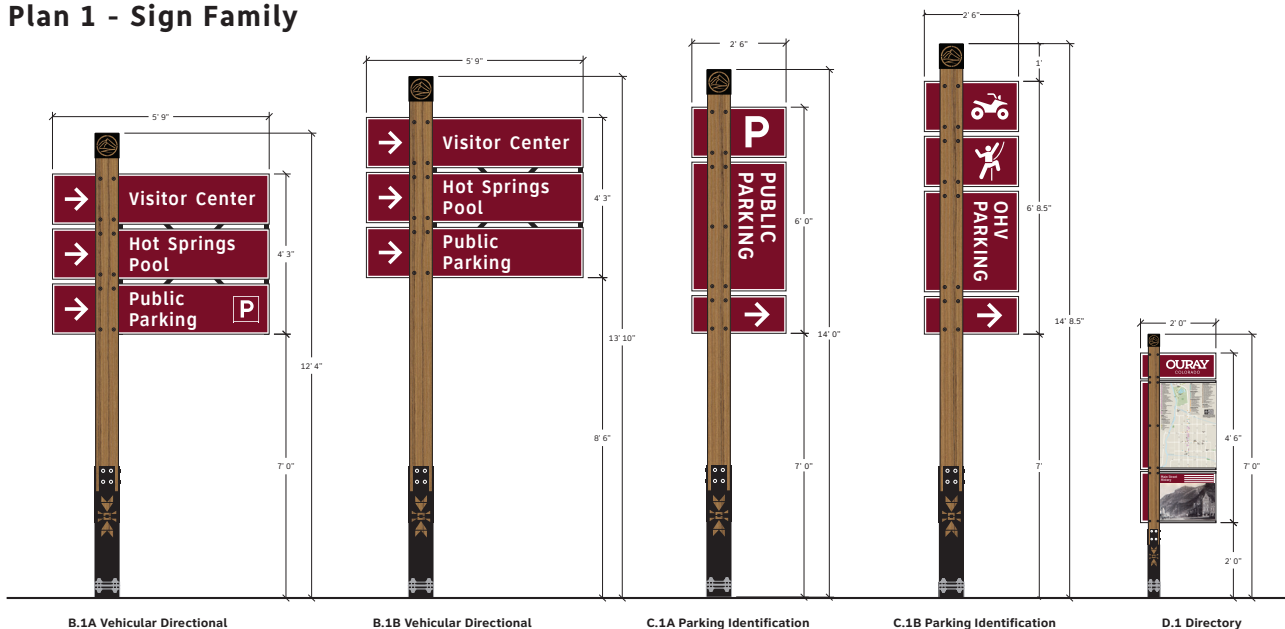
On July 21, 2025, Tangram Design (Tangram) met with the City of Ouray (Ouray) for a review of the city’s vehicular wayfinding signage prototypes currently installed on Main Street. During that meeting, Ouray and Tangram determined two signage plans to address the concerns raised by residents regarding the current signage. Please see below for a summary of the first plan.

Plan 1 (Vehicular Plan):

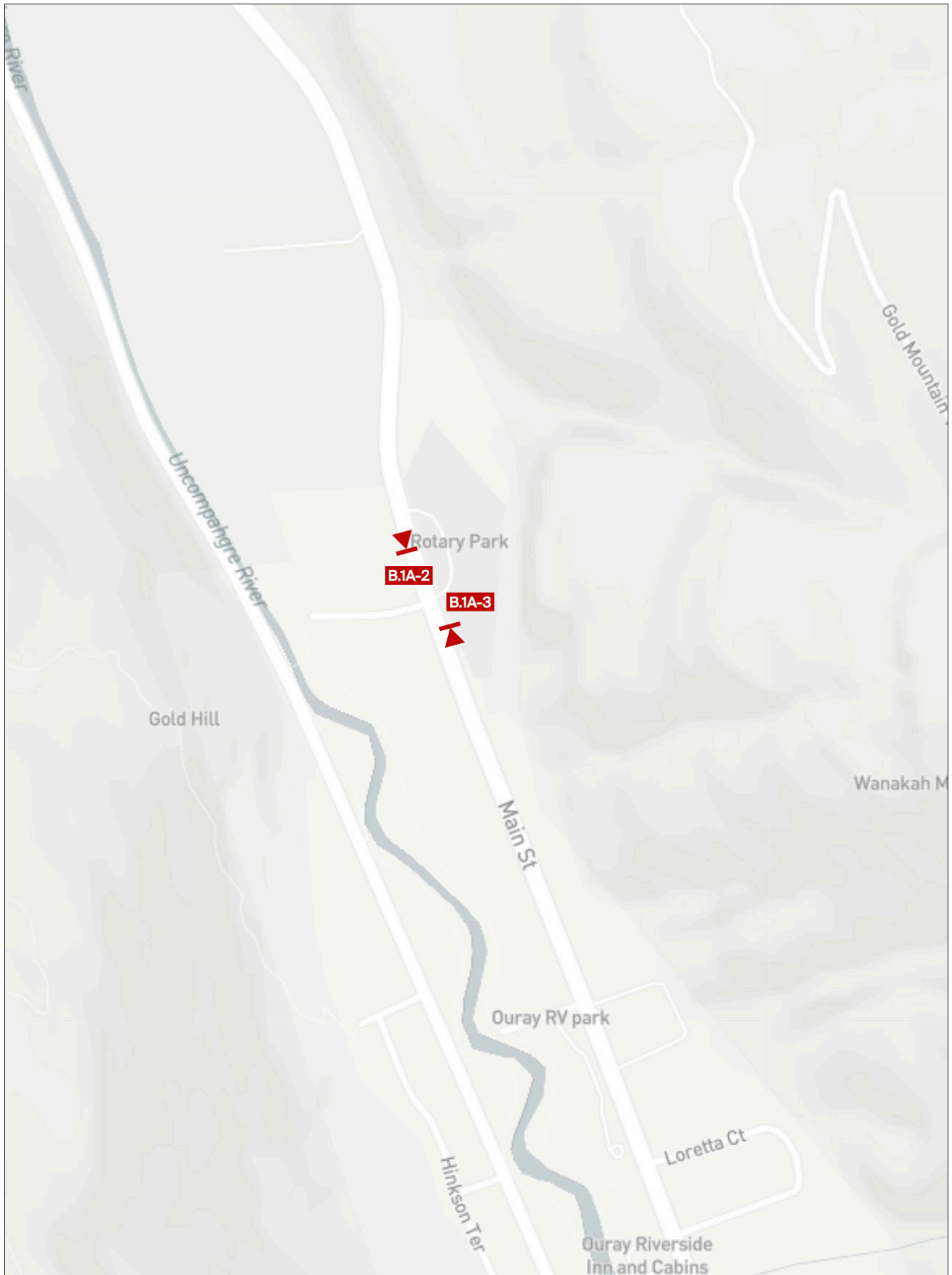
- Vehicular signs in the downtown core will be modified so that the distance between the bottom of the panel and the sidewalk is 8.5'. The taller sign will be sign type B.1B.
- Vehicular signs located outside the downtown core area (not within pedestrian right-of-way) shall remain at the current 7' height. The existing downtown signs may be relocated to these outer areas. The sign panels will need to be updated accordingly. The current sign 7' height design size will be sign type B.1A.
- Sign B.1-4, located just north of the Visitor Center, will also be raised to 8.5' in anticipation of a future sidewalk installation. Ouray is to provide plans for this sidewalk so Tangram can evaluate the placement of the sign.
- This plan still includes the C.1A sign types identifying RV/Trailer Parking and the C.1B sign types identifying OHV Parking (formerly Staging Area).
- This plan will still include the directories, sign type D.1, that will be installed in 2026.
- The “Community Center” message on the vehicular signs has been changed to “Police”.
- The “Staging Area” message has been updated to “OHV Parking.” While other options were considered, the limited space on the sign panels made “OHV Parking” the most appropriate choice.

This document includes all signs proposed for Phase 1, incorporating both the modifications discussed and the original signs where no changes were made. By presenting the full set of signs, not just the revisions, you can evaluate Phase 1 as a complete plan with the proposed updates.

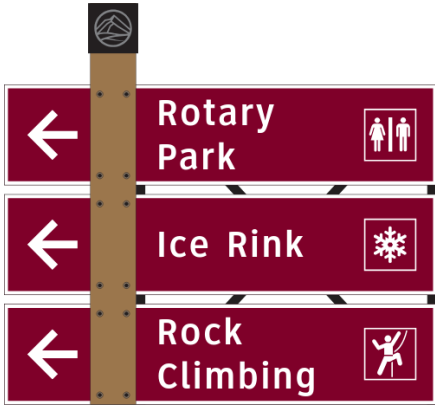
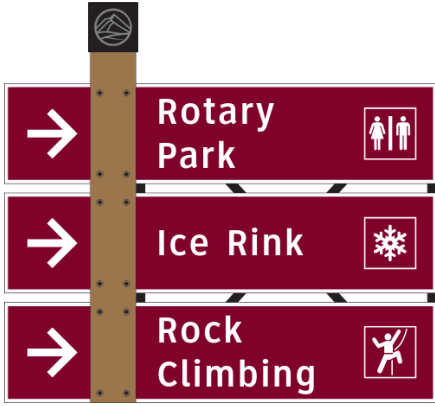
Plan 1 - Sign Family



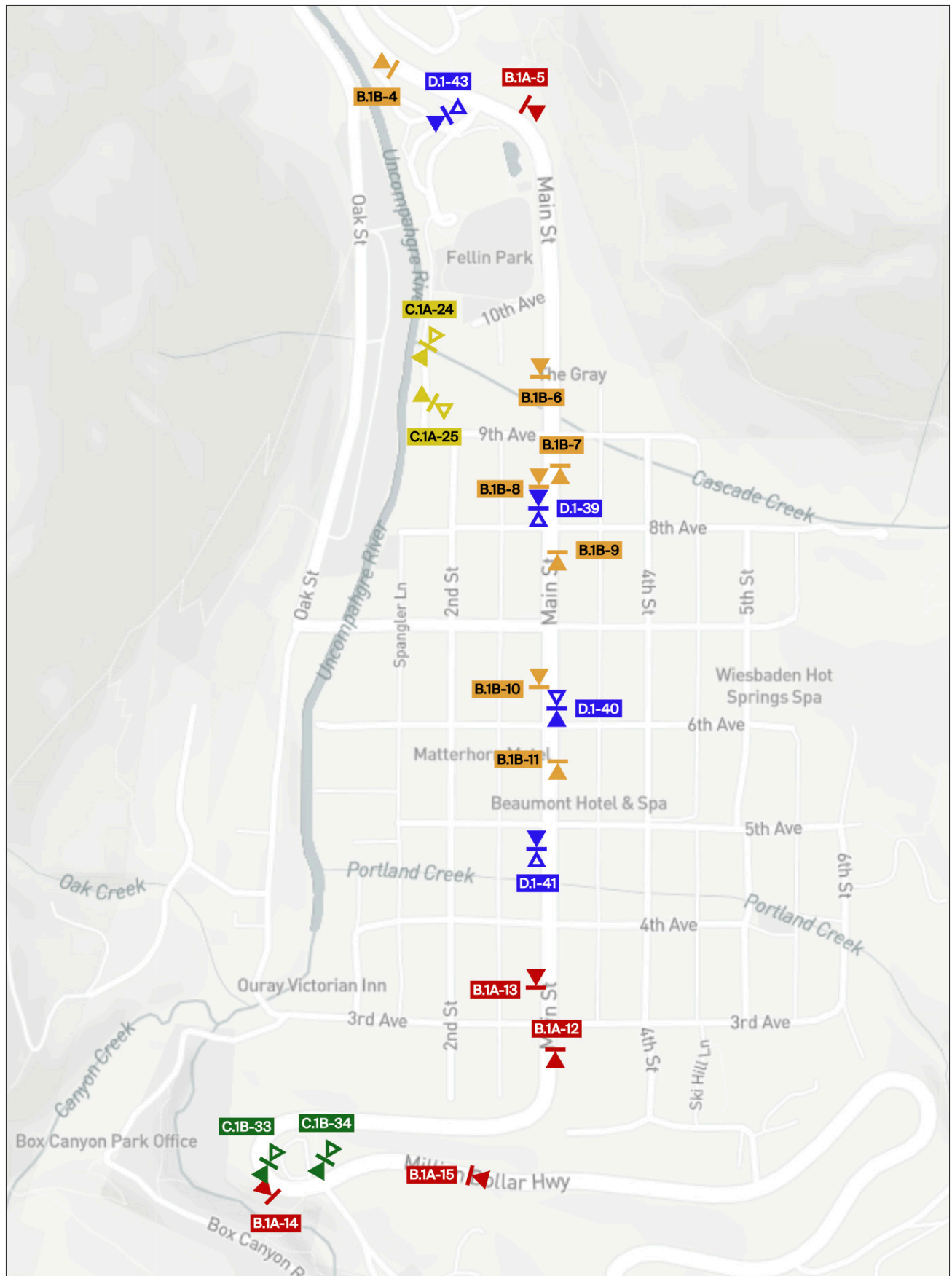
Plan 1 - Sign Location Plan & Message Schedule (North Area)



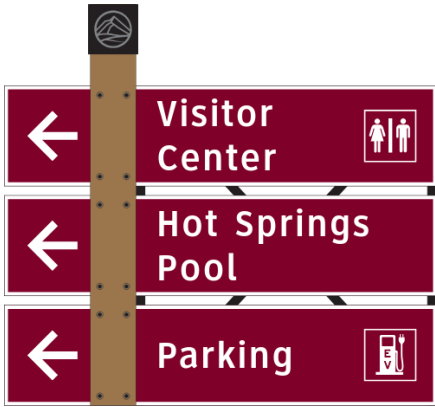
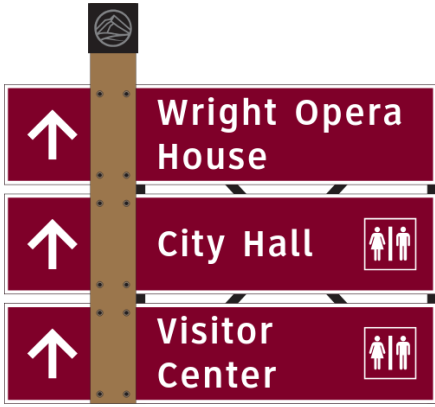

Plan 1 - Sign Location Plan & Message Schedule (North Area)

Project/State	Location	Sign Code	Message	Details
OURAY - Ouray, CO				
City Wayfinding Signage > Vehicular Wayfinding Signage	OURAY -107.68179911812872000 38.04434817175343400	B.1A-2		<p>Tags phase 1, Vehicular & Parking Signage - Area 1, Plan1, Plan 1 Top</p> <p>Sign Type B.1A - Freestanding Vehicular Directional (CDOT) (8.5')</p> <p>Location OURAY - Ouray, CO</p>
City Wayfinding Signage > Vehicular Wayfinding Signage	OURAY -107.68124354664161000 38.04360400591573000	B.1A-3		<p>Tags phase 1, Vehicular & Parking Signage - Area 1, Plan1, Plan 1 Top</p> <p>Sign Type B.1A - Freestanding Vehicular Directional (CDOT) (8.5')</p> <p>Location OURAY - Ouray, CO</p>

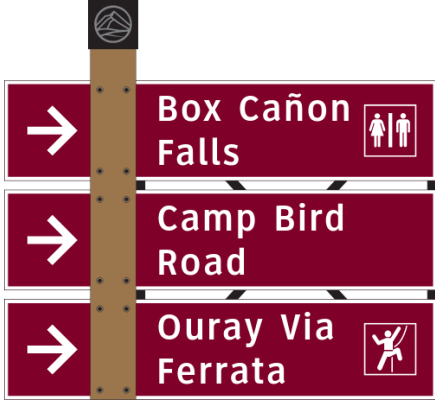
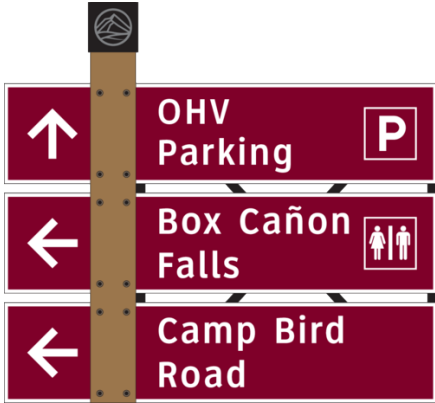
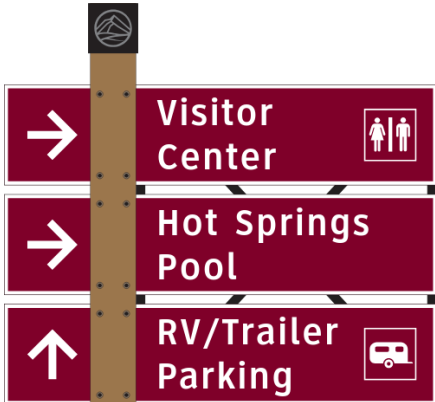
Plan 1 - Sign Location Plan & Message Schedule (South Area)



Plan 1 - Sign Location Plan & Message Schedule (South Area)

Project/State	Location	Sign Code	Message	Details
OURAY - Ouray, CO				
City Wayfinding Signage > Vehicular Wayfinding Signage	OURAY -107.67185980520914000 38.02963892277348600	B.1A-5		<p>Tags phase 1, Vehicular & Parking Signage - Area 2, Plan1, Plan2, Plan 1 Bottom</p> <p>Sign Type B.1A - Freestanding Vehicular Directional (CDOT) (8.5')</p> <p>Location OURAY - Ouray, CO</p>
City Wayfinding Signage > Vehicular Wayfinding Signage	OURAY -107.67141347957978000 38.01921545271379400	B.1A-12		<p>Tags phase 1, Vehicular & Parking Signage - Area 3, Plan1, Plan2, Plan 1 Bottom</p> <p>Sign Type B.1A - Freestanding Vehicular Directional (CDOT) (8.5')</p> <p>Location OURAY - Ouray, CO</p>
City Wayfinding Signage > Vehicular Wayfinding Signage	OURAY -107.67168410831319000 38.01985262153608000	B.1A-13		<p>Tags phase 1, Vehicular & Parking Signage - Area 3, Plan1, Plan2, Plan 1 Bottom</p> <p>Sign Type B.1A - Freestanding Vehicular Directional (CDOT) (8.5')</p> <p>Location OURAY - Ouray, CO</p>


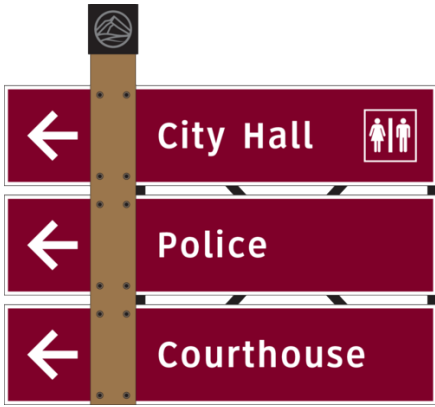

Plan 1 - Sign Location Plan & Message Schedule (South Area)

Project/State	Location	Sign Code	Message	Details
City Wayfinding Signage > Vehicular Wayfinding Signage	OURAY -107.67535086590036000 38.01754946928756600	B.1A-14		Tags phase 1, Vehicular & Parking Signage - Area 3, Plan1, Plan2, Plan 1 Bottom Sign Type B.1A - Freestanding Vehicular Directional (CDOT) (8.5') Location OURAY - Ouray, CO
City Wayfinding Signage > Vehicular Wayfinding Signage	OURAY -107.67263776414774000 38.01780935627112000	B.1A-15		Tags phase 1, Vehicular & Parking Signage - Area 3, Plan1, Plan2, Plan 1 Bottom Sign Type B.1A - Freestanding Vehicular Directional (CDOT) (8.5') Location OURAY - Ouray, CO
City Wayfinding Signage > Vehicular Wayfinding Signage	OURAY -107.67366434597724000 38.03000240034414000	B.1B-4		Tags phase 1, Vehicular & Parking Signage - Area 2, Plan1, Plan2, Plan 1 Bottom Sign Type B.1B - Freestanding Vehicular Directional (CDOT) (7') Location OURAY - Ouray, CO

Plan 1 - Sign Location Plan & Message Schedule (South Area)

Project/State	Location	Sign Code	Message	Details
City Wayfinding Signage > Vehicular Wayfinding Signage	OURAY -107.67162436688433000 38.02659683699431500	B.1B-6		Tags phase 1, Vehicular & Parking Signage - Area 2, Plan1, Plan2, Plan 1 Bottom Sign Type B.1B - Freestanding Vehicular Directional (CDOT) (7') Location OURAY - Ouray, CO
City Wayfinding Signage > Vehicular Wayfinding Signage	OURAY -107.67134417817086000 38.02566159960073000	B.1B-7		Tags phase 1, Vehicular & Parking Signage - Area 2, Plan1, Plan2, Plan 1 Bottom Sign Type B.1B - Freestanding Vehicular Directional (CDOT) (7') Location OURAY - Ouray, CO
City Wayfinding Signage > Vehicular Wayfinding Signage	OURAY -107.67164242761943000 38.02538286370599000	B.1B-8		Tags phase 1, Vehicular & Parking Signage - Area 2, Plan1, Plan 1 Bottom Sign Type B.1B - Freestanding Vehicular Directional (CDOT) (7') Location OURAY - Ouray, CO

Plan 1 - Sign Location Plan & Message Schedule (South Area)

Project/State	Location	Sign Code	Message	Details
City Wayfinding Signage > Vehicular Wayfinding Signage	OURAY -107.67138269596543000 38.02470667866089000	B.1B-9		Tags phase 1, Vehicular & Parking Signage - Area 2, Plan1, Plan 1 Bottom Sign Type B.1B - Freestanding Vehicular Directional (CDOT) (7') Location OURAY - Ouray, CO
City Wayfinding Signage > Vehicular Wayfinding Signage	OURAY -107.67164099468022000 38.02317118172727000	B.1B-10		Tags phase 1, Vehicular & Parking Signage - Area 2, Plan1, Plan 1 Bottom Sign Type B.1B - Freestanding Vehicular Directional (CDOT) (7') Location OURAY - Ouray, CO
City Wayfinding Signage > Vehicular Wayfinding Signage	OURAY -107.67138004384735000 38.02239617166103600	B.1B-11		Tags phase 1, Vehicular & Parking Signage - Area 2, Plan1, Plan 1 Bottom Sign Type B.1B - Freestanding Vehicular Directional (CDOT) (7') Location OURAY - Ouray, CO

Plan 1 - Sign Location Plan & Message Schedule (South Area)

Project/State	Location	Sign Code	Message	Details
City Wayfinding Signage > Vehicular Wayfinding Signage	OURAY -107.67319732221685000 38.02695756537925000	C.1A-24		Tags phase 1, Vehicular & Parking Signage - Area 2, Plan1, Plan2, Plan 1 Bottom Sign Type C.1A - Freestanding Parking Identification Number of Sides 2 Location OURAY - Ouray, CO
City Wayfinding Signage > Vehicular Wayfinding Signage	OURAY -107.67312882960960000 38.02633490833897400	C.1A-25		Tags phase 1, Vehicular & Parking Signage - Area 2, Plan1, Plan2, Plan 1 Bottom Sign Type C.1A - Freestanding Parking Identification Number of Sides 2 Location OURAY - Ouray, CO
City Wayfinding Signage > Vehicular Wayfinding Signage	OURAY -107.67542946660670000 38.01793457975802000	C.1B-33		Tags phase 1, Vehicular & Parking Signage - Area 3, Plan1, Plan2, Plan 1 Bottom Sign Type C.1B - Freestanding Parking Identification Number of Sides 2 Location OURAY - Ouray, CO

Plan 1 - Sign Location Plan & Message Schedule (South Area)

Project/State	Location	Sign Code	Message	Details
City Wayfinding Signage > Vehicular Wayfinding Signage	OURAY -107.67463878435241000 38.01797189131714000	C.1B-34		Tags phase 1, Vehicular & Parking Signage - Area 3, Plan1, Plan2, Plan 1 Bottom Sign Type C.1B - Freestanding Parking Identification Number of Sides 2 Location OURAY - Ouray, CO
City Wayfinding Signage > Pedestrian Wayfinding Signage	OURAY -107.67164979088649000 38.02516822037550000	D.1-39		Tags phase 1, Pedestrian Signage, Plan1, Plan2, Plan 1 Bottom Sign Type D.1 - Freestanding Directory Number of Sides 2 Location OURAY - Ouray, CO
City Wayfinding Signage > Pedestrian Wayfinding Signage	OURAY -107.67139263072357000 38.02295880286881400	D.1-40		Tags phase 1, Pedestrian Signage, Plan1, Plan2, Plan 1 Bottom Sign Type D.1 - Freestanding Directory Number of Sides 2 Location OURAY - Ouray, CO

Plan 1 - Sign Location Plan & Message Schedule (South Area)

Project/State	Location	Sign Code	Message	Details
City Wayfinding Signage > Pedestrian Wayfinding Signage	OURAY -107.67167680842034000 38.02140617963377000	D.1-41		Tags phase 1, Pedestrian Signage, Plan1, Plan2, Plan 1 Bottom Sign Type D.1 - Freestanding Directory Number of Sides 2 Location OURAY - Ouray, CO
City Wayfinding Signage > Pedestrian Wayfinding Signage	OURAY -107.67293305999846000 38.02950965000878400	D.1-43		Tags phase 1, Pedestrian Signage, Plan1, Plan2, Plan 1 Bottom Sign Type D.1 - Freestanding Directory Number of Sides 2 Location OURAY - Ouray, CO

Plan 1 - Schedule

TASK	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY
CITY OF OURAY										
City Council Meetings										
Review/Finalize the Signage Plan Options	■	■								
Review Cost Estimate for Plan Option Adjustments		■								
Signage Plan Options Presented to Council (9/15)			■							
Public to Review the Mock-Ups (9/25)				■						
Select a Signage Plan Option (10/6)					■					
TANGRAM DESIGN										
Develop Signage Plan Options Documents	■	■								
Provide Archetype with Mock-Up Files & Details for Fabrication		■								
Provide Cost Estimate for Plan Option Adjustments		■								
Present the Signage Plan Options to Council (9/15)			■							
Public to Review the Mock-Ups (9/22-9/26)				■						
Complete the Remaining Sign Locations				■						
Complete Punch List Review of the Installed Signage <i>(Final Date TBD. The date will be based on when the signs are installed)</i>					■					
Complete Punch List Review of Directory Signs										■
ARCHETYPE										
Provide Cost Estimate for Plan Option Adjustments		■								
Fabricate & Install Mock-Ups		■								
Complete the Remaining Sign Locations			■							
Update Shop Drawings & Engineering				■						
Fabricate & Install the Remaining Signage from the Approved Plan				■						
Directory Signs to be Fabricated & Installed									■	■

- Work in Progress
- Milestones / Deliverables
- Holidays
- Meetings / Presentations
- Client Review / Approval

City of Ouray, CO - Phase 1 Signage Modifications: Plan 2

DATE: AUGUST 22, 2025

Plan 2 - Summary

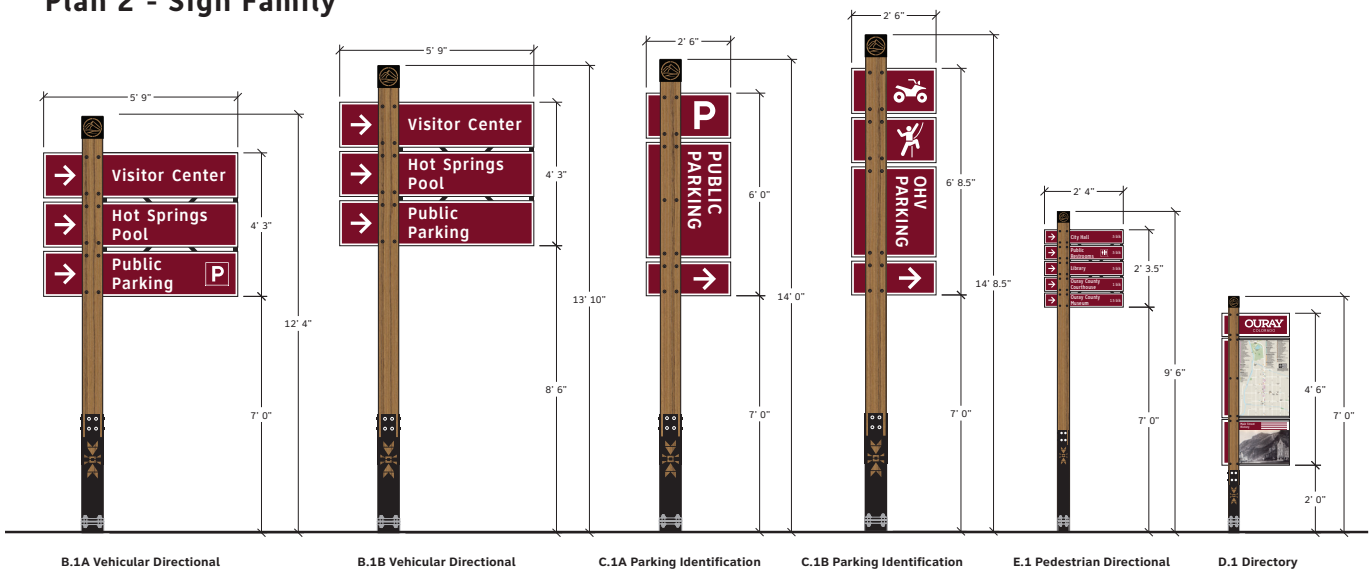
On July 21, 2025, Tangram Design (Tangram) met with the City of Ouray (Ouray) for a review of the city’s vehicular wayfinding signage prototypes currently installed on Main Street. During that meeting, Ouray and Tangram determined two signage plans to address the concerns raised by residents regarding the current signage. Please see below for a summary of the second plan.

Plan 2 (Pedestrian/Parking Plan):

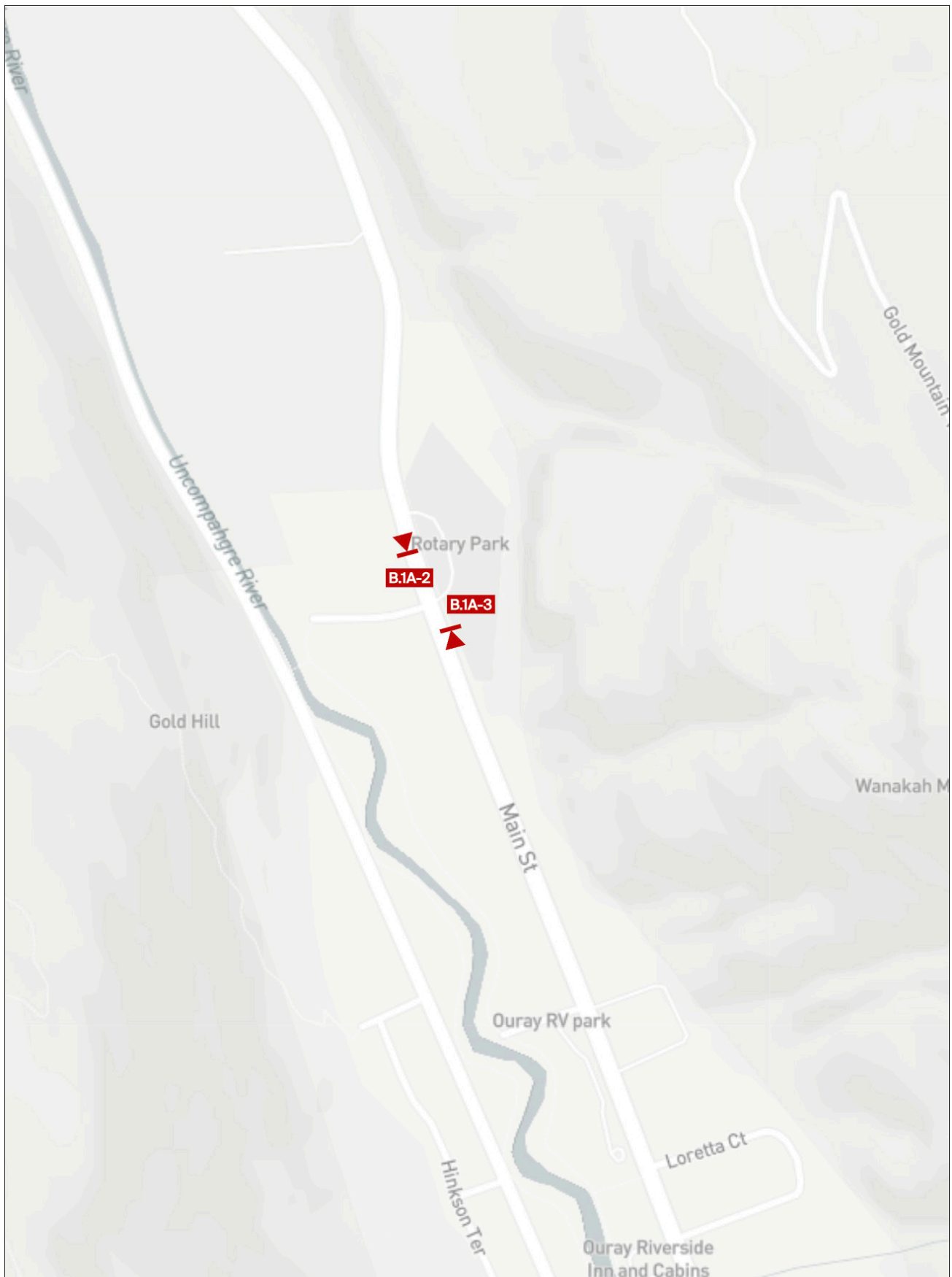
- Remove all vehicular directional signs from the downtown core, except those directing to parking areas (B.1-6, B.1-7, and B.1-13). These remaining signs will be raised to a height of 8.5’ from the bottom panel to the sidewalk. The taller sign will be sign type B.1B.
- Replace vehicular directional signs in the downtown core with pedestrian wayfinding signs (E.1) and public parking identification signs (C.1A).
- Vehicular signs located outside the downtown core area (not within pedestrian right-of-way) shall remain at the current 7’ height. The existing downtown signs may be relocated to these outer areas. The sign panels will need to be updated accordingly. The current sign 7’ height design size will be sign type B.1A.
- Sign B.1-4, located just north of the Visitor Center, will also be raised to 8.5’ in anticipation of a future sidewalk installation. Ouray is to provide plans for this sidewalk so Tangram can evaluate the placement of the sign.
- This plan still includes the C.1A sign types identifying RV/Trailer Parking and the C.1B sign types identifying OHV Parking (formerly Staging Area).
- This plan will still include the directories, sign type D.1, that will be installed in 2026.
- The “Staging Area” message has been updated to “OHV Parking.” While other options were considered, the limited space on the sign panels made “OHV Parking” the most appropriate choice.

This document includes all signs proposed for Phase 1, incorporating both the modifications discussed and the original signs where no changes were made. By presenting the full set of signs, not just the revisions, you can evaluate Phase 1 as a complete plan with the proposed updates.

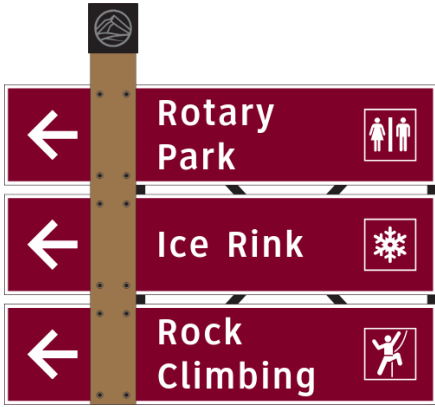
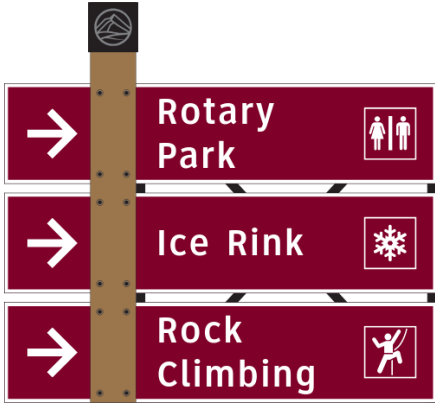
Plan 2 - Sign Family



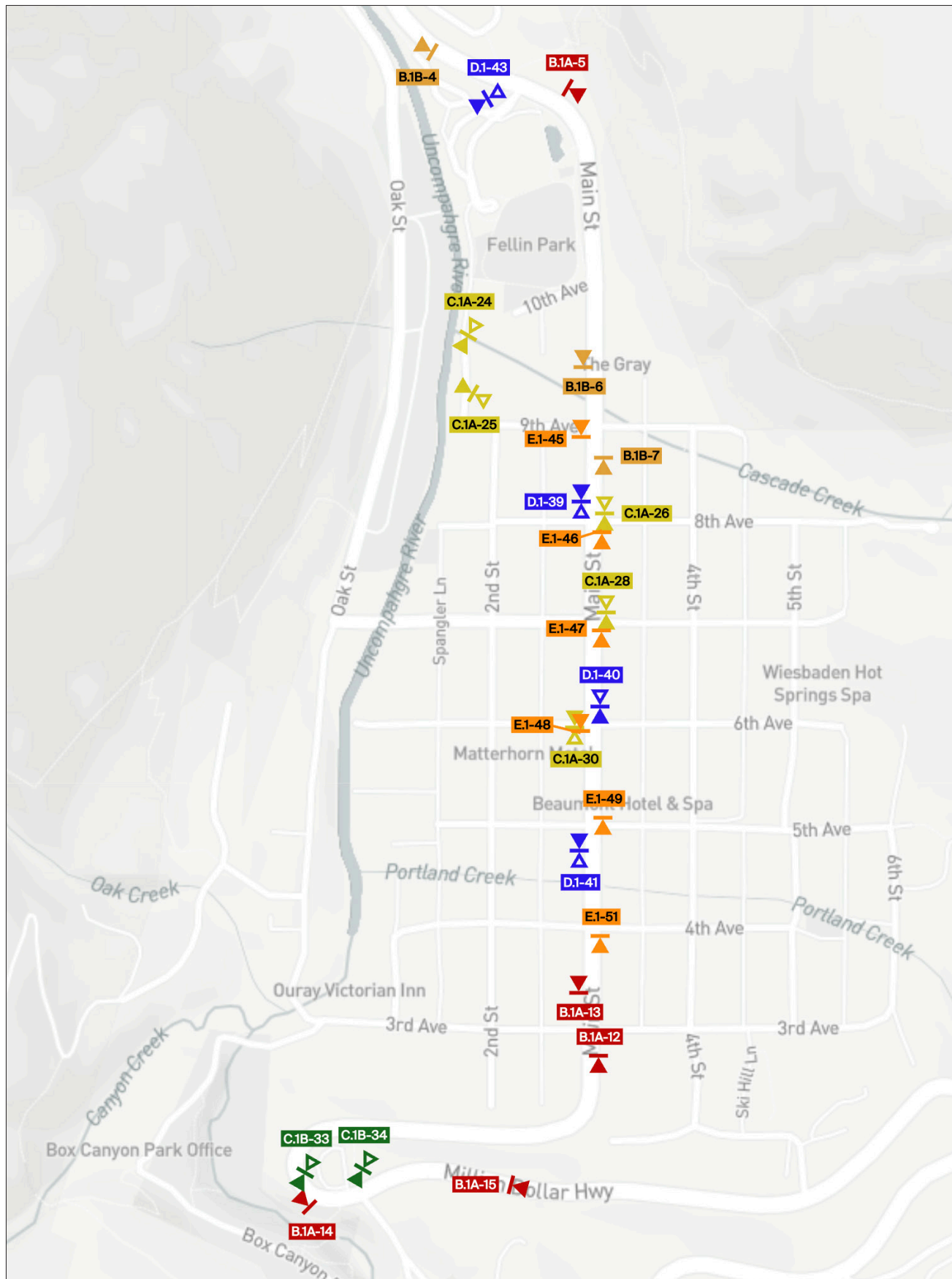
Plan 2 - Sign Location Plan & Message Schedule (North Area)



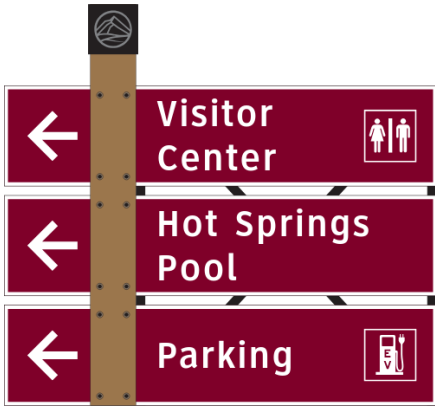
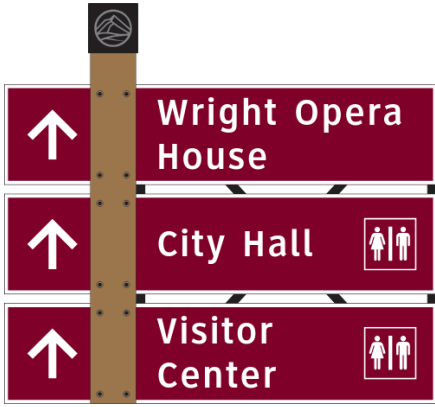

Plan 2 - Sign Location Plan & Message Schedule (North Area)

Project/State	Location	Sign Code	Message	Details
OURAY - Ouray, CO				
City Wayfinding Signage > Vehicular Wayfinding Signage	OURAY -107.68179911812872000 38.04434817175343400	B.1A-2		<p>Tags phase 1, Vehicular & Parking Signage - Area 1, Plan1, Plan 1 Top</p> <p>Sign Type B.1A - Freestanding Vehicular Directional (CDOT) (8.5')</p> <p>Location OURAY - Ouray, CO</p>
City Wayfinding Signage > Vehicular Wayfinding Signage	OURAY -107.68124354664161000 38.04360400591573000	B.1A-3		<p>Tags phase 1, Vehicular & Parking Signage - Area 1, Plan1, Plan 1 Top</p> <p>Sign Type B.1A - Freestanding Vehicular Directional (CDOT) (8.5')</p> <p>Location OURAY - Ouray, CO</p>

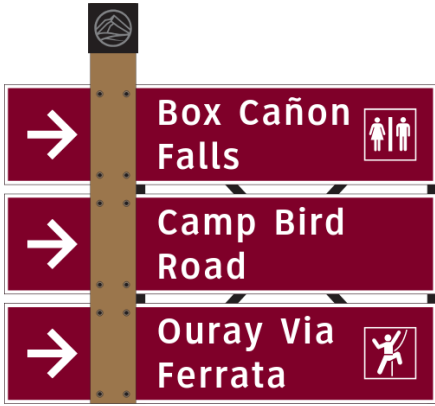
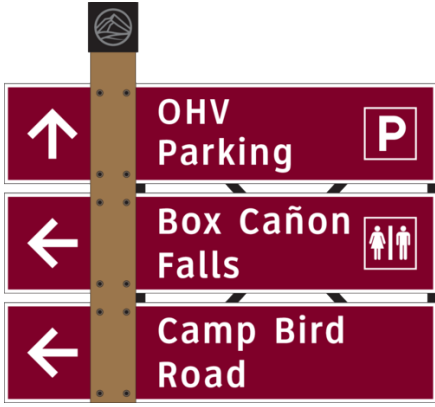
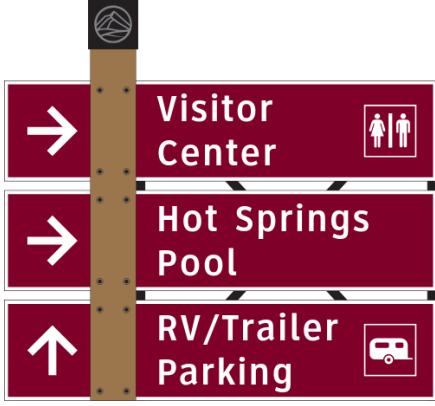
Plan 2 - Sign Location Plan & Message Schedule (South Area)



Plan 2 - Sign Location Plan & Message Schedule (South Area)

Project/State	Location	Sign Code	Message	Details
OURAY - Ouray, CO				
City Wayfinding Signage > Vehicular Wayfinding Signage	OURAY -107.67185980520914000 38.02963892277348600	B.1A-5		Tags phase 1, Vehicular & Parking Signage - Area 2, Plan1, Plan2, Plan 1 Bottom, Plan 2 Bottom
			Sign Type	B.1A - Freestanding Vehicular
			Location	OURAY - Ouray, CO
			Directional (CDOT) (8.5')	
City Wayfinding Signage > Vehicular Wayfinding Signage	OURAY -107.67141347957978000 38.01921545271379400	B.1A-12		Tags phase 1, Vehicular & Parking Signage - Area 3, Plan1, Plan2, Plan 1 Bottom, Plan 2 Bottom
			Sign Type	B.1A - Freestanding Vehicular
			Location	OURAY - Ouray, CO
			Directional (CDOT) (8.5')	
City Wayfinding Signage > Vehicular Wayfinding Signage	OURAY -107.67168410831319000 38.01985262153608000	B.1A-13		Tags phase 1, Vehicular & Parking Signage - Area 3, Plan1, Plan2, Plan 1 Bottom, Plan 2 Bottom
			Sign Type	B.1A - Freestanding Vehicular
			Location	OURAY - Ouray, CO
			Directional (CDOT) (8.5')	

Plan 2 - Sign Location Plan & Message Schedule (South Area)

Project/State	Location	Sign Code	Message	Details
City Wayfinding Signage > Vehicular Wayfinding Signage	OURAY -107.67535086590036000 38.01754946928756600	B.1A-14		Tags phase 1, Vehicular & Parking Signage - Area 3, Plan1, Plan2, Plan 1 Bottom, Plan 2 Bottom Sign Type B.1A - Freestanding Vehicular Directional (CDOT) (8.5') Location OURAY - Ouray, CO
City Wayfinding Signage > Vehicular Wayfinding Signage	OURAY -107.67263776414774000 38.01780935627112000	B.1A-15		Tags phase 1, Vehicular & Parking Signage - Area 3, Plan1, Plan2, Plan 1 Bottom, Plan 2 Bottom Sign Type B.1A - Freestanding Vehicular Directional (CDOT) (8.5') Location OURAY - Ouray, CO
City Wayfinding Signage > Vehicular Wayfinding Signage	OURAY -107.67366434597724000 38.03000240034414000	B.1B-4		Tags phase 1, Vehicular & Parking Signage - Area 2, Plan1, Plan2, Plan 1 Bottom, Plan 2 Bottom Sign Type B.1B - Freestanding Vehicular Directional (CDOT) (7') Location OURAY - Ouray, CO

Plan 2 - Sign Location Plan & Message Schedule (South Area)

Project/State	Location	Sign Code	Message	Details
City Wayfinding Signage > Vehicular Wayfinding Signage	OURAY -107.67162436688433000 38.02659683699431500	B.1B-6		Tags phase 1, Vehicular & Parking Signage - Area 2, Plan1, Plan2, Plan 1 Bottom, Plan 2 Bottom Sign Type B.1B - Freestanding Vehicular Directional (CDOT) (7') Location OURAY - Ouray, CO
City Wayfinding Signage > Vehicular Wayfinding Signage	OURAY -107.67134417817086000 38.02566159960073000	B.1B-7		Tags phase 1, Vehicular & Parking Signage - Area 2, Plan1, Plan2, Plan 1 Bottom, Plan 2 Bottom Sign Type B.1B - Freestanding Vehicular Directional (CDOT) (7') Location OURAY - Ouray, CO
City Wayfinding Signage > Vehicular Wayfinding Signage	OURAY -107.67319732221685000 38.02695756537925000	C.1A-24		Tags phase 1, Vehicular & Parking Signage - Area 2, Plan1, Plan2, Plan 1 Bottom, Plan 2 Bottom Sign Type C.1A - Freestanding Parking Identification Number of Sides 2 Location OURAY - Ouray, CO

Plan 2 - Sign Location Plan & Message Schedule (South Area)

Project/State	Location	Sign Code	Message	Details
City Wayfinding Signage > Vehicular Wayfinding Signage	OURAY -107.67312882960960000 38.02633490833897400	C.1A-25		Tags phase 1, Vehicular & Parking Signage - Area 2, Plan1, Plan2, Plan 1 Bottom, Plan 2 Bottom Sign Type C.1A - Freestanding Parking Identification Number of Sides 2 Location OURAY - Ouray, CO
City Wayfinding Signage > Vehicular Wayfinding Signage	OURAY -107.67132966398060000 38.02504021232229000	C.1A-26		Tags phase 3, Vehicular & Parking Signage - Area 2, Plan2, Plan 2 Bottom Sign Type C.1A - Freestanding Parking Identification Number of Sides 2 Location OURAY - Ouray, CO
City Wayfinding Signage > Vehicular Wayfinding Signage	OURAY -107.67130767021145000 38.02397323897368000	C.1A-28		Tags phase 3, Vehicular & Parking Signage - Area 2, Plan2, Plan 2 Bottom Sign Type C.1A - Freestanding Parking Identification Number of Sides 2 Location OURAY - Ouray, CO

Plan 2 - Sign Location Plan & Message Schedule (South Area)

Project/State	Location	Sign Code	Message	Details
City Wayfinding Signage > Vehicular Wayfinding Signage	OURAY -107.67173941426118000 38.02273269172834000	C.1A-30		Tags phase 3, Vehicular & Parking Signage - Area 2, Plan2, Plan 2 Bottom Sign Type C.1A - Freestanding Parking Identification Number of Sides 2 Location OURAY - Ouray, CO
City Wayfinding Signage > Vehicular Wayfinding Signage	OURAY -107.67542946660670000 38.01793457975802000	C.1B-33		Tags phase 1, Vehicular & Parking Signage - Area 3, Plan1, Plan2, Plan 1 Bottom, Plan 2 Bottom Sign Type C.1B - Freestanding Parking Identification Number of Sides 2 Location OURAY - Ouray, CO
City Wayfinding Signage > Vehicular Wayfinding Signage	OURAY -107.67463878435241000 38.01797189131714000	C.1B-34		Tags phase 1, Vehicular & Parking Signage - Area 3, Plan1, Plan2, Plan 1 Bottom, Plan 2 Bottom Sign Type C.1B - Freestanding Parking Identification Number of Sides 2 Location OURAY - Ouray, CO

Plan 2 - Sign Location Plan & Message Schedule (South Area)

Project/State	Location	Sign Code	Message	Details
City Wayfinding Signage > Pedestrian Wayfinding Signage	OURAY -107.67164979088649000 38.02516822037550000	D.1-39		Tags phase 1, Pedestrian Signage, Plan1, Plan2, Plan 1 Bottom, Plan 2 Bottom Sign Type D.1 - Freestanding Directory Number of Sides 2 Location OURAY - Ouray, CO
City Wayfinding Signage > Pedestrian Wayfinding Signage	OURAY -107.67139263072357000 38.02295880286881400	D.1-40		Tags phase 1, Pedestrian Signage, Plan1, Plan2, Plan 1 Bottom, Plan 2 Bottom Sign Type D.1 - Freestanding Directory Number of Sides 2 Location OURAY - Ouray, CO
City Wayfinding Signage > Pedestrian Wayfinding Signage	OURAY -107.67167680842034000 38.02140617963377000	D.1-41		Tags phase 1, Pedestrian Signage, Plan1, Plan2, Plan 1 Bottom, Plan 2 Bottom Sign Type D.1 - Freestanding Directory Number of Sides 2 Location OURAY - Ouray, CO

Plan 2 - Sign Location Plan & Message Schedule (South Area)

Project/State	Location	Sign Code	Message	Details
City Wayfinding Signage > Pedestrian Wayfinding Signage	OURAY -107.67293305999846000 38.02950965000878400	D.1-43		Tags phase 1, Pedestrian Signage, Plan1, Plan2, Plan 1 Bottom, Plan 2 Bottom Sign Type D.1 - Freestanding Directory Number of Sides 2 Location OURAY - Ouray, CO
City Wayfinding Signage > Pedestrian Wayfinding Signage	OURAY -107.67165029095693000 38.02584446485267500	E.1-45		Tags phase 2, Pedestrian Signage, Plan2, Plan 2 Bottom Sign Type E.1 - Freestanding Pedestrian Directional Location OURAY - Ouray, CO
City Wayfinding Signage > Pedestrian Wayfinding Signage	OURAY -107.67136656178143000 38.02485849921645000	E.1-46		Tags phase 2, Pedestrian Signage, Plan2, Plan 2 Bottom Sign Type E.1 - Freestanding Pedestrian Directional Location OURAY - Ouray, CO

Plan 2 - Sign Location Plan & Message Schedule (South Area)

Project/State	Location	Sign Code	Message	Details
City Wayfinding Signage > Pedestrian Wayfinding Signage	OURAY -107.67137309846080000 38.02380038478555000	E.1-47		Tags phase 2, Pedestrian Signage, Plan2, Plan 2 Bottom Sign Type E.1 - Freestanding Pedestrian Directional Location OURAY - Ouray, CO
City Wayfinding Signage > Pedestrian Wayfinding Signage	OURAY -107.67165848862950000 38.02267480615689000	E.1-48		Tags phase 2, Pedestrian Signage, Plan2, Plan 2 Bottom Sign Type E.1 - Freestanding Pedestrian Directional Location OURAY - Ouray, CO
City Wayfinding Signage > Pedestrian Wayfinding Signage	OURAY -107.67135281359373000 38.02178132324681000	E.1-49		Tags phase 2, Pedestrian Signage, Plan2, Plan 2 Bottom Sign Type E.1 - Freestanding Pedestrian Directional Location OURAY - Ouray, CO

Plan 2 - Sign Location Plan & Message Schedule (South Area)

Project/State	Location	Sign Code	Message	Details
City Wayfinding Signage > Pedestrian Wayfinding Signage	OURAY -107.67139092760003000 38.02050674630239000	E.1-51		Tags phase 2, Pedestrian Signage, Plan2, Plan 2 Bottom Sign Type E.1 - Freestanding Pedestrian Directional Location OURAY - Ouray, CO

Plan 2 - Schedule

TASK	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY
CITY OF OURAY										
City Council Meetings										
Review/Finalize the Signage Plan Options	█	█								
Review Cost Estimate for Plan Option Adjustments		█								
Signage Plan Options Presented to Council (9/15)			█							
Public to Review the Mock-Ups (9/22-9/26)			█							
Select a Signage Plan Option (10/6)				█						
TANGRAM DESIGN										
Develop Signage Plan Options Documents	█	█								
Provide Archetype with Mock-Up Files & Details for Fabrication	█									
Provide Cost Estimate for Plan Option Adjustments		█								
Present the Signage Plan Options to Council (9/15)			█							
Public to Review the Mock-Ups (9/22-9/26)			█							
Locate the Remaining Sign Locations			█							
Complete Punch List Review of the Installed Signage <i>(Final Date TBD. The date will be based on when the signs are installed)</i>										█
ARCHETYPE										
Provide Cost Estimate for Plan Option Adjustments		█								
Fabricate & Install Mock-Ups	█	█	█							
Complete the Remaining Sign Locations			█							
Update Shop Drawings & Engineering				█	█	█	█	█	█	█
Fabricate & Install the Remaining Signage from the Approved Plan								█	█	█

- █ Work in Progress
- █ Milestones / Deliverables
- █ Meetings / Presentations
- █ Client Review / Approval
- █ Holidays

POLICE DEPARTMENT – INTERIM CHIEF OF POLICE REPORT

Presentation to City Council

Date: September 2, 2025

1. Strategic Priorities and Staffing Status

- Field Training continues for Officers Angel Dominguez and Bryce Phillips.
 - Sgt. Matt Troxell will begin his Colorado POST crossover training on September 3, with completion expected within two weeks.
 - Administrator Metteer participated in an interview panel along with other senior city department leaders for the department’s final vacancy. The candidate, currently attending the academy (graduating December 2025), interviewed well but was not selected, as the panel prioritized candidates with greater experience.
 - Progress reports on the department’s sponsored cadet are under evaluation. One vacancy remains open.
-

2. Operational Events

Bear Activity

- Multiple bears have entered both commercial and residential trash receptacles. Some containers are being damaged, while at least one bear has learned how to defeat the locking mechanism.
- Officers on night shifts have hazed three bears over the past two weeks; however, limited natural forage continues to draw them into the city.
- Investigations confirm that residents and businesses are working diligently to comply with trash ordinance requirements. Despite these efforts, approximately four visitor vehicles were entered and damaged due to food left inside.
- Colorado Parks and Wildlife (CPW) has been active in the city alongside OUPD to deter bears. Efforts will continue with hazing, public education, and collaboration with Bruin Waste Management and container manufacturers to address receptacle vulnerabilities.

Community Engagement

- **Coffee with a Cop** was held at the Artisan Bakery on August 27, with strong participation from residents, business owners, and visitors.
- Planning is underway for a joint Coffee with a Cop event with the Ouray County Sheriff’s Office in September. Sheriff Perry has expressed strong support, with the date and location pending.

Policy Review

- A city staff working group has convened to review policies related to **lost and found property**.
 - The group is drafting a unified policy to guide all city departments and may recommend revisions to current ordinances on unclaimed property.
 - Cloud-based tracking systems, used by larger tourist communities, are being explored as a model for improving efficiency and reunification of lost property.
-

3. Evidence Audit Results

- The audit of the Police Department's evidence function has been completed with assistance from the **Pueblo County Sheriff's Office** and the **Colorado Bureau of Investigation (CBI)**.
- The audit identified multiple procedural errors, leading to inaccurate records involving both stored evidence and items believed to have been disposed of.
- One item remains unaccounted for; however, it is not connected to any active case or prosecution.
- Individuals previously responsible for the evidence function, whose practices contributed to these issues, are no longer employed with the organization.

The department extends its sincere appreciation to Pueblo County and CBI for their support and guidance throughout this process.

4. Vehicle Fleet Replacement

- A **Request for Proposals (RFP)** has been issued to identify potential municipal leasing funding sources for the replacement of the department's vehicle fleet.
 - Quotes obtained through the Colorado state bidding process were reviewed, with the lowest bid provided by **Sil Terhar Motors in Broomfield** for vehicles and equipment.
 - An additional opportunity is being explored with **Enterprise Rental Car**, which currently provides fleet services for the Ouray County Sheriff's Office.
 - The targeted timeline for the replacement of the current fleet is **end of November 2025**.
-

Respectfully submitted,

Daric R. Harvey

Interim Chief of Police

City of Ouray

dharvey@cityofouray.com | (970) 325-7067 (PD Main) | (970) 708-1366 (Cell)

Fire Department Report for August, 2025

8/28/25

3 members attending classes in September to become certified in wildland firefighting.

Have had some calls with fatalities. Have reached out to all members present for those specific calls to make sure they are ok.

Council and office staff is invited to attend our firemans picnic. This is a gathering for our members to say thank you for volunteering. September 13th at the Miners Park. 12pm. If you like to join us, please bring a side dish. We will have Steaks, burgers, and dogs

Calls for August

8/1	Accident	8ffs	3hrs
8/5	Accident	8ffs	2hr
8/7	Accident	6ffs	2hr
8/8	Fire	5ffs	1hrs
8/8	Fire	6ffs	1hrs
8/8	Med Assist	2ffs	1hr
8/13	Fire	4ffs	1hr
8/13	Fire	4ffs	1hr
8/15	Fire	7ffs	1hrs
8/15	Fire	6ffs	1hrs
8/16	Accident	6ffs	2hr
8/19	Accident	4ffs	1hr
8/24	Med Assist	1ffs	1hrs
8/28	Accident	7ffs	1hrs



Public Works August 2025 Update Report for September 2, 2025

Water

- Water Usage Numbers for July:
 - Influent (Water from spring) – 50,224,132 Gallons
 - Effluent (Water to town) – 21,926,272 Gallons
 - City of Ouray Hydro Plant – 15,557,262 Gallons
 - Mineral Farms – 221,600 Gallons
- Continued monitoring and sampling for chlorine residuals and turbidity levels at the entry point of the distribution system. The minimum chlorine level was lowered by CDPHE from 0.9 mg/l to 0.6 mg/l. We are still waiting for CDPHE to allow us to go back to 0.2 mg/l. The City has been in compliance and meeting all CDPHE requirements.
- Multiple locate requests as contractors continue to do work in the City Right of Way.
- City crew repaired a water service line leak in the Waterview subdivision on Monday August 11. The crew found large rocks in the trench that the water service line was installed. As the ground settled the rocks pushed down on the copper water service causing the flared fitting to fail over time and causing a water leak.
- Water tap for new home Fedel Court.
- Water tap for new bathroom at Woman's Park.
- Installed a new gate to the access road of the new Water Treatment Plant.
- City staff continues to work with Element Engineering and Filter Tech on some warranty issues at the new Water Treatment Facility. See list below:

Warranty Repair Work Completed:

- The compressor for the recycle skid failed within the first month of operation. A new compressor was delivered and installed and is now operating correctly.
- Fittings on the chlorine pumping system failed after two months of being in operation. New fittings were installed and show no signs of corrosion or failure.
- We have experienced a few gaskets fail on the membrane skids during the first 4 months of operation. Filter Tech has always been responsive and has replaced all the leaking gaskets to date. We have not had this issue recently.

Ongoing Warranty Repair Work:

- The influent water meter to the new potable water tank has not been reading correctly. Filter Tech was onsite and recommend to replace the meter. They ordered a new meter through the manufacture and it is scheduled to be installed within the next 3-4 weeks. The City will not be responsible for the cost of the new meter or the installation. **We are still waiting on the delivery of the new influent water meter.**
- City staff collected the fifth round of samples from the Uncompahgre River since the new wastewater treatment plant became operational for the measureable results program conducted by CDPHE. The Measurable Results Program systematically and scientifically measures the water quality improvement derived from the implementation of new treatment technologies funded through the SRF (State Revolving Fund). The program has

already monitored the Uncompahgre River and wastewater effluent prior to the new Wastewater Treatment Plant and is now conducting a similar monitoring strategy now that the new Wastewater Treatment Plan is operational. Data collected in both phases will be compared to determine water quality changes. The City will benefit from the water quality characterization of their receiving stream, receive all data collected and could potentially be showcased as a success story.

Sewer

- City staff continues to work with Aslan Construction and JVA Engineering on warranty issues at the new Wastewater Treatment Facility. Most of the warranty issues are with equipment in the facility as well as the lack of growth from the hydro seeding outside the facility. Please see list below:

Warranty Repair Work Completed:

- The jet motive pump is now fully operational. A relay switch had failed inside the control panel causing the pump to become inoperable in the digester. This is the root cause of the odor issue at the facility. It will take some time for the biological process to recover inside the digester, the situation is currently improving.
- The cake pump faulting out issue during solids processing has been resolved. City staff discovered that the set point temperature was set to low during start up. Staff increased the set point by ten degrees and we are currently able to process solids with no faulting out issues. The pump operates reliably now with no signs of overheating.
- Sludge pump #1 has been rebuilt and was installed in the beginning of August. The pump is now fully operational.
- Dewatering feed pump #2 coupler has been replaced. Technicians from the manufacture were onsite Tuesday August 26th and were able to make adjustments to the VFD (variable frequently drive) and adjusted how quickly the pump starts and stops. They believe the root cause of the issue was the rapid pace the pump was starting at was causing the coupler to fail over a short period of time.

Ongoing Warranty Repair Work:

- The initial seeding and revegetation around the facility was unsuccessful. Aslan Construction along with City staff have been in contact with the subcontractor who did the seeding. At first we were told it will start to grow due to the fact it is a slow germinating seed. The consensus now is that nothing is going to grow and the subcontractor will be held responsible to seed again.
- Continue taking wastewater samples on a weekly basis. We continue to stay in compliance with all of CDPHE permit standards.
- Sewer tap for new home on Fedel Court.
- Started taking wastewater samples for Ouray County Health Department to monitor for Covid. Please reach out to the County Health Department for more information about the program.

Streets/Miscellaneous

- Graded roads and pool parking lot as needed.
- Watered roads throughout town.
- Meeting with Jim Keo to discuss the current state of the Public Works facility and current needs.
- Work on 2025 and 2026 budgeting for public works, water and sewer departments.



CITY OF **OURAY** PARKS AND RECREATION

Parks

- The Parks team has been working with Colorado west land trust to help redesign and replace the weathered riverfront signage. The focus of these signs includes history, wildlife, heritage, and interactive features.
- The Parks department will be closing the cascade trail on October 11th for a volunteer trail work event with the Volunteers of Colorado.
- Park programs will be focused on partnering with the school during the fall. This includes volleyball camps, outdoor education, and trail volunteer stewardship.
- The preliminary meeting with Fresh air Custom creation happened on 8/27/2025 to discuss the replacement of the Hot springs/ visitor center sign and the Rotary park sign. This meeting is focused on preliminary design instructions. The instruction delivered by staff is that these signs should reflect our rustic, “of the elements” nature here in Ouray.
- Parks has been working on budget for the last few weeks. With price changes, limited reporting information and changes to the staffing structure within our department this had been a challenging budget year.
- The park operations team is down to three total staff member. The gardener is vacant, the seasonal custodian has been vacant all summer and this is heavily impacting the team’s ability to work on projects, facility maintenance, etc. With new restrooms on line, new building purchased, and increasing services this team will need additional staffing in the very near future. The parks Team has started a new work order request process to better track the need and build data for the amount of labor needed to maintain our ever growing system.

Ouray Hot Springs

- We have replaced all the tiles in the woman’s restroom
- We have purchased new gym equipment, added new space for stretching and added the new circulation fans
- Our plumbing in the bathhouse is completely calcified we are replacing and repairing the drain line in the men’s room.
- The Benches in both the woman’s and men’s locker room have been worn out. The tile had multiple cracks and started to become a concern. The Hot springs maintenance team replaced the tile with new composite based material in both locker rooms. This modification came together really well.
- The Hot springs hired a new maintenance person with no budget increase. This position is focused on maintaining the bathhouse, the gym, and pool cleaning. This position was funded using seasonal positions we have not been able to fill and contract service dollars from the gym cleaning contract.
- The Gym continues to see improvements. In the last month we have added commercial circulation fans, new equipment, perforated toilet paper, and we are in the process of adding a stretching room.

Marketing and Communications Director Report

Website

- Created a shuttle bus information page on visitouray.com
- Updated some events on the calendar and added Yule Day date
- Started a resource sheet for mural artists and included that under tools for the Ouray Business Partners Page
- Added a new blog post: What Gen Zers will love about Ouray, Colorado
- Added a new blog post: A Remote Worker's Itinerary for Ouray, Colorado
- Created the Uncompahgre Riverwalk Trail Page for the trail signs
- Cleaned up the Ouray Hot Springs page
- Requested updated content on our page on the Colorado Historic Hot Springs Loop website

Do Ouray Right

- Working with 6 Basins Project on potential collaboration opportunities, grants, campaigns, and projects
- Had a meeting with Colorado Parks and Wildlife to discuss plan of action for getting bear aware information to short term rental properties

Newsletters

- City Newsletter – September
- Tourism Newsletter – September

Business Assistance/ Collaborations




- Ouray Chamber

Backcountry Committee

- Received the STR contact list and am working with CPW on how to get information to them for Bear Aware for guests
- Had our August meeting, discussed on-going issues with the back country and high alpine areas. (SEE FULL REPORT)





970.596.7837 
KRhoten@CityofOuray.com 
VisitOuray.com 

VISIT OURAY / COMMUNICATIONS

Events

- Met with Plano Texas representatives to discuss how they like or dislike Localist
- Working with the Colorado Tourism Office to bring a drone show here for ice fest 2026
- Final meeting call with Localist over Concept 3D
- Started conversations to start planning Trick or Treat Main Street
- Created the materials for the Community Field Day
- Started discussions and planning for Yule Day
- Created the parade float registration for entries and a document for needs/ checklist of to do's for Yule Day
- Presented to Ouray County and they are on board with the Localist platform and support funding 1/3 of the fee (they said yes)
- Presented to Town of Ridgway and they are on board with the Localist platform and support funding 1/3 of the fee (they said yes)
- Met with Localist to go over first draft of contract and discussed next steps to move forward
- Working with Y-Bar Hitch for bringing them down for events
- Created a Trick or Treat participant form
- Met with Jon from Ridgway Chamber of Commerce to discuss Yule / Noel collaborations

Social Media




- June Yard of the Month Winner
- July Yard of the Month Winner
- Mayor and Council Candidate Information Sessions
- Coffee with a Cop
- Promotion on Locals Free Night at the Ouray Hot Springs
- Free entry to Box Cañon Falls Park
- Created the event for Community Field Day

Police Department

- Attended the LEPC meeting about sign/ banner placement for getting people signed up for the alert system
- Scheduled and promoted coffee with a cop
- Bear Activity post x2
- Attended National Night Out and took photos of the event
- Created and ordered business cards for Sergeant Troxell, Officer Phillips, and Lucy Reeder
- Attended the Lost and Found Policy meeting





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VISIT OURAY / COMMUNICATIONS

Media

- Hosted Marion Bernard and Mixime Vallee from Nos Curieux Voyageurs (France market). Content creators and influencers. They will be doing a blog article, multiple posts and stories on @noscurieuxvoyageurs.
- Finished itinerary for Global Press trip for a Gold Rush story. Thank you to St. Elmo, The Beaumont Hotel, Bachelor Syracuse Mine Tour, and The Wright Opera House. We were able to work with the Colorado Tourism Office to bring 8 different writers from 8 different countries.
- Added information for the Hot Springs Loop media group for fall assets and recommendations for Ouray.
- Arranged activities and interviews for writer Abby Price to do a story on "This Small Colorado Town May Just Be the State's Adventure Capital – With Canyoning, Ice Climbing, and a Must-try Via Ferrata."
- Arranged an itinerary for Globe Rider Magazine editor and photographer to do a story. Thank you to Twin Peaks Lodge and Hot Springs and Bachelor Syracuse Mine Tour.
- Hosted the Global Gold Rush press tour (7 writers from 7 different countries and 1 Canadian Representative).
- Working on building an itinerary for a tv show/ host to come to Ouray in September that is from France
- Downloaded all the B-Roll from the DOLA – Main Streets Video
- Downloaded the Explore TV Episodes
- Created the itinerary for Jennifer Weatherhead –Canadian TV Host for her visit in September
- Hosted french writers from Nos Curieux Voyageurs
- Hosted french journalists from Le Temps d'un Voyage, thank you to the Clipper Inn for their stay
- Created a photo drive folder for the Gold Rush Global Press Trip and a quick fact sheet for the writers
- Designed a half-page, full color, advertisement to be placed in USA Today Travel magazine. This gets distributed in Arizona, Texas, California, New Mexico, Nevada, Oklahoma, Colorado, and Utah. Negotiated a \$15,000 placement down to a \$3,500 placement. This will be live in September 2025 and we are doing a promotion of winter in Ouray.
- Shared Ouray Hot Springs information and photos with writer Kamala Kirk, Editor in Chief, Spa and Beauty Today, based out of Los Angeles





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VISIT OURAY / COMMUNICATIONS

Non-Project Based Updates

- Changed and cleaned up the following accounts: Canva Teams, QR Tiger, Constant Contact
- Reviewed the preliminary documents for the riverwalk information signs
- Ouray is a finalist for winning the Best Destination Stewardship Initiative from the Colorado Tourism Office
- Ouray is a finalist for winning the Best Small Marketing Campaign from the Colorado Tourism Office
- Met with the Imogene Run group
- 2026 Capital Expenditures Meeting
- Met with Main Street Committee
- Met with the Duffy Group to discuss plans for hiring
- Attended the informational webinar for the Main Street Mini-Grant/ Scholarship opportunity
- Applied for Ouray Main Street Committee for the Mini-Grant/Scholarship
- Met with Sami from the Colorado Tourism Office to discuss interim Marketing Grant report
- Attended the quarterly CADMO conference call
- Attended the monthly PIO regional conference call





Ouray Backcountry Committee- Group Discussion August 15, 2025 Meeting Notes

Look to set next meeting after Oct 19, 2025

What Was Discussed:

Welcome John Malloy with San Juan Mountains Association

- Working on an educational program

Derrick is overseeing the Alpine Ranger Program

Kelly updated the group on the Bear Wise efforts (see below information for all the details)

Derrick will follow up with Justin for the Jeep Removal process and property owners.

On-going issues:

Derrick:

- Disbursed camping up on Yankee Boy
- 6 Basins - Looking to help pay for signage for staying on the trail
- People are trying to get a petition to close Yankee Basin
- Alpine Rangers are developing reports, Kailey to share to community
- Fire issues in Ironton and Ouray KOA (KOA is watching carefully)

John:

- SJMA Trail Ambassadors working along the Alpine Loop
- Seeing same issues of making own parking, getting off trail, making own camping sites
- Red flags in the firepits for messaging
- Blue Lakes, no reports
- Looking at targeted areas that could use trail work
- Issues with the toilets at Ice Lakes Trailhead

Kelly:

- Dealing with more bears in the area
- Gearing up for hunting season
- Bear calls have been down in Ouray County this year



Joe B:

- Issues with maintaining social trails around the city, many along the perimeter trail (baby bathtubs)
- Any educational information you want to share, give it to Joe to share at the Ouray Hot Springs since it is a great conduit with getting guests that information
- More helicopter evacuations this year in comparison to years past
 - Maybe doing some preliminary basics on how to hike in the mountains
 - Potentially be more people getting out there, just new people on the trails

Voluntourism Projects:

- Baby bathtubs
 - Cutting the trail and helping with the erosion and portland loop.
 - Would like to get OTG involved on the call
- Ironton Area
 - Monitoring campsites
 - Trash pickup
 - Fire Ring Restorations
 - Long-Term - potentially a toilet in the area?
 - Designating driving versus parking areas

Educational Program SJMA:

- Top of the Pines and SJMA are doing a partnership (learning hub)
- Mainly for regional residents, opportunities for tourists
- K-12 program, teachers are in the loop to bring people up. They would like to bring schools from all over to come up.
- Community and family programs
 - Never camped before
 - How to survive with little resources
 - Wilderness skills
 - Stewardship
 - Summer camps
 - Voyager program
- Naturalist awareness
 - Skills to immerse themselves in a natural world
 - Mindful interpretations
- Getting the word out
 - After pilot groups and testing
 - Throughout the summer
 - Partnerships together
 - Looking for volunteers



- Red flags for firepits?
- SJMA to maybe use their volunteers to help with backcountry trail work with OTG?
- Voluntourism
- JB and John to connect on getting a collaboration with programming

Ouray Backcountry Committee- Bear Aware Discussion

August 13, 2025

Meeting Notes

What Was Discussed:

- Kailey was able to receive the contact list for all short term rental owners and property managers
- Kelly reported that Colorado Parks and Wildlife is now a part of a Bear Wise program that could allow us to access materials to share out.
- Moving forward we discussed:
 - Kailey to figure out how to get the information in front of these STR's for their guests
 - Kelly to find out what information it is we would like to get to them
 - Looking for potential input from Ouray PD and Ouray Sheriff's Office
- Kailey will look to see if we can add this to the 2026 budget to mail to each person next year
- Kailey looking to add to the budget for a Do Ouray Right video about being bear aware

Ouray Backcountry Committee- Group Discussion

June 26, 2025

Meeting Notes

What Was Discussed:

- Kristina "Cricket" joined for the first time from the Ouray County Sheriff's Office and is a part of the Alpine Ranger Program.
 - Share contact information for OCSO to receive OHV stickers
 - Connect with Kristina to catch her up with Do Ouray Right materials



VISIT
OURAY
COLORADO



- Steve Lankenau joined for the first time from the Ouray Trails Group
 - They need help messaging to get backcountry volunteers to help with trailwork
 - Steve will send us the flyer/ schedule
 - Ideal group size 4-8 people depending on the trail
 - Incentivize
 - If anyone needs firewood, up on Camp Bird Rd there is plenty of wood for people to take and cut later.
 - They are redoing the signs for the perimeter trail
 - There are 29 that they are putting up
 - Finishing the new signs
- Kailey Rhoten is working with Justin on new dates for the Jeep Removal project
- The Do Ouray Right Ambassador program is looking for more volunteers
 - If you know of anyone looking to work a day or two a month running a booth at a trailhead please let Kailey know.

Ouray Backcountry Committee- Jeep Removal Project

June 2, 2025

Meeting Notes

What Was Discussed:

- Ouray County Sheriff's Office and Visit Ouray will contribute \$400 each to pay for Altitude Adventures to remove the jeep
- Ouray County will cite the owner for complete reimbursement
- Justin with Altitude Adventures does not need additional volunteers, but law enforcement will help for officer presence
- Jen P with Ouray County will work on getting photos and videos of the project
- Looking to do this on Tuesday, June 17th at 1:30 pm start time

Ouray Backcountry Committee - Messaging

May 29, 2025

Meeting Notes

Purpose of group:

Establish a collaborative, action-oriented working group to support outdoor recreation stewardship and visitor management initiatives in Ouray County.

Ouray Police Department Needs:

- Bear Aware



- OHV Ordinance (You can get permits at Visitor Center, Highway State Park, RIGS)
- Trailer parking location (Catchman's Basin area)
- Camping locations (Ampitheater, Dexter Creek, Ironton, Angel Creek, and Thistledown)

Colorado Parks and Wildlife:

- Connecting them with STR's in town to get materials about being bear aware in their rooms
- Trash tips
- No camping in Billy Creek area, only licensed hunters during second season

Ouray County:

- Help message the Blue Lakes Closure and Bear Creek Trail closure
- Stay tuned for Camp Bird opening and potential fire restrictions
- Helping message to not light off personal fireworks

Ouray Parks Department:

- Where to park trailers
- Volunteer events

Bureau of Land Management:

- Responsible recreation
- Alpine Loop being open
- Look to do messaging closure to seasonal closures for the "why"
 - Why do they happen
 - Message in the fall and March
 - Mostly happens in the RAT area

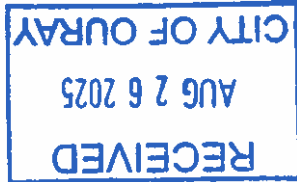
- Mostly locals

Takeaways:

- When posting, entities will collaborate on to help consolidate efforts and spread word easier.
- Kailey will work with Kelly one-on-one to try to work with STR's
- Entities will work together to create messages to address the needs that were discussed

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

Submit to Local Licensing Authority



ck# 1517
 \$175.00
 To CITY

Fees Due	
Annual Renewal Application Fee	\$ 250
Renewal Fee	500
Storage Permit \$100 X 1	\$ 100
Sidewalk Service Area \$75.00	\$ /
Additional Optional Premise Hotel & Restaurant \$100 X	\$ /
Related Facility - Campus Liquor Complex \$160.00 per facility	\$ /
Amount Due/Paid	\$ 850.00

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

Retail Liquor License Renewal Application

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

Note that the Division will not accept cash.

Paid by check
 Paid online

Uploaded to Movelt on Date

Licensee Name

Western Hotel Ouray LLC

Doing Business As Name (DBA)

Western Hotel

Liquor License Number

03-17168

License Type

Hotel & Restaurant (City)

Sales Tax License Number

30433480-0000

Expiration Date

August 20, 2025

Due Date

August 20, 2025

Business Address

Street Address

210 7th Ave

Phone Number

970-497-1057

City

Ouray

State ZIP Code

CO

81427

Mailing Address

Street Address

210 7th Ave

City

Ouray

State ZIP Code

CO

81427

Email

susanne@thewesternouray.com

Operating Manager

Susanne Wood

Date of Birth

88888888

Home Address

Street Address

778 County Road 7A

Phone Number

303-330-9453

City

Ridgway

State

CO

ZIP Code

81432

1. Do you have legal possession of the premises at the street address?..... Yes No

Are the premises owned or rented? Owned

*If rented, expiration date of lease

Rented*

2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility?..... Yes No

If yes, please see the table in the upper right hand corner and include all fees due.

3. Are you renewing a takeout and/or delivery permit?..... Yes No

(Note: must hold a qualifying license type and be authorized for takeout and/or delivery license privileges)

If selecting 'Yes', an additional \$11.00 is required to renew the permit.

If so, which are you renewing?..... Delivery Takeout Both Takeout and Delivery

4. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business?..... Yes No

Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.?..... Yes No

5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)?..... Yes No

If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested.

6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime?..... Yes No
 If yes, attach a detailed explanation.

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked?..... Yes No
 If yes, attach a detailed explanation.

8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee?..... Yes No
 If yes, attach a detailed explanation.

Affirmation & Consent

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business

Kyle Zeppelin

Title

Owner

Signature

Kyle Zeppelin

Date (MM/DD/YY)

08/26/25

Report & Approval of City or County Licensing Authority

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

Therefore this application is approved.

Local Licensing Authority For

Title

Attest

Signature

Date (MM/DD/YY)

Tax Check Authorization, Waiver, and Request to Release Information

I,

am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter "Waiver") on behalf of

(the "Applicant/Licensee")

Kyle Zeppelin

to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101. et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and is duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (Individual/Business)

Western Hotel Ouray LLC

Social Security Number/Tax Identification Number

86-1588999

Home Phone Number

Business/Work Phone Number

970-497-1057

Street Address

210 7th Ave

City

Ouray

State

CO

ZIP Code

81427

Printed name of person signing on behalf of the Applicant/Licensee

Susanne Wood

Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information) Date Signed

Kyle Zappelin

08/26/25

Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).

Kyle Zeppelin also owns:

WinterPark Land Co LLC
AFrame Club Winter Park
Liquor License 03-15420

From: Susanne Wood susanne@thewesternouray.com
Subject: Re: Payment Receipt
Date: August 25, 2025 at 10:21 AM
To:



Susanne Wood
General Manager / Partner
303-330-9453
susanne@thewesternouray.com
210 7th Ave. Ouray, CO 81427

On Aug 25, 2025, at 10:08 AM, JOHN WOOD <woodphoto@mac.com> wrote:

To DOR
CK # 1518
\$350.00

Payment Receipt Confirmation

Your payment was successfully processed.

Receipt Contact Information

Contact Name	Liquor Enforcement Division	Contact Uri	https://sbg.colorado.gov/contact-the-liquor-and-tobacco-enforcement-division
Contact Email	lor_licensing@state.co.us	Contact Address	1707 Cola Blvd., Suite 300 Lakewood, CO 80401
Contact Phone	303-205-2300		

Transaction Summary

Description	Amount
DOR Liquor Enforcement Division Payment	\$500.00
Service Fee	\$12.02
TOTAL	\$512.02

This online service is provided by a 3rd party working in partnership with the state of Colorado. The price of items purchased through this service includes revenue used to develop, maintain, and enhance the state's official web portal, [Colorado.gov](https://colorado.gov).

Customer Information

Customer Name	Susanne Wood
Company Name	Western Hotel Ouray LLC
Local Reference ID	ad45c0a7-3293-4f88-ac68-3740baca69a
Receipt Date	8/15/2025
Receipt Time	08:29:05 AM MDT

Payment Information

Payment Type	Credit Card
Credit Card Type	VISA
Credit Card Number	*****4200
Order ID	254302990
Name on Credit Card	Susanne Wood

Billing Information

Billing Address	210 7th Ave	Phone Number	3033309453
Billing City, State	Ouray, CO	This receipt has been emailed to the address below.	
Billing Zip/Postal Code	80427	Email Address	susanne@thewesternouray.com
Country	US		

CITY OF OURAY

ORDINANCE NO. 03 (Series 2025)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OURAY, COLORADO ADDING A PENALTIES AND FINES SECTION TO CHAPTER 7-7-K OF THE OURAY MUNICIPAL CODE.

WHEREAS, on March 3, 2025, City Council adopted Ordinance 01 (Series 2025) adopting regulation incentivizing affordable housing under OMC 7-7-K ;

WHEREAS, adoption of remedies and penalties for violations along language concerning the fine schedule are necessary because the City is issuing its first deed restriction under the new affordable housing regulations and no penalty and fine mechanism was established; and

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

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

SECTION 1: ADDITION

A new Section 3 of Section 7-7-K of Chapter 7 is added as follows:

3. Penalties and Fines for Violations

- i. It shall be unlawful to violate any covenant contained in a deed restriction executed in connection with these affordable, attainable or workforce housing regulations and such violation is declared a nuisance and may be abated by the City in accordance with its nuisance regulations, in addition to any other remedies that may be available to the City.
- ii. Penalties for violations may be assessed and shall be governed by a fine schedule adopted by City Council from time to time.

- iii. Any remedies provided herein shall be cumulative and not exclusive and shall be in addition to any other remedies provided by law or equity.
- iv. Each day of a violation constitutes a separate violation.

SECTION 2: EFFECTIVE DATE

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

SECTION 3: SEVERABILITY

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

INTRODUCED, READ, APPROVED AS INTRODUCED, AND ORDERED PUBLISHED on first reading by 4 to 0 vote of the Ouray City Council this 18th day of August 2025.

CITY OF OURAY, COLORADO



Ethan Funk, Mayor

ATTEST:



Melissa M. Drake, City Clerk

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

CITY OF OURAY, COLORADO

Ethan Funk, Mayor

ATTEST:

Melissa M. Drake, City Clerk

CERTIFICATE OF ATTESTATION

I, Melissa M. Drake, Ouray City Clerk, hereby certify that Ordinance No. 03 (Series No. 2025), was introduced, read, and passed by the Ouray City Council on first reading on August 18, 2025. The Ordinance was published, in summary, in the *Ouray County Plaindealer* on AUGUST 21, 2025 and thereafter introduced, read, and adopted by the Ouray City Council on _____, 2025, and thereafter published in the *Ouray County Plaindealer*, as required by law.

Melissa M. Drake, City Clerk

RESOLUTION NO. 20 (SERIES 2025)

**A RESOLUTION OF CITY COUNCIL OF THE CITY OF OURAY, COLORADO
ADOPTING THE 2025 COLORADO MAXIMUM RENT CALCULATION FOR
AFFORDABLE, ATTAINABLE OR WORKFORCE HOUSING REGULATIONS
SET FORTH IN OURAY MUNICIPAL CODE SECTION 7-7-K.**

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

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

WHEREAS, on February 18, 2025, under Resolution 3 (Series 2025), City Council adopted the 2024 AMI figure; and

WHEREAS, City Council now desires to adopt the 2025 AMI figures; and

WHEREAS, City Council finds that the adoption of the 2025 AMI Rent Calculation for land use applications under OMC Section 7-7-K is appropriate and is hereby adopted for the health, safety, and welfare of the public.

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

1. The 2025 Colorado income limit and maximum rent tables attached as Exhibit A, are hereby adopted by City Council.
2. The AMI Rent Calculation (Maximum rent allowed to be charged) for affordable, attainable or workforce housing development applications submitted under Ouray Municipal Code, Section 7-7-K is \$2,508.00 regardless of the number of occupants, until a new table is adopted by City Council.

ADOPTED this 2nd day of September 2025 by the Ouray City Council.

CITY OF OURAY, COLORADO

Ethan Funk, Mayor

ATTEST:

Melissa M. Drake, City Clerk



denver

1981 Blake Street
Denver, CO 80202

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

PO Box 60
Denver, CO 80201

800.659.2656 tdd
www.chfainfo.com

western slope

348 Main Street
Grand Junction, CO 81501

970.241.2341
800.877.8450

memorandum

to: Multifamily Housing Owners and Managers
from: Jen Fayollat, Manager, Multifamily Program Compliance
date: April 8, 2025
subject: 2025 Colorado Income Limits and Maximum Rents for Developments with Housing Tax Credits and CHFA Multifamily Loans

Attached are the 2025 Colorado income limit and maximum rent tables. The tables are also available online at: www.chfainfo.com/rental-housing/asset-management/rent-income-limits.

On 04.01.2025, HUD released the FY2025 Multifamily Tax Subsidy Program income limits, effective 04.01.2025. IRS Revenue Ruling 94-57 allows taxpayers (i.e., Housing Tax Credit project owners) to rely on the previous year's income limits until 45 days after HUD has released new income limits, or until the effective date, whichever is later. CHFA applies the same timeframe to developments financed with CHFA multifamily loans. Therefore, the 2025 income and rent limits must be implemented no later than May 16, 2025.

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

- In 2025, HERA Special limits are in place in thirteen Colorado counties. To apply HERA Special limits, a Housing Tax Credit project must have PIS as of 12.31.2008. HERA Special limits do not apply to properties that were not financed with Housing Tax Credits. Therefore, projects with CHFA multifamily loans and no tax credits may not use HERA limits.
- Remember, once your Housing Tax Credit project is placed in service, it is not subject to any decrease in limits. To be "held harmless," a Housing Tax Credit project must have PIS prior to the implementation date of the new limits. This year, Housing Tax Credit projects whose counties experienced a decrease in limits and PIS before 05.16.2025, may continue to apply the same limits they used in 2024.

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

- New projects that place in service on or after 05.16.2025, must use the 2025 income and rent limits.

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

Any rent increases associated with higher maximum rents or utility allowance decreases may be implemented at lease renewal only and in accordance with Colorado state and local law. For the Housing Tax Credit and CHFA Loan programs,

CHFA does not permit mid-lease term rent increases, unless required by the Section 8, USDA Rural Development, or similar rental assistance programs.

Utility Allowance Reminder: As a reminder, updated utility allowances must be implemented no sooner and no later than the first day immediately following the 90-day period that begins with the new utility allowance schedule's effective date. To remain compliant when allowances increase and tenant rent must be decreased not to exceed the maximum rent, ensure that rents are lowered immediately following the 90-day period. Do not wait until a household is due for annual recertification to lower rents. For detailed guidance and exceptions, see CHFA's Utility Allowance Policy for Housing Tax Credit and Multifamily Loan Developments, updated in March 2025, at www.chfainfo.com/rental-housing/asset-management/lihtc-program-compliance.

Rural Resort Community Limits: For programs under Proposition 123, rent and income limits at 130, 140, 150, and 160 percent AMI are included in the tables for Colorado's twelve rural resort communities. These include the following counties: Archuleta, Chaffee, Eagle, Grand, Gunnison, La Plata, Ouray, Pitkin, Routt, San Juan, San Miguel, and Summit.

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

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

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



**2025 Income Limit and Maximum Rent Tables
for All Colorado Counties**

HUD Effective Date: April 1, 2025

20% to 120% of Area Median Income (AMI) [20% to 160% AMI for rural resort counties]

- The IRS allows Housing Tax Credit projects that placed in service as of 12.31.2008 to use higher HERA Special limits.
- All Housing Tax Credit and CHFA Loan projects are "held harmless" from limit decreases. To be "held harmless," a project must be in service before 05.16.2025.
- Housing Tax Credit and CHFA Multifamily Loan projects whose counties experienced a decrease in 2025 limits and that place in service before 05.16.2025 may continue to apply the same limits used in 2024.

County	HERA	AMI	2025 Maximum Rents					2025 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%	2,943	3,153	3,783	4,372	4,878	117,720	134,520	151,320	168,120	181,680	195,120	208,560	222,000
Adams		110%	2,697	2,890	3,467	4,008	4,471	107,910	123,310	138,710	154,110	166,540	178,860	191,180	203,500
Adams		100%	2,452	2,627	3,152	3,643	4,065	98,100	112,100	126,100	140,100	151,400	162,600	173,800	185,000
Adams		90%	2,207	2,364	2,837	3,279	3,658	88,290	100,890	113,490	126,090	136,260	146,340	156,420	166,500
Adams		80%	1,962	2,102	2,522	2,915	3,252	78,480	89,680	100,880	112,080	121,120	130,080	139,040	148,000
Adams		70%	1,716	1,839	2,206	2,550	2,845	68,670	78,470	88,270	98,070	105,980	113,820	121,660	129,500
Adams		60%	1,471	1,576	1,891	2,186	2,439	58,860	67,260	75,660	84,060	90,840	97,560	104,280	111,000
Adams		55%	1,348	1,445	1,733	2,004	2,081	53,955	61,655	69,355	77,055	83,270	89,430	95,590	101,750
Adams		50%	1,226	1,313	1,576	1,821	2,032	49,050	56,050	63,050	70,050	75,700	81,300	86,900	92,500
Adams		45%	1,103	1,182	1,418	1,639	1,829	44,145	50,445	56,745	63,045	68,130	73,170	78,210	83,250
Adams		40%	981	1,051	1,261	1,457	1,626	39,240	44,840	50,440	56,040	60,560	65,040	69,520	74,000
Adams		30%	735	788	945	1,093	1,219	29,430	33,630	37,830	42,030	45,420	48,780	52,140	55,500
Adams		20%	490	525	630	728	813	19,620	22,420	25,220	28,020	30,280	32,520	34,760	37,000
Alamosa		120%	2,142	2,295	2,754	3,183	3,552	85,680	97,920	110,160	122,400	132,240	142,080	151,800	161,640
Alamosa		110%	1,963	2,103	2,524	2,917	3,256	78,540	89,760	100,980	112,200	121,220	130,240	139,150	148,170
Alamosa		100%	1,785	1,912	2,295	2,652	2,960	71,400	81,600	91,800	102,000	110,200	118,400	126,500	134,700
Alamosa		90%	1,606	1,721	2,065	2,387	2,664	64,260	73,440	82,620	91,800	99,180	106,560	113,850	121,230
Alamosa		80%	1,428	1,530	1,836	2,122	2,368	57,120	65,280	73,440	81,600	88,160	94,720	101,200	107,760
Alamosa		70%	1,249	1,338	1,606	1,856	2,072	49,980	57,120	64,260	71,400	77,140	82,880	88,550	94,290
Alamosa		60%	1,071	1,147	1,377	1,591	1,776	42,840	48,960	55,080	61,200	66,120	71,040	75,900	80,820
Alamosa		55%	981	1,051	1,262	1,458	1,628	39,270	44,880	50,490	56,100	60,610	65,120	69,575	74,085
Alamosa		50%	892	956	1,147	1,326	1,480	35,700	40,800	45,900	51,000	55,100	59,200	63,250	67,350
Alamosa		45%	803	860	1,032	1,193	1,332	32,130	36,720	41,310	45,900	49,590	53,280	56,925	60,615
Alamosa		40%	714	765	918	1,061	1,184	28,560	32,640	36,720	40,800	44,080	47,360	50,600	53,880
Alamosa		30%	535	573	688	795	888	21,420	24,480	27,540	30,600	33,060	35,520	37,950	40,410
Alamosa		20%	357	382	459	530	592	14,280	16,320	18,360	20,400	22,040	23,680	25,300	26,940



**2025 Income Limit and Maximum Rent Tables
for All Colorado Counties**

HUD Effective Date: April 1, 2025

20% to 120% of Area Median Income (AMI) [20% to 160% AMI for rural resort counties]

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County	HERA	AMI	2025 Maximum Rents					2025 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Arapahoe		120%	2,943	3,153	3,783	4,372	4,878	117,720	134,520	151,320	168,120	181,680	195,120	208,560	222,000
Arapahoe		110%	2,697	2,890	3,467	4,008	4,471	107,910	123,310	138,710	154,110	166,540	178,860	191,180	203,500
Arapahoe		100%	2,452	2,627	3,152	3,643	4,065	98,100	112,100	126,100	140,100	151,400	162,600	173,800	185,000
Arapahoe		90%	2,207	2,364	2,837	3,279	3,658	88,290	100,890	113,490	126,090	136,260	146,340	156,420	166,500
Arapahoe		80%	1,962	2,102	2,522	2,915	3,252	78,480	89,680	100,880	112,080	121,120	130,080	139,040	148,000
Arapahoe		70%	1,716	1,839	2,206	2,550	2,845	68,670	78,470	88,270	98,070	105,980	113,820	121,660	129,500
Arapahoe		60%	1,471	1,576	1,891	2,186	2,439	58,860	67,260	75,660	84,060	90,840	97,560	104,280	111,000
Arapahoe		55%	1,348	1,445	1,733	2,004	2,081	53,955	61,655	69,355	77,055	83,270	89,430	95,590	101,750
Arapahoe		50%	1,226	1,313	1,576	1,821	2,032	49,050	56,050	63,050	70,050	75,700	81,300	86,900	92,500
Arapahoe		45%	1,103	1,182	1,418	1,639	1,829	44,145	50,445	56,745	63,045	68,130	73,170	78,210	83,250
Arapahoe		40%	981	1,051	1,261	1,457	1,626	39,240	44,840	50,440	56,040	60,560	65,040	69,520	74,000
Arapahoe		30%	735	788	945	1,093	1,219	29,430	33,630	37,830	42,030	45,420	48,780	52,140	55,500
Arapahoe		20%	490	525	630	728	813	19,620	22,420	25,220	28,020	30,280	32,520	34,760	37,000
Archuleta		160%	2,856	3,060	3,672	4,244	4,736	114,240	130,560	146,880	163,200	176,320	189,440	202,400	215,520
Archuleta		150%	2,677	2,868	3,442	3,978	4,440	107,100	122,400	137,700	153,000	165,300	177,600	189,750	202,050
Archuleta		140%	2,499	2,677	3,213	3,713	4,144	99,960	114,240	128,520	142,800	154,280	165,760	177,100	188,580
Archuleta		130%	2,320	2,486	2,983	3,448	3,848	92,820	106,080	119,340	132,600	143,260	153,920	164,450	175,110
Archuleta		120%	2,142	2,295	2,754	3,183	3,552	85,680	97,920	110,160	122,400	132,240	142,080	151,800	161,640
Archuleta		110%	1,963	2,103	2,524	2,917	3,256	78,540	89,760	100,980	112,200	121,220	130,240	139,150	148,170
Archuleta		100%	1,785	1,912	2,295	2,652	2,960	71,400	81,600	91,800	102,000	110,200	118,400	126,500	134,700
Archuleta		90%	1,606	1,721	2,065	2,387	2,664	64,260	73,440	82,620	91,800	99,180	106,560	113,850	121,230
Archuleta		80%	1,428	1,530	1,836	2,122	2,368	57,120	65,280	73,440	81,600	88,160	94,720	101,200	107,760
Archuleta		70%	1,249	1,338	1,606	1,856	2,072	49,980	57,120	64,260	71,400	77,140	82,880	88,550	94,290
Archuleta		60%	1,071	1,147	1,377	1,591	1,776	42,840	48,960	55,080	61,200	66,120	71,040	75,900	80,820
Archuleta		55%	981	1,051	1,262	1,458	1,628	39,270	44,880	50,490	56,100	60,610	65,120	69,575	74,085
Archuleta		50%	892	956	1,147	1,326	1,480	35,700	40,800	45,900	51,000	55,100	59,200	63,250	67,350
Archuleta		45%	803	860	1,032	1,193	1,332	32,130	36,720	41,310	45,900	49,590	53,280	56,925	60,615
Archuleta		40%	714	765	918	1,061	1,184	28,560	32,640	36,720	40,800	44,080	47,360	50,600	53,880
Archuleta		30%	535	573	688	795	888	21,420	24,480	27,540	30,600	33,060	35,520	37,950	40,410
Archuleta		20%	357	382	459	530	592	14,280	16,320	18,360	20,400	22,040	23,680	25,300	26,940



**2025 Income Limit and Maximum Rent Tables
for All Colorado Counties**

HUD Effective Date: April 1, 2025

20% to 120% of Area Median Income (AMI) [20% to 160% AMI for rural resort counties]

- The IRS allows Housing Tax Credit projects that placed in service as of 12.31.2008 to use higher HERA Special limits.
- All Housing Tax Credit and CHFA Loan projects are "held harmless" from limit decreases. To be "held harmless," a project must be in service before 05.16.2025.
- Housing Tax Credit and CHFA Multifamily Loan projects whose counties experienced a decrease in 2025 limits and that place in service before 05.16.2025 may continue to apply the same limits used in 2024.

County	HERA	AMI	2025 Maximum Rents					2025 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Baca		120%	2,142	2,295	2,754	3,183	3,552	85,680	97,920	110,160	122,400	132,240	142,080	151,800	161,640
Baca		110%	1,963	2,103	2,524	2,917	3,256	78,540	89,760	100,980	112,200	121,220	130,240	139,150	148,170
Baca		100%	1,785	1,912	2,295	2,652	2,960	71,400	81,600	91,800	102,000	110,200	118,400	126,500	134,700
Baca		90%	1,606	1,836	2,065	2,295	2,479	64,260	73,440	82,620	91,800	99,180	106,560	113,850	121,230
Baca		80%	1,428	1,530	1,836	2,122	2,368	57,120	65,280	73,440	81,600	88,160	94,720	101,200	107,760
Baca		70%	1,249	1,428	1,606	1,785	1,928	49,980	57,120	64,260	71,400	77,140	82,880	88,550	94,290
Baca		60%	1,071	1,147	1,377	1,591	1,776	42,840	48,960	55,080	61,200	66,120	71,040	75,900	80,820
Baca		55%	981	1,051	1,262	1,458	1,628	39,270	44,880	50,490	56,100	60,610	65,120	69,575	74,085
Baca		50%	892	956	1,147	1,326	1,480	35,700	40,800	45,900	51,000	55,100	59,200	63,250	67,350
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Baca		40%	714	765	918	1,061	1,184	28,560	32,640	36,720	40,800	44,080	47,360	50,600	53,880
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Baca		20%	357	382	459	530	592	14,280	16,320	18,360	20,400	22,040	23,680	25,300	26,940
Bent		120%	2,142	2,295	2,754	3,183	3,552	85,680	97,920	110,160	122,400	132,240	142,080	151,800	161,640
Bent		110%	1,963	2,103	2,524	2,917	3,256	78,540	89,760	100,980	112,200	121,220	130,240	139,150	148,170
Bent		100%	1,785	1,912	2,295	2,652	2,960	71,400	81,600	91,800	102,000	110,200	118,400	126,500	134,700
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Bent		60%	1,071	1,147	1,377	1,591	1,776	42,840	48,960	55,080	61,200	66,120	71,040	75,900	80,820
Bent		55%	981	1,051	1,262	1,458	1,628	39,270	44,880	50,490	56,100	60,610	65,120	69,575	74,085
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Bent		20%	357	382	459	530	592	14,280	16,320	18,360	20,400	22,040	23,680	25,300	26,940



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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
Boulder	Y	60%	1,618	1,734	2,080	2,404	2,682	64,740	73,980	83,220	92,460	99,900	107,280	114,660	122,100
Boulder	Y	55%	1,483	1,589	1,907	2,204	2,458	59,345	67,815	76,285	84,755	91,575	98,340	105,105	111,925
Boulder	Y	50%	1,348	1,445	1,733	2,003	2,235	53,950	61,650	69,350	77,050	83,250	89,400	95,550	101,750
Boulder	Y	45%	1,213	1,300	1,560	1,803	2,011	48,555	55,485	62,415	69,345	74,925	80,460	85,995	91,575
Boulder	Y	40%	1,079	1,156	1,387	1,603	1,788	43,160	49,320	55,480	61,640	66,600	71,520	76,440	81,400
Boulder	Y	30%	809	867	1,040	1,202	1,341	32,370	36,990	41,610	46,230	49,950	53,640	57,330	61,050
Boulder		120%	3,165	3,390	4,068	4,699	5,241	126,600	144,600	162,720	180,720	195,240	209,640	224,160	238,560
Boulder		110%	2,901	3,107	3,729	4,307	4,804	116,050	132,550	149,160	165,660	178,970	192,170	205,480	218,680
Boulder		100%	2,637	2,825	3,390	3,916	4,367	105,500	120,500	135,600	150,600	162,700	174,700	186,800	198,800
Boulder		90%	2,373	2,542	3,051	3,524	3,930	94,950	108,450	122,040	135,540	146,430	157,230	168,120	178,920
Boulder		80%	2,110	2,260	2,712	3,133	3,494	84,400	96,400	108,480	120,480	130,160	139,760	149,440	159,040
Boulder		70%	1,846	1,977	2,373	2,741	3,057	73,850	84,350	94,920	105,420	113,890	122,290	130,760	139,160
Boulder		60%	1,582	1,695	2,034	2,349	2,620	63,300	72,300	81,360	90,360	97,620	104,820	112,080	119,280
Boulder		55%	1,450	1,553	1,864	2,153	2,402	58,025	66,275	74,580	82,830	89,485	96,085	102,740	109,340
Boulder		50%	1,318	1,412	1,695	1,958	2,183	52,750	60,250	67,800	75,300	81,350	87,350	93,400	99,400
Boulder		45%	1,186	1,271	1,525	1,762	1,965	47,475	54,225	61,020	67,770	73,215	78,615	84,060	89,460
Boulder		40%	1,055	1,130	1,356	1,566	1,747	42,200	48,200	54,240	60,240	65,080	69,880	74,720	79,520
Boulder		30%	791	847	1,017	1,174	1,310	31,650	36,150	40,680	45,180	48,810	52,410	56,040	59,640
Boulder		20%	527	565	678	783	873	21,100	24,100	27,120	30,120	32,540	34,940	37,360	39,760
Broomfield		120%	2,943	3,153	3,783	4,372	4,878	117,720	134,520	151,320	168,120	181,680	195,120	208,560	222,000
Broomfield		110%	2,697	2,890	3,467	4,008	4,471	107,910	123,310	138,710	154,110	166,540	178,860	191,180	203,500
Broomfield		100%	2,452	2,627	3,152	3,643	4,065	98,100	112,100	126,100	140,100	151,400	162,600	173,800	185,000
Broomfield		90%	2,207	2,364	2,837	3,279	3,658	88,290	100,890	113,490	126,090	136,260	146,340	156,420	166,500
Broomfield		80%	1,962	2,102	2,522	2,915	3,252	78,480	89,680	100,880	112,080	121,120	130,080	139,040	148,000
Broomfield		70%	1,716	1,839	2,206	2,550	2,845	68,670	78,470	88,270	98,070	105,980	113,820	121,660	129,500
Broomfield		60%	1,471	1,576	1,891	2,186	2,439	58,860	67,260	75,660	84,060	90,840	97,560	104,280	111,000
Broomfield		55%	1,348	1,445	1,733	2,004	2,235	53,955	61,655	69,355	77,055	83,270	89,430	95,590	101,750
Broomfield		50%	1,226	1,313	1,576	1,821	2,032	49,050	56,050	63,050	70,050	75,700	81,300	86,900	92,500
Broomfield		45%	1,103	1,182	1,418	1,639	1,829	44,145	50,445	56,745	63,045	68,130	73,170	78,210	83,250
Broomfield		40%	981	1,051	1,261	1,457	1,626	39,240	44,840	50,440	56,040	60,560	65,040	69,520	74,000
Broomfield		30%	735	788	945	1,093	1,219	29,430	33,630	37,830	42,030	45,420	48,780	52,140	55,500
Broomfield		20%	490	525	630	728	813	19,620	22,420	25,220	28,020	30,280	32,520	34,760	37,000



**2025 Income Limit and Maximum Rent Tables
for All Colorado Counties**

HUD Effective Date: April 1, 2025

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County	HERA	AMI	2025 Maximum Rents					2025 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Chaffee	Y	60%	1,144	1,226	1,471	1,699	1,896	45,780	52,320	58,860	65,340	70,620	75,840	81,060	86,280
Chaffee	Y	55%	1,049	1,124	1,348	1,557	1,738	41,965	47,960	53,955	59,895	64,735	69,520	74,305	79,090
Chaffee	Y	50%	953	1,021	1,226	1,416	1,580	38,150	43,600	49,050	54,450	58,850	63,200	67,550	71,900
Chaffee	Y	45%	858	919	1,103	1,274	1,422	34,335	39,240	44,145	49,005	52,965	56,880	60,795	64,710
Chaffee	Y	40%	763	817	981	1,133	1,264	30,520	34,880	39,240	43,560	47,080	50,560	54,040	57,520
Chaffee	Y	30%	572	613	735	849	948	22,890	26,160	29,430	32,670	35,310	37,920	40,530	43,140
Chaffee		160%	2,880	3,086	3,704	4,278	4,772	115,200	131,680	148,160	164,480	177,760	190,880	204,000	217,120
Chaffee		150%	2,700	2,893	3,472	4,010	4,473	108,000	123,450	138,900	154,200	166,650	178,950	191,250	203,550
Chaffee		140%	2,520	2,700	3,241	3,743	4,175	100,800	115,220	129,640	143,920	155,540	167,020	178,500	189,980
Chaffee		130%	2,340	2,507	3,009	3,475	3,877	93,600	106,990	120,380	133,640	144,430	155,090	165,750	176,410
Chaffee		120%	2,160	2,314	2,778	3,208	3,579	86,400	98,760	111,120	123,360	133,320	143,160	153,000	162,840
Chaffee		110%	1,980	2,121	2,546	2,941	3,280	79,200	90,530	101,860	113,080	122,210	131,230	140,250	149,270
Chaffee		100%	1,800	1,928	2,315	2,673	2,982	72,000	82,300	92,600	102,800	111,100	119,300	127,500	135,700
Chaffee		90%	1,620	1,735	2,083	2,406	2,684	64,800	74,070	83,340	92,520	99,990	107,370	114,750	122,130
Chaffee		80%	1,440	1,543	1,852	2,139	2,386	57,600	65,840	74,080	82,240	88,880	95,440	102,000	108,560
Chaffee		70%	1,260	1,350	1,620	1,871	2,087	50,400	57,610	64,820	71,960	77,770	83,510	89,250	94,990
Chaffee		60%	1,080	1,157	1,389	1,604	1,789	43,200	49,380	55,560	61,680	66,660	71,580	76,500	81,420
Chaffee		55%	990	1,060	1,273	1,470	1,640	39,600	45,265	50,930	56,540	61,105	65,615	70,125	74,635
Chaffee		50%	900	964	1,157	1,336	1,491	36,000	41,150	46,300	51,400	55,550	59,650	63,750	67,850
Chaffee		45%	810	867	1,041	1,203	1,342	32,400	37,035	41,670	46,260	49,995	53,685	57,375	61,065
Chaffee		40%	720	771	926	1,069	1,193	28,800	32,920	37,040	41,120	44,440	47,720	51,000	54,280
Chaffee		30%	540	578	694	802	894	21,600	24,690	27,780	30,840	33,330	35,790	38,250	40,710
Chaffee		20%	360	385	463	534	596	14,400	16,460	18,520	20,560	22,220	23,860	25,500	27,140



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County	HERA	AMI	2025 Maximum Rents					2025 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
Cheyenne		120%	2,142	2,295	2,754	3,183	3,552	85,680	97,920	110,160	122,400	132,240	142,080	151,800	161,640
Cheyenne		110%	1,963	2,103	2,524	2,917	3,256	78,540	89,760	100,980	112,200	121,220	130,240	139,150	148,170
Cheyenne		100%	1,785	1,912	2,295	2,652	2,960	71,400	81,600	91,800	102,000	110,200	118,400	126,500	134,700
Cheyenne		90%	1,606	1,721	2,065	2,387	2,664	64,260	73,440	82,620	91,800	99,180	106,560	113,850	121,230
Cheyenne		80%	1,428	1,530	1,836	2,122	2,368	57,120	65,280	73,440	81,600	88,160	94,720	101,200	107,760
Cheyenne		70%	1,249	1,338	1,606	1,856	2,072	49,980	57,120	64,260	71,400	77,140	82,880	88,550	94,290
Cheyenne		60%	1,071	1,147	1,377	1,591	1,776	42,840	48,960	55,080	61,200	66,120	71,040	75,900	80,820
Cheyenne		55%	981	1,051	1,262	1,458	1,628	39,270	44,880	50,490	56,100	60,610	65,120	69,575	74,085
Cheyenne		50%	892	956	1,147	1,326	1,480	35,700	40,800	45,900	51,000	55,100	59,200	63,250	67,350
Cheyenne		45%	803	860	1,032	1,193	1,332	32,130	36,720	41,310	45,900	49,590	53,280	56,925	60,615
Cheyenne		40%	714	765	918	1,061	1,184	28,560	32,640	36,720	40,800	44,080	47,360	50,600	53,880
Cheyenne		30%	535	573	688	795	888	21,420	24,480	27,540	30,600	33,060	35,520	37,950	40,410
Cheyenne		20%	357	382	459	530	592	14,280	16,320	18,360	20,400	22,040	23,680	25,300	26,940
Clear Creek		120%	2,943	3,153	3,783	4,372	4,878	117,720	134,520	151,320	168,120	181,680	195,120	208,560	222,000
Clear Creek		110%	2,697	2,890	3,467	4,008	4,471	107,910	123,310	138,710	154,110	166,540	178,860	191,180	203,500
Clear Creek		100%	2,452	2,627	3,152	3,643	4,065	98,100	112,100	126,100	140,100	151,400	162,600	173,800	185,000
Clear Creek		90%	2,207	2,364	2,837	3,279	3,658	88,290	100,890	113,490	126,090	136,260	146,340	156,420	166,500
Clear Creek		80%	1,962	2,102	2,522	2,915	3,252	78,480	89,680	100,880	112,080	121,120	130,080	139,040	148,000
Clear Creek		70%	1,716	1,839	2,206	2,550	2,845	68,670	78,470	88,270	98,070	105,980	113,820	121,660	129,500
Clear Creek		60%	1,471	1,576	1,891	2,186	2,439	58,860	67,260	75,660	84,060	90,840	97,560	104,280	111,000
Clear Creek		55%	1,348	1,445	1,733	2,004	2,235	53,955	61,655	69,355	77,055	83,270	89,430	95,590	101,750
Clear Creek		50%	1,226	1,313	1,576	1,821	2,032	49,050	56,050	63,050	70,050	75,700	81,300	86,900	92,500
Clear Creek		45%	1,103	1,182	1,418	1,639	1,829	44,145	50,445	56,745	63,045	68,130	73,170	78,210	83,250
Clear Creek		40%	981	1,051	1,261	1,457	1,626	39,240	44,840	50,440	56,040	60,560	65,040	69,520	74,000
Clear Creek		30%	735	788	945	1,093	1,219	29,430	33,630	37,830	42,030	45,420	48,780	52,140	55,500
Clear Creek		20%	490	525	630	728	813	19,620	22,420	25,220	28,020	30,280	32,520	34,760	37,000



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County	HERA	AMI	2025 Maximum Rents					2025 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Conejos	Y	60%	1,141	1,223	1,468	1,695	1,891	45,660	52,200	58,740	65,220	70,440	75,660	80,880	80,820
Conejos	Y	55%	1,046	1,121	1,346	1,554	1,733	41,855	47,850	53,845	59,785	64,570	69,355	74,140	74,085
Conejos	Y	50%	951	1,019	1,223	1,413	1,576	38,050	43,500	48,950	54,350	58,700	63,050	67,400	67,350
Conejos	Y	45%	856	917	1,101	1,271	1,418	34,245	39,150	44,055	48,915	52,830	56,745	60,660	60,615
Conejos	Y	40%	761	815	979	1,130	1,261	30,440	34,800	39,160	43,480	46,960	50,440	53,920	53,880
Conejos	Y	30%	570	611	734	847	945	22,830	26,100	29,370	32,610	35,220	37,830	40,440	40,410
Conejos		120%	2,142	2,295	2,754	3,183	3,552	85,680	97,920	110,160	122,400	132,240	142,080	151,800	161,640
Conejos		110%	1,963	2,103	2,524	2,917	3,256	78,540	89,760	100,980	112,200	121,220	130,240	139,150	148,170
Conejos		100%	1,785	1,912	2,295	2,652	2,960	71,400	81,600	91,800	102,000	110,200	118,400	126,500	134,700
Conejos		90%	1,606	1,721	2,065	2,387	2,664	64,260	73,440	82,620	91,800	99,180	106,560	113,850	121,230
Conejos		80%	1,428	1,530	1,836	2,122	2,368	57,120	65,280	73,440	81,600	88,160	94,720	101,200	107,760
Conejos		70%	1,249	1,338	1,606	1,856	2,072	49,980	57,120	64,260	71,400	77,140	82,880	88,550	94,290
Conejos		60%	1,071	1,147	1,377	1,591	1,776	42,840	48,960	55,080	61,200	66,120	71,040	75,900	80,820
Conejos		55%	981	1,051	1,262	1,458	1,628	39,270	44,880	50,490	56,100	60,610	65,120	69,575	74,085
Conejos		50%	892	956	1,147	1,326	1,480	35,700	40,800	45,900	51,000	55,100	59,200	63,250	67,350
Conejos		45%	803	860	1,032	1,193	1,332	32,130	36,720	41,310	45,900	49,590	53,280	56,925	60,615
Conejos		40%	714	765	918	1,061	1,184	28,560	32,640	36,720	40,800	44,080	47,360	50,600	53,880
Conejos		30%	535	573	688	795	888	21,420	24,480	27,540	30,600	33,060	35,520	37,950	40,410
Conejos		20%	357	382	459	530	592	14,280	16,320	18,360	20,400	22,040	23,680	25,300	26,940



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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
Costilla	Y	60%	1,086	1,163	1,395	1,611	1,798	43,440	49,620	55,800	61,980	66,960	71,940	76,860	81,840
Costilla	Y	55%	995	1,066	1,278	1,477	1,648	39,820	45,485	51,150	56,815	61,380	65,945	70,455	75,020
Costilla	Y	50%	905	969	1,162	1,343	1,498	36,200	41,350	46,500	51,650	55,800	59,950	64,050	68,200
Costilla	Y	45%	814	872	1,046	1,208	1,348	32,580	37,215	41,850	46,485	50,220	53,955	57,645	61,380
Costilla	Y	40%	724	775	930	1,074	1,199	28,960	33,080	37,200	41,320	44,640	47,960	51,240	54,560
Costilla	Y	30%	543	581	697	805	899	21,720	24,810	27,900	30,990	33,480	35,970	38,430	40,920
Costilla		120%	2,142	2,295	2,754	3,183	3,552	85,680	97,920	110,160	122,400	132,240	142,080	151,800	161,640
Costilla		110%	1,963	2,103	2,524	2,917	3,256	78,540	89,760	100,980	112,200	121,220	130,240	139,150	148,170
Costilla		100%	1,785	1,912	2,295	2,652	2,960	71,400	81,600	91,800	102,000	110,200	118,400	126,500	134,700
Costilla		90%	1,606	1,721	2,065	2,387	2,664	64,260	73,440	82,620	91,800	99,180	106,560	113,850	121,230
Costilla		80%	1,428	1,530	1,836	2,122	2,368	57,120	65,280	73,440	81,600	88,160	94,720	101,200	107,760
Costilla		70%	1,249	1,338	1,606	1,856	2,072	49,980	57,120	64,260	71,400	77,140	82,880	88,550	94,290
Costilla		60%	1,071	1,147	1,377	1,591	1,776	42,840	48,960	55,080	61,200	66,120	71,040	75,900	80,820
Costilla		55%	981	1,051	1,262	1,458	1,628	39,270	44,880	50,490	56,100	60,610	65,120	69,575	74,085
Costilla		50%	892	956	1,147	1,326	1,480	35,700	40,800	45,900	51,000	55,100	59,200	63,250	67,350
Costilla		45%	803	860	1,032	1,193	1,332	32,130	36,720	41,310	45,900	49,590	53,280	56,925	60,615
Costilla		40%	714	765	918	1,061	1,184	28,560	32,640	36,720	40,800	44,080	47,360	50,600	53,880
Costilla		30%	535	573	688	795	888	21,420	24,480	27,540	30,600	33,060	35,520	37,950	40,410
Costilla		20%	357	382	459	530	592	14,280	16,320	18,360	20,400	22,040	23,680	25,300	26,940
Crowley		120%	2,142	2,295	2,754	3,183	3,552	85,680	97,920	110,160	122,400	132,240	142,080	151,800	161,640
Crowley		110%	1,963	2,103	2,524	2,917	3,256	78,540	89,760	100,980	112,200	121,220	130,240	139,150	148,170
Crowley		100%	1,785	1,912	2,295	2,652	2,960	71,400	81,600	91,800	102,000	110,200	118,400	126,500	134,700
Crowley		90%	1,606	1,721	2,065	2,387	2,664	64,260	73,440	82,620	91,800	99,180	106,560	113,850	121,230
Crowley		80%	1,428	1,530	1,836	2,122	2,368	57,120	65,280	73,440	81,600	88,160	94,720	101,200	107,760
Crowley		70%	1,249	1,338	1,606	1,856	2,072	49,980	57,120	64,260	71,400	77,140	82,880	88,550	94,290
Crowley		60%	1,071	1,147	1,377	1,591	1,776	42,840	48,960	55,080	61,200	66,120	71,040	75,900	80,820
Crowley		55%	981	1,051	1,262	1,458	1,628	39,270	44,880	50,490	56,100	60,610	65,120	69,575	74,085
Crowley		50%	892	956	1,147	1,326	1,480	35,700	40,800	45,900	51,000	55,100	59,200	63,250	67,350
Crowley		45%	803	860	1,032	1,193	1,332	32,130	36,720	41,310	45,900	49,590	53,280	56,925	60,615
Crowley		40%	714	765	918	1,061	1,184	28,560	32,640	36,720	40,800	44,080	47,360	50,600	53,880
Crowley		30%	535	573	688	795	888	21,420	24,480	27,540	30,600	33,060	35,520	37,950	40,410
Crowley		20%	357	382	459	530	592	14,280	16,320	18,360	20,400	22,040	23,680	25,300	26,940



**2025 Income Limit and Maximum Rent Tables
for All Colorado Counties**

HUD Effective Date: April 1, 2025

20% to 120% of Area Median Income (AMI) [20% to 160% AMI for rural resort counties]

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County	HERA	AMI	2025 Maximum Rents					2025 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
Custer		120%	2,142	2,295	2,754	3,183	3,552	85,680	97,920	110,160	122,400	132,240	142,080	151,800	161,640
Custer		110%	1,963	2,103	2,524	2,917	3,256	78,540	89,760	100,980	112,200	121,220	130,240	139,150	148,170
Custer		100%	1,785	1,912	2,295	2,652	2,960	71,400	81,600	91,800	102,000	110,200	118,400	126,500	134,700
Custer		90%	1,606	1,721	2,065	2,387	2,664	64,260	73,440	82,620	91,800	99,180	106,560	113,850	121,230
Custer		80%	1,428	1,530	1,836	2,122	2,368	57,120	65,280	73,440	81,600	88,160	94,720	101,200	107,760
Custer		70%	1,249	1,338	1,606	1,856	2,072	49,980	57,120	64,260	71,400	77,140	82,880	88,550	94,290
Custer		60%	1,071	1,147	1,377	1,591	1,776	42,840	48,960	55,080	61,200	66,120	71,040	75,900	80,820
Custer		55%	981	1,051	1,262	1,458	1,628	39,270	44,880	50,490	56,100	60,610	65,120	69,575	74,085
Custer		50%	892	956	1,147	1,326	1,480	35,700	40,800	45,900	51,000	55,100	59,200	63,250	67,350
Custer		45%	803	860	1,032	1,193	1,332	32,130	36,720	41,310	45,900	49,590	53,280	56,925	60,615
Custer		40%	714	765	918	1,061	1,184	28,560	32,640	36,720	40,800	44,080	47,360	50,600	53,880
Custer		30%	535	573	688	795	888	21,420	24,480	27,540	30,600	33,060	35,520	37,950	40,410
Custer		20%	357	382	459	530	592	14,280	16,320	18,360	20,400	22,040	23,680	25,300	26,940
Delta		120%	2,142	2,295	2,754	3,183	3,552	85,680	97,920	110,160	122,400	132,240	142,080	151,800	161,640
Delta		110%	1,963	2,103	2,524	2,917	3,256	78,540	89,760	100,980	112,200	121,220	130,240	139,150	148,170
Delta		100%	1,785	1,912	2,295	2,652	2,960	71,400	81,600	91,800	102,000	110,200	118,400	126,500	134,700
Delta		90%	1,606	1,721	2,065	2,387	2,664	64,260	73,440	82,620	91,800	99,180	106,560	113,850	121,230
Delta		80%	1,428	1,530	1,836	2,122	2,368	57,120	65,280	73,440	81,600	88,160	94,720	101,200	107,760
Delta		70%	1,249	1,338	1,606	1,856	2,072	49,980	57,120	64,260	71,400	77,140	82,880	88,550	94,290
Delta		60%	1,071	1,147	1,377	1,591	1,776	42,840	48,960	55,080	61,200	66,120	71,040	75,900	80,820
Delta		55%	981	1,051	1,262	1,458	1,628	39,270	44,880	50,490	56,100	60,610	65,120	69,575	74,085
Delta		50%	892	956	1,147	1,326	1,480	35,700	40,800	45,900	51,000	55,100	59,200	63,250	67,350
Delta		45%	803	860	1,032	1,193	1,332	32,130	36,720	41,310	45,900	49,590	53,280	56,925	60,615
Delta		40%	714	765	918	1,061	1,184	28,560	32,640	36,720	40,800	44,080	47,360	50,600	53,880
Delta		30%	535	573	688	795	888	21,420	24,480	27,540	30,600	33,060	35,520	37,950	40,410
Delta		20%	357	382	459	530	592	14,280	16,320	18,360	20,400	22,040	23,680	25,300	26,940



**2025 Income Limit and Maximum Rent Tables
for All Colorado Counties**

HUD Effective Date: April 1, 2025

20% to 120% of Area Median Income (AMI) [20% to 160% AMI for rural resort counties]

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County	HERA	AMI	2025 Maximum Rents					2025 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
Denver		120%	2,943	3,153	3,783	4,372	4,878	117,720	134,520	151,320	168,120	181,680	195,120	208,560	222,000
Denver		110%	2,697	2,890	3,467	4,008	4,471	107,910	123,310	138,710	154,110	166,540	178,860	191,180	203,500
Denver		100%	2,452	2,627	3,152	3,643	4,065	98,100	112,100	126,100	140,100	151,400	162,600	173,800	185,000
Denver		90%	2,207	2,364	2,837	3,279	3,658	88,290	100,890	113,490	126,090	136,260	146,340	156,420	166,500
Denver		80%	1,962	2,102	2,522	2,915	3,252	78,480	89,680	100,880	112,080	121,120	130,080	139,040	148,000
Denver		70%	1,716	1,839	2,206	2,550	2,845	68,670	78,470	88,270	98,070	105,980	113,820	121,660	129,500
Denver		60%	1,471	1,576	1,891	2,186	2,439	58,860	67,260	75,660	84,060	90,840	97,560	104,280	111,000
Denver		55%	1,348	1,445	1,733	2,004	2,235	53,955	61,655	69,355	77,055	83,270	89,430	95,590	101,750
Denver		50%	1,226	1,313	1,576	1,821	2,032	49,050	56,050	63,050	70,050	75,700	81,300	86,900	92,500
Denver		45%	1,103	1,182	1,418	1,639	1,829	44,145	50,445	56,745	63,045	68,130	73,170	78,210	83,250
Denver		40%	981	1,051	1,261	1,457	1,626	39,240	44,840	50,440	56,040	60,560	65,040	69,520	74,000
Denver		30%	735	788	945	1,093	1,219	29,430	33,630	37,830	42,030	45,420	48,780	52,140	55,500
Denver		20%	490	525	630	728	813	19,620	22,420	25,220	28,020	30,280	32,520	34,760	37,000
Dolores	Y	60%	1,275	1,366	1,639	1,894	2,113	51,000	58,320	65,580	72,840	78,720	84,540	90,360	96,180
Dolores	Y	55%	1,168	1,252	1,502	1,736	1,937	46,750	53,460	60,115	66,770	72,160	77,495	82,830	88,165
Dolores	Y	50%	1,062	1,138	1,366	1,578	1,761	42,500	48,600	54,650	60,700	65,600	70,450	75,300	80,150
Dolores	Y	45%	956	1,024	1,229	1,420	1,585	38,250	43,740	49,185	54,630	59,040	63,405	67,770	72,135
Dolores	Y	40%	850	911	1,093	1,263	1,409	34,000	38,880	43,720	48,560	52,480	56,360	60,240	64,120
Dolores	Y	30%	637	683	819	947	1,056	25,500	29,160	32,790	36,420	39,360	42,270	45,180	48,090
Dolores		120%	2,157	2,311	2,775	3,205	3,576	86,280	98,640	111,000	123,240	133,200	143,040	152,880	162,720
Dolores		110%	1,977	2,118	2,543	2,938	3,278	79,090	90,420	101,750	112,970	122,100	131,120	140,140	149,160
Dolores		100%	1,797	1,926	2,312	2,671	2,980	71,900	82,200	92,500	102,700	111,000	119,200	127,400	135,600
Dolores		90%	1,617	1,733	2,081	2,404	2,682	64,710	73,980	83,250	92,430	99,900	107,280	114,660	122,040
Dolores		80%	1,438	1,541	1,850	2,137	2,384	57,520	65,760	74,000	82,160	88,800	95,360	101,920	108,480
Dolores		70%	1,258	1,348	1,618	1,869	2,086	50,330	57,540	64,750	71,890	77,700	83,440	89,180	94,920
Dolores		60%	1,078	1,155	1,387	1,602	1,788	43,140	49,320	55,500	61,620	66,600	71,520	76,440	81,360
Dolores		55%	988	1,059	1,271	1,469	1,639	39,545	45,210	50,875	56,485	61,050	65,560	70,070	74,580
Dolores		50%	898	963	1,156	1,335	1,490	35,950	41,100	46,250	51,350	55,500	59,600	63,700	67,800
Dolores		45%	808	866	1,040	1,202	1,341	32,355	36,990	41,625	46,215	49,950	53,640	57,330	61,020
Dolores		40%	719	770	925	1,068	1,192	28,760	32,880	37,000	41,080	44,400	47,680	50,960	54,240
Dolores		30%	539	577	693	801	894	21,570	24,660	27,750	30,810	33,300	35,760	38,220	40,680
Dolores		20%	359	385	462	534	596	14,380	16,440	18,500	20,540	22,200	23,840	25,480	27,120



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County	HERA	AMI	2025 Maximum Rents					2025 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%	2,943	3,153	3,783	4,372	4,878	117,720	134,520	151,320	168,120	181,680	195,120	208,560	222,000
Douglas		110%	2,697	2,890	3,467	4,008	4,471	107,910	123,310	138,710	154,110	166,540	178,860	191,180	203,500
Douglas		100%	2,452	2,627	3,152	3,643	4,065	98,100	112,100	126,100	140,100	151,400	162,600	173,800	185,000
Douglas		90%	2,207	2,364	2,837	3,279	3,658	88,290	100,890	113,490	126,090	136,260	146,340	156,420	166,500
Douglas		80%	1,962	2,102	2,522	2,915	3,252	78,480	89,680	100,880	112,080	121,120	130,080	139,040	148,000
Douglas		70%	1,716	1,839	2,206	2,550	2,845	68,670	78,470	88,270	98,070	105,980	113,820	121,660	129,500
Douglas		60%	1,471	1,576	1,891	2,186	2,439	58,860	67,260	75,660	84,060	90,840	97,560	104,280	111,000
Douglas		55%	1,348	1,445	1,733	2,004	2,235	53,955	61,655	69,355	77,055	83,270	89,430	95,590	101,750
Douglas		50%	1,226	1,313	1,576	1,821	2,032	49,050	56,050	63,050	70,050	75,700	81,300	86,900	92,500
Douglas		45%	1,103	1,182	1,418	1,639	1,829	44,145	50,445	56,745	63,045	68,130	73,170	78,210	83,250
Douglas		40%	981	1,051	1,261	1,457	1,626	39,240	44,840	50,440	56,040	60,560	65,040	69,520	74,000
Douglas		30%	735	788	945	1,093	1,219	29,430	33,630	37,830	42,030	45,420	48,780	52,140	55,500
Douglas		20%	490	525	630	728	813	19,620	22,420	25,220	28,020	30,280	32,520	34,760	37,000
Eagle		160%	3,732	3,998	4,796	5,542	6,184	149,280	170,560	191,840	213,120	230,240	247,360	264,320	281,440
Eagle		150%	3,498	3,748	4,496	5,195	5,797	139,950	159,900	179,850	199,800	215,850	231,900	247,800	263,850
Eagle		140%	3,265	3,498	4,196	4,849	5,411	130,620	149,240	167,860	186,480	201,460	216,440	231,280	246,260
Eagle		130%	3,032	3,248	3,896	4,502	5,024	121,290	138,580	155,870	173,160	187,070	200,980	214,760	228,670
Eagle		120%	2,799	2,998	3,597	4,156	4,638	111,960	127,920	143,880	159,840	172,680	185,520	198,240	211,080
Eagle		110%	2,565	2,748	3,297	3,810	4,251	102,630	117,260	131,890	146,520	158,290	170,060	181,720	193,490
Eagle		100%	2,332	2,498	2,997	3,463	3,865	93,300	106,600	119,900	133,200	143,900	154,600	165,200	175,900
Eagle		90%	2,099	2,248	2,697	3,117	3,478	83,970	95,940	107,910	119,880	129,510	139,140	148,680	158,310
Eagle		80%	1,866	1,999	2,398	2,771	3,092	74,640	85,280	95,920	106,560	115,120	123,680	132,160	140,720
Eagle		70%	1,632	1,749	2,098	2,424	2,705	65,310	74,620	83,930	93,240	100,730	108,220	115,640	123,130
Eagle		60%	1,399	1,499	1,798	2,078	2,319	55,980	63,960	71,940	79,920	86,340	92,760	99,120	105,540
Eagle		55%	1,282	1,374	1,648	1,905	2,125	51,315	58,630	65,945	73,260	79,145	85,030	90,860	96,745
Eagle		50%	1,166	1,249	1,498	1,731	1,932	46,650	53,300	59,950	66,600	71,950	77,300	82,600	87,950
Eagle		45%	1,049	1,124	1,348	1,558	1,739	41,985	47,970	53,955	59,940	64,755	69,570	74,340	79,155
Eagle		40%	933	999	1,199	1,385	1,546	37,320	42,640	47,960	53,280	57,560	61,840	66,080	70,360
Eagle		30%	699	749	899	1,039	1,159	27,990	31,980	35,970	39,960	43,170	46,380	49,560	52,770
Eagle		20%	466	499	599	692	773	18,660	21,320	23,980	26,640	28,780	30,920	33,040	35,180



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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
El Paso		120%	2,364	2,532	3,039	3,510	3,915	94,560	108,000	121,560	135,000	145,800	156,600	167,400	178,200
El Paso		110%	2,167	2,321	2,785	3,217	3,588	86,680	99,000	111,430	123,750	133,650	143,550	153,450	163,350
El Paso		100%	1,970	2,110	2,532	2,925	3,262	78,800	90,000	101,300	112,500	121,500	130,500	139,500	148,500
El Paso		90%	1,773	1,899	2,279	2,632	2,936	70,920	81,000	91,170	101,250	109,350	117,450	125,550	133,650
El Paso		80%	1,576	1,688	2,026	2,340	2,610	63,040	72,000	81,040	90,000	97,200	104,400	111,600	118,800
El Paso		70%	1,379	1,477	1,772	2,047	2,283	55,160	63,000	70,910	78,750	85,050	91,350	97,650	103,950
El Paso		60%	1,182	1,266	1,519	1,755	1,957	47,280	54,000	60,780	67,500	72,900	78,300	83,700	89,100
El Paso		55%	1,083	1,160	1,392	1,608	1,794	43,340	49,500	55,715	61,875	66,825	71,775	76,725	81,675
El Paso		50%	985	1,055	1,266	1,462	1,631	39,400	45,000	50,650	56,250	60,750	65,250	69,750	74,250
El Paso		45%	886	949	1,139	1,316	1,468	35,460	40,500	45,585	50,625	54,675	58,725	62,775	66,825
El Paso		40%	788	844	1,013	1,170	1,305	31,520	36,000	40,520	45,000	48,600	52,200	55,800	59,400
El Paso		30%	591	633	759	877	978	23,640	27,000	30,390	33,750	36,450	39,150	41,850	44,550
El Paso		20%	394	422	506	585	652	15,760	18,000	20,260	22,500	24,300	26,100	27,900	29,700
Elbert		120%	2,943	3,153	3,783	4,372	4,878	117,720	134,520	151,320	168,120	181,680	195,120	208,560	222,000
Elbert		110%	2,697	2,890	3,467	4,008	4,471	107,910	123,310	138,710	154,110	166,540	178,860	191,180	203,500
Elbert		100%	2,452	2,627	3,152	3,643	4,065	98,100	112,100	126,100	140,100	151,400	162,600	173,800	185,000
Elbert		90%	2,207	2,364	2,837	3,279	3,658	88,290	100,890	113,490	126,090	136,260	146,340	156,420	166,500
Elbert		80%	1,962	2,102	2,522	2,915	3,252	78,480	89,680	100,880	112,080	121,120	130,080	139,040	148,000
Elbert		70%	1,716	1,839	2,206	2,550	2,845	68,670	78,470	88,270	98,070	105,980	113,820	121,660	129,500
Elbert		60%	1,471	1,576	1,891	2,186	2,439	58,860	67,260	75,660	84,060	90,840	97,560	104,280	111,000
Elbert		55%	1,348	1,445	1,733	2,004	2,235	53,955	61,655	69,355	77,055	83,270	89,430	95,590	101,750
Elbert		50%	1,226	1,313	1,576	1,821	2,032	49,050	56,050	63,050	70,050	75,700	81,300	86,900	92,500
Elbert		45%	1,103	1,182	1,418	1,639	1,829	44,145	50,445	56,745	63,045	68,130	73,170	78,210	83,250
Elbert		40%	981	1,051	1,261	1,457	1,626	39,240	44,840	50,440	56,040	60,560	65,040	69,520	74,000
Elbert		30%	735	788	945	1,093	1,219	29,430	33,630	37,830	42,030	45,420	48,780	52,140	55,500
Elbert		20%	490	525	630	728	813	19,620	22,420	25,220	28,020	30,280	32,520	34,760	37,000



**2025 Income Limit and Maximum Rent Tables
for All Colorado Counties**

HUD Effective Date: April 1, 2025

20% to 120% of Area Median Income (AMI) [20% to 160% AMI for rural resort counties]

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- All Housing Tax Credit and CHFA Loan projects are "held harmless" from limit decreases. To be "held harmless," a project must be in service before 05.16.2025.
- Housing Tax Credit and CHFA Multifamily Loan projects whose counties experienced a decrease in 2025 limits and that place in service before 05.16.2025 may continue to apply the same limits used in 2024.

County	HERA	AMI	2025 Maximum Rents					2025 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
Fremont		120%	2,142	2,295	2,754	3,183	3,552	85,680	97,920	110,160	122,400	132,240	142,080	151,800	161,640
Fremont		110%	1,963	2,103	2,524	2,917	3,256	78,540	89,760	100,980	112,200	121,220	130,240	139,150	148,170
Fremont		100%	1,785	1,912	2,295	2,652	2,960	71,400	81,600	91,800	102,000	110,200	118,400	126,500	134,700
Fremont		90%	1,606	1,721	2,065	2,387	2,664	64,260	73,440	82,620	91,800	99,180	106,560	113,850	121,230
Fremont		80%	1,428	1,530	1,836	2,122	2,368	57,120	65,280	73,440	81,600	88,160	94,720	101,200	107,760
Fremont		70%	1,249	1,338	1,606	1,856	2,072	49,980	57,120	64,260	71,400	77,140	82,880	88,550	94,290
Fremont		60%	1,071	1,147	1,377	1,591	1,776	42,840	48,960	55,080	61,200	66,120	71,040	75,900	80,820
Fremont		55%	981	1,051	1,262	1,458	1,628	39,270	44,880	50,490	56,100	60,610	65,120	69,575	74,085
Fremont		50%	892	956	1,147	1,326	1,480	35,700	40,800	45,900	51,000	55,100	59,200	63,250	67,350
Fremont		45%	803	860	1,032	1,193	1,332	32,130	36,720	41,310	45,900	49,590	53,280	56,925	60,615
Fremont		40%	714	765	918	1,061	1,184	28,560	32,640	36,720	40,800	44,080	47,360	50,600	53,880
Fremont		30%	535	573	688	795	888	21,420	24,480	27,540	30,600	33,060	35,520	37,950	40,410
Fremont		20%	357	382	459	530	592	14,280	16,320	18,360	20,400	22,040	23,680	25,300	26,940
Garfield		120%	2,220	2,377	2,853	3,295	3,675	88,800	101,400	114,120	126,720	136,920	147,000	157,200	167,280
Garfield		110%	2,035	2,179	2,615	3,020	3,368	81,400	92,950	104,610	116,160	125,510	134,750	144,100	153,340
Garfield		100%	1,850	1,981	2,377	2,746	3,062	74,000	84,500	95,100	105,600	114,100	122,500	131,000	139,400
Garfield		90%	1,665	1,783	2,139	2,471	2,756	66,600	76,050	85,590	95,040	102,690	110,250	117,900	125,460
Garfield		80%	1,480	1,585	1,902	2,197	2,450	59,200	67,600	76,080	84,480	91,280	98,000	104,800	111,520
Garfield		70%	1,295	1,386	1,664	1,922	2,143	51,800	59,150	66,570	73,920	79,870	85,750	91,700	97,580
Garfield		60%	1,110	1,188	1,426	1,647	1,837	44,400	50,700	57,060	63,360	68,460	73,500	78,600	83,640
Garfield		55%	1,017	1,089	1,307	1,510	1,684	40,700	46,475	52,305	58,080	62,755	67,375	72,050	76,670
Garfield		50%	925	990	1,188	1,373	1,531	37,000	42,250	47,550	52,800	57,050	61,250	65,500	69,700
Garfield		45%	832	891	1,069	1,235	1,378	33,300	38,025	42,795	47,520	51,345	55,125	58,950	62,730
Garfield		40%	740	792	951	1,098	1,225	29,600	33,800	38,040	42,240	45,640	49,000	52,400	55,760
Garfield		30%	555	594	713	823	918	22,200	25,350	28,530	31,680	34,230	36,750	39,300	41,820
Garfield		20%	370	396	475	549	612	14,800	16,900	19,020	21,120	22,820	24,500	26,200	27,880



**2025 Income Limit and Maximum Rent Tables
for All Colorado Counties**

HUD Effective Date: April 1, 2025

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County	HERA	AMI	2025 Maximum Rents					2025 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%	2,943	3,153	3,783	4,372	4,878	117,720	134,520	151,320	168,120	181,680	195,120	208,560	222,000
Gilpin		110%	2,697	2,890	3,467	4,008	4,471	107,910	123,310	138,710	154,110	166,540	178,860	191,180	203,500
Gilpin		100%	2,452	2,627	3,152	3,643	4,065	98,100	112,100	126,100	140,100	151,400	162,600	173,800	185,000
Gilpin		90%	2,207	2,364	2,837	3,279	3,658	88,290	100,890	113,490	126,090	136,260	146,340	156,420	166,500
Gilpin		80%	1,962	2,102	2,522	2,915	3,252	78,480	89,680	100,880	112,080	121,120	130,080	139,040	148,000
Gilpin		70%	1,716	1,839	2,206	2,550	2,845	68,670	78,470	88,270	98,070	105,980	113,820	121,660	129,500
Gilpin		60%	1,471	1,576	1,891	2,186	2,439	58,860	67,260	75,660	84,060	90,840	97,560	104,280	111,000
Gilpin		55%	1,348	1,445	1,733	2,004	2,235	53,955	61,655	69,355	77,055	83,270	89,430	95,590	101,750
Gilpin		50%	1,226	1,313	1,576	1,821	2,032	49,050	56,050	63,050	70,050	75,700	81,300	86,900	92,500
Gilpin		45%	1,103	1,182	1,418	1,639	1,829	44,145	50,445	56,745	63,045	68,130	73,170	78,210	83,250
Gilpin		40%	981	1,051	1,261	1,457	1,626	39,240	44,840	50,440	56,040	60,560	65,040	69,520	74,000
Gilpin		30%	735	788	945	1,093	1,219	29,430	33,630	37,830	42,030	45,420	48,780	52,140	55,500
Gilpin		20%	490	525	630	728	813	19,620	22,420	25,220	28,020	30,280	32,520	34,760	37,000
Grand		160%	3,136	3,360	4,032	4,660	5,200	125,440	143,360	161,280	179,200	193,600	208,000	222,240	236,640
Grand		150%	2,940	3,150	3,780	4,368	4,875	117,600	134,400	151,200	168,000	181,500	195,000	208,350	221,850
Grand		140%	2,744	2,940	3,528	4,077	4,550	109,760	125,440	141,120	156,800	169,400	182,000	194,460	207,060
Grand		130%	2,548	2,730	3,276	3,786	4,225	101,920	116,480	131,040	145,600	157,300	169,000	180,570	192,270
Grand		120%	2,352	2,520	3,024	3,495	3,900	94,080	107,520	120,960	134,400	145,200	156,000	166,680	177,480
Grand		110%	2,156	2,310	2,772	3,203	3,575	86,240	98,560	110,880	123,200	133,100	143,000	152,790	162,690
Grand		100%	1,960	2,100	2,520	2,912	3,250	78,400	89,600	100,800	112,000	121,000	130,000	138,900	147,900
Grand		90%	1,764	1,890	2,268	2,621	2,925	70,560	80,640	90,720	100,800	108,900	117,000	125,010	133,110
Grand		80%	1,568	1,680	2,016	2,330	2,600	62,720	71,680	80,640	89,600	96,800	104,000	111,120	118,320
Grand		70%	1,372	1,470	1,764	2,038	2,275	54,880	62,720	70,560	78,400	84,700	91,000	97,230	103,530
Grand		60%	1,176	1,260	1,512	1,747	1,950	47,040	53,760	60,480	67,200	72,600	78,000	83,340	88,740
Grand		55%	1,078	1,155	1,386	1,601	1,787	43,120	49,280	55,440	61,600	66,550	71,500	76,395	81,345
Grand		50%	980	1,050	1,260	1,456	1,625	39,200	44,800	50,400	56,000	60,500	65,000	69,450	73,950
Grand		45%	882	945	1,134	1,310	1,462	35,280	40,320	45,360	50,400	54,450	58,500	62,505	66,555
Grand		40%	784	840	1,008	1,165	1,300	31,360	35,840	40,320	44,800	48,400	52,000	55,560	59,160
Grand		30%	588	630	756	873	975	23,520	26,880	30,240	33,600	36,300	39,000	41,670	44,370
Grand		20%	392	420	504	582	650	15,680	17,920	20,160	22,400	24,200	26,000	27,780	29,580



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County	HERA	AMI	2025 Maximum Rents					2025 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
Gunnison		160%	3,148	3,374	4,048	4,680	5,220	125,920	144,000	161,920	180,000	194,400	208,800	223,200	237,600
Gunnison		150%	2,951	3,163	3,795	4,387	4,893	118,050	135,000	151,800	168,750	182,250	195,750	209,250	222,750
Gunnison		140%	2,754	2,952	3,542	4,095	4,567	110,180	126,000	141,680	157,500	170,100	182,700	195,300	207,900
Gunnison		130%	2,557	2,741	3,289	3,802	4,241	102,310	117,000	131,560	146,250	157,950	169,650	181,350	193,050
Gunnison		120%	2,361	2,530	3,036	3,510	3,915	94,440	108,000	121,440	135,000	145,800	156,600	167,400	178,200
Gunnison		110%	2,164	2,319	2,783	3,217	3,588	86,570	99,000	111,320	123,750	133,650	143,550	153,450	163,350
Gunnison		100%	1,967	2,108	2,530	2,925	3,262	78,700	90,000	101,200	112,500	121,500	130,500	139,500	148,500
Gunnison		90%	1,770	1,897	2,277	2,632	2,936	70,830	81,000	91,080	101,250	109,350	117,450	125,550	133,650
Gunnison		80%	1,574	1,687	2,024	2,340	2,610	62,960	72,000	80,960	90,000	97,200	104,400	111,600	118,800
Gunnison		70%	1,377	1,476	1,771	2,047	2,283	55,090	63,000	70,840	78,750	85,050	91,350	97,650	103,950
Gunnison		60%	1,180	1,265	1,518	1,755	1,957	47,220	54,000	60,720	67,500	72,900	78,300	83,700	89,100
Gunnison		55%	1,082	1,159	1,391	1,608	1,794	43,285	49,500	55,660	61,875	66,825	71,775	76,725	81,675
Gunnison		50%	983	1,054	1,265	1,462	1,631	39,350	45,000	50,600	56,250	60,750	65,250	69,750	74,250
Gunnison		45%	885	948	1,138	1,316	1,468	35,415	40,500	45,540	50,625	54,675	58,725	62,775	66,825
Gunnison		40%	787	843	1,012	1,170	1,305	31,480	36,000	40,480	45,000	48,600	52,200	55,800	59,400
Gunnison		30%	590	632	759	877	978	23,610	27,000	30,360	33,750	36,450	39,150	41,850	44,550
Gunnison		20%	393	421	506	585	652	15,740	18,000	20,240	22,500	24,300	26,100	27,900	29,700
Hinsdale		120%	2,142	2,295	2,754	3,183	3,552	85,680	97,920	110,160	122,400	132,240	142,080	151,800	161,640
Hinsdale		110%	1,963	2,103	2,524	2,917	3,256	78,540	89,760	100,980	112,200	121,220	130,240	139,150	148,170
Hinsdale		100%	1,785	1,912	2,295	2,652	2,960	71,400	81,600	91,800	102,000	110,200	118,400	126,500	134,700
Hinsdale		90%	1,606	1,721	2,065	2,387	2,664	64,260	73,440	82,620	91,800	99,180	106,560	113,850	121,230
Hinsdale		80%	1,428	1,530	1,836	2,122	2,368	57,120	65,280	73,440	81,600	88,160	94,720	101,200	107,760
Hinsdale		70%	1,249	1,338	1,606	1,856	2,072	49,980	57,120	64,260	71,400	77,140	82,880	88,550	94,290
Hinsdale		60%	1,071	1,147	1,377	1,591	1,776	42,840	48,960	55,080	61,200	66,120	71,040	75,900	80,820
Hinsdale		55%	981	1,051	1,262	1,458	1,628	39,270	44,880	50,490	56,100	60,610	65,120	69,575	74,085
Hinsdale		50%	892	956	1,147	1,326	1,480	35,700	40,800	45,900	51,000	55,100	59,200	63,250	67,350
Hinsdale		45%	803	860	1,032	1,193	1,332	32,130	36,720	41,310	45,900	49,590	53,280	56,925	60,615
Hinsdale		40%	714	765	918	1,061	1,184	28,560	32,640	36,720	40,800	44,080	47,360	50,600	53,880
Hinsdale		30%	535	573	688	795	888	21,420	24,480	27,540	30,600	33,060	35,520	37,950	40,410
Hinsdale		20%	357	382	459	530	592	14,280	16,320	18,360	20,400	22,040	23,680	25,300	26,940



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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
Huerfano		120%	2,142	2,295	2,754	3,183	3,552	85,680	97,920	110,160	122,400	132,240	142,080	151,800	161,640
Huerfano		110%	1,963	2,103	2,524	2,917	3,256	78,540	89,760	100,980	112,200	121,220	130,240	139,150	148,170
Huerfano		100%	1,785	1,912	2,295	2,652	2,960	71,400	81,600	91,800	102,000	110,200	118,400	126,500	134,700
Huerfano		90%	1,606	1,721	2,065	2,387	2,664	64,260	73,440	82,620	91,800	99,180	106,560	113,850	121,230
Huerfano		80%	1,428	1,530	1,836	2,122	2,368	57,120	65,280	73,440	81,600	88,160	94,720	101,200	107,760
Huerfano		70%	1,249	1,338	1,606	1,856	2,072	49,980	57,120	64,260	71,400	77,140	82,880	88,550	94,290
Huerfano		60%	1,071	1,147	1,377	1,591	1,776	42,840	48,960	55,080	61,200	66,120	71,040	75,900	80,820
Huerfano		55%	981	1,051	1,262	1,458	1,628	39,270	44,880	50,490	56,100	60,610	65,120	69,575	74,085
Huerfano		50%	892	956	1,147	1,326	1,480	35,700	40,800	45,900	51,000	55,100	59,200	63,250	67,350
Huerfano		45%	803	860	1,032	1,193	1,332	32,130	36,720	41,310	45,900	49,590	53,280	56,925	60,615
Huerfano		40%	714	765	918	1,061	1,184	28,560	32,640	36,720	40,800	44,080	47,360	50,600	53,880
Huerfano		30%	535	573	688	795	888	21,420	24,480	27,540	30,600	33,060	35,520	37,950	40,410
Huerfano		20%	357	382	459	530	592	14,280	16,320	18,360	20,400	22,040	23,680	25,300	26,940
Jackson	Y	60%	1,285	1,377	1,653	1,909	2,130	51,420	58,800	66,120	73,440	79,320	85,200	91,080	96,960
Jackson	Y	55%	1,178	1,262	1,515	1,750	1,952	47,135	53,900	60,610	67,320	72,710	78,100	83,490	88,880
Jackson	Y	50%	1,071	1,148	1,377	1,591	1,775	42,850	49,000	55,100	61,200	66,100	71,000	75,900	80,800
Jackson	Y	45%	964	1,033	1,239	1,432	1,597	38,565	44,100	49,590	55,080	59,490	63,900	68,310	72,720
Jackson	Y	40%	857	918	1,102	1,273	1,420	34,280	39,200	44,080	48,960	52,880	56,800	60,720	64,640
Jackson	Y	30%	642	688	826	954	1,065	25,710	29,400	33,060	36,720	39,660	42,600	45,540	48,480
Jackson		120%	2,142	2,295	2,754	3,183	3,552	85,680	97,920	110,160	122,400	132,240	142,080	151,800	161,640
Jackson		110%	1,963	2,103	2,524	2,917	3,256	78,540	89,760	100,980	112,200	121,220	130,240	139,150	148,170
Jackson		100%	1,785	1,912	2,295	2,652	2,960	71,400	81,600	91,800	102,000	110,200	118,400	126,500	134,700
Jackson		90%	1,606	1,721	2,065	2,387	2,664	64,260	73,440	82,620	91,800	99,180	106,560	113,850	121,230
Jackson		80%	1,428	1,530	1,836	2,122	2,368	57,120	65,280	73,440	81,600	88,160	94,720	101,200	107,760
Jackson		70%	1,249	1,338	1,606	1,856	2,072	49,980	57,120	64,260	71,400	77,140	82,880	88,550	94,290
Jackson		60%	1,071	1,147	1,377	1,591	1,776	42,840	48,960	55,080	61,200	66,120	71,040	75,900	80,820
Jackson		55%	981	1,051	1,262	1,458	1,628	39,270	44,880	50,490	56,100	60,610	65,120	69,575	74,085
Jackson		50%	892	956	1,147	1,326	1,480	35,700	40,800	45,900	51,000	55,100	59,200	63,250	67,350
Jackson		45%	803	860	1,032	1,193	1,332	32,130	36,720	41,310	45,900	49,590	53,280	56,925	60,615
Jackson		40%	714	765	918	1,061	1,184	28,560	32,640	36,720	40,800	44,080	47,360	50,600	53,880
Jackson		30%	535	573	688	795	888	21,420	24,480	27,540	30,600	33,060	35,520	37,950	40,410
Jackson		20%	357	382	459	530	592	14,280	16,320	18,360	20,400	22,040	23,680	25,300	26,940



**2025 Income Limit and Maximum Rent Tables
for All Colorado Counties**

HUD Effective Date: April 1, 2025

20% to 120% of Area Median Income (AMI) [20% to 160% AMI for rural resort counties]

- The IRS allows Housing Tax Credit projects that placed in service as of 12.31.2008 to use higher HERA Special limits.
- All Housing Tax Credit and CHFA Loan projects are "held harmless" from limit decreases. To be "held harmless," a project must be in service before 05.16.2025.
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County	HERA	AMI	2025 Maximum Rents					2025 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
Jefferson		120%	2,943	3,153	3,783	4,372	4,878	117,720	134,520	151,320	168,120	181,680	195,120	208,560	222,000
Jefferson		110%	2,697	2,890	3,467	4,008	4,471	107,910	123,310	138,710	154,110	166,540	178,860	191,180	203,500
Jefferson		100%	2,452	2,627	3,152	3,643	4,065	98,100	112,100	126,100	140,100	151,400	162,600	173,800	185,000
Jefferson		90%	2,207	2,364	2,837	3,279	3,658	88,290	100,890	113,490	126,090	136,260	146,340	156,420	166,500
Jefferson		80%	1,962	2,102	2,522	2,915	3,252	78,480	89,680	100,880	112,080	121,120	130,080	139,040	148,000
Jefferson		70%	1,716	1,839	2,206	2,550	2,845	68,670	78,470	88,270	98,070	105,980	113,820	121,660	129,500
Jefferson		60%	1,471	1,576	1,891	2,186	2,439	58,860	67,260	75,660	84,060	90,840	97,560	104,280	111,000
Jefferson		55%	1,348	1,445	1,733	2,004	2,235	53,955	61,655	69,355	77,055	83,270	89,430	95,590	101,750
Jefferson		50%	1,226	1,313	1,576	1,821	2,032	49,050	56,050	63,050	70,050	75,700	81,300	86,900	92,500
Jefferson		45%	1,103	1,182	1,418	1,639	1,829	44,145	50,445	56,745	63,045	68,130	73,170	78,210	83,250
Jefferson		40%	981	1,051	1,261	1,457	1,626	39,240	44,840	50,440	56,040	60,560	65,040	69,520	74,000
Jefferson		30%	735	788	945	1,093	1,219	29,430	33,630	37,830	42,030	45,420	48,780	52,140	55,500
Jefferson		20%	490	525	630	728	813	19,620	22,420	25,220	28,020	30,280	32,520	34,760	37,000
Kiowa		120%	2,142	2,295	2,754	3,183	3,552	85,680	97,920	110,160	122,400	132,240	142,080	151,800	161,640
Kiowa		110%	1,963	2,103	2,524	2,917	3,256	78,540	89,760	100,980	112,200	121,220	130,240	139,150	148,170
Kiowa		100%	1,785	1,912	2,295	2,652	2,960	71,400	81,600	91,800	102,000	110,200	118,400	126,500	134,700
Kiowa		90%	1,606	1,721	2,065	2,387	2,664	64,260	73,440	82,620	91,800	99,180	106,560	113,850	121,230
Kiowa		80%	1,428	1,530	1,836	2,122	2,368	57,120	65,280	73,440	81,600	88,160	94,720	101,200	107,760
Kiowa		70%	1,249	1,338	1,606	1,856	2,072	49,980	57,120	64,260	71,400	77,140	82,880	88,550	94,290
Kiowa		60%	1,071	1,147	1,377	1,591	1,776	42,840	48,960	55,080	61,200	66,120	71,040	75,900	80,820
Kiowa		55%	981	1,051	1,262	1,458	1,628	39,270	44,880	50,490	56,100	60,610	65,120	69,575	74,085
Kiowa		50%	892	956	1,147	1,326	1,480	35,700	40,800	45,900	51,000	55,100	59,200	63,250	67,350
Kiowa		45%	803	860	1,032	1,193	1,332	32,130	36,720	41,310	45,900	49,590	53,280	56,925	60,615
Kiowa		40%	714	765	918	1,061	1,184	28,560	32,640	36,720	40,800	44,080	47,360	50,600	53,880
Kiowa		30%	535	573	688	795	888	21,420	24,480	27,540	30,600	33,060	35,520	37,950	40,410
Kiowa		20%	357	382	459	530	592	14,280	16,320	18,360	20,400	22,040	23,680	25,300	26,940



**2025 Income Limit and Maximum Rent Tables
for All Colorado Counties**

HUD Effective Date: April 1, 2025

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County	HERA	AMI	2025 Maximum Rents					2025 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
Kit Carson		120%	2,142	2,295	2,754	3,183	3,552	85,680	97,920	110,160	122,400	132,240	142,080	151,800	161,640
Kit Carson		110%	1,963	2,103	2,524	2,917	3,256	78,540	89,760	100,980	112,200	121,220	130,240	139,150	148,170
Kit Carson		100%	1,785	1,912	2,295	2,652	2,960	71,400	81,600	91,800	102,000	110,200	118,400	126,500	134,700
Kit Carson		90%	1,606	1,721	2,065	2,387	2,664	64,260	73,440	82,620	91,800	99,180	106,560	113,850	121,230
Kit Carson		80%	1,428	1,530	1,836	2,122	2,368	57,120	65,280	73,440	81,600	88,160	94,720	101,200	107,760
Kit Carson		70%	1,249	1,338	1,606	1,856	2,072	49,980	57,120	64,260	71,400	77,140	82,880	88,550	94,290
Kit Carson		60%	1,071	1,147	1,377	1,591	1,776	42,840	48,960	55,080	61,200	66,120	71,040	75,900	80,820
Kit Carson		55%	981	1,051	1,262	1,458	1,628	39,270	44,880	50,490	56,100	60,610	65,120	69,575	74,085
Kit Carson		50%	892	956	1,147	1,326	1,480	35,700	40,800	45,900	51,000	55,100	59,200	63,250	67,350
Kit Carson		45%	803	860	1,032	1,193	1,332	32,130	36,720	41,310	45,900	49,590	53,280	56,925	60,615
Kit Carson		40%	714	765	918	1,061	1,184	28,560	32,640	36,720	40,800	44,080	47,360	50,600	53,880
Kit Carson		30%	535	573	688	795	888	21,420	24,480	27,540	30,600	33,060	35,520	37,950	40,410
Kit Carson		20%	357	382	459	530	592	14,280	16,320	18,360	20,400	22,040	23,680	25,300	26,940
La Plata		160%	3,292	3,526	4,232	4,888	5,452	131,680	150,400	169,280	188,000	203,040	218,080	233,120	248,160
La Plata		150%	3,086	3,305	3,967	4,582	5,111	123,450	141,000	158,700	176,250	190,350	204,450	218,550	232,650
La Plata		140%	2,880	3,085	3,703	4,277	4,770	115,220	131,600	148,120	164,500	177,660	190,820	203,980	217,140
La Plata		130%	2,674	2,864	3,438	3,971	4,429	106,990	122,200	137,540	152,750	164,970	177,190	189,410	201,630
La Plata		120%	2,469	2,644	3,174	3,666	4,089	98,760	112,800	126,960	141,000	152,280	163,560	174,840	186,120
La Plata		110%	2,263	2,424	2,909	3,360	3,748	90,530	103,400	116,380	129,250	139,590	149,930	160,270	170,610
La Plata		100%	2,057	2,203	2,645	3,055	3,407	82,300	94,000	105,800	117,500	126,900	136,300	145,700	155,100
La Plata		90%	1,851	1,983	2,380	2,749	3,066	74,070	84,600	95,220	105,750	114,210	122,670	131,130	139,590
La Plata		80%	1,646	1,763	2,116	2,444	2,726	65,840	75,200	84,640	94,000	101,520	109,040	116,560	124,080
La Plata		70%	1,440	1,542	1,851	2,138	2,385	57,610	65,800	74,060	82,250	88,830	95,410	101,990	108,570
La Plata		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
La Plata		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
La Plata		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
La Plata		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
La Plata		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
La Plata		30%	617	661	793	916	1,022	24,690	28,200	31,740	35,250	38,070	40,890	43,710	46,530
La Plata		20%	411	440	529	611	681	16,460	18,800	21,160	23,500	25,380	27,260	29,140	31,020



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County	HERA	AMI	2025 Maximum Rents					2025 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
Lake		120%	2,193	2,350	2,820	3,261	3,639	87,720	100,320	112,800	125,400	135,480	145,560	155,400	165,480
Lake		110%	2,010	2,154	2,585	2,989	3,335	80,410	91,960	103,400	114,950	124,190	133,430	142,450	151,690
Lake		100%	1,827	1,958	2,350	2,717	3,032	73,100	83,600	94,000	104,500	112,900	121,300	129,500	137,900
Lake		90%	1,644	1,762	2,115	2,445	2,729	65,790	75,240	84,600	94,050	101,610	109,170	116,550	124,110
Lake		80%	1,462	1,567	1,880	2,174	2,426	58,480	66,880	75,200	83,600	90,320	97,040	103,600	110,320
Lake		70%	1,279	1,371	1,645	1,902	2,122	51,170	58,520	65,800	73,150	79,030	84,910	90,650	96,530
Lake		60%	1,096	1,175	1,410	1,630	1,819	43,860	50,160	56,400	62,700	67,740	72,780	77,700	82,740
Lake		55%	1,005	1,077	1,292	1,494	1,667	40,205	45,980	51,700	57,475	62,095	66,715	71,225	75,845
Lake		50%	913	979	1,175	1,358	1,516	36,550	41,800	47,000	52,250	56,450	60,650	64,750	68,950
Lake		45%	822	881	1,057	1,222	1,364	32,895	37,620	42,300	47,025	50,805	54,585	58,275	62,055
Lake		40%	731	783	940	1,087	1,213	29,240	33,440	37,600	41,800	45,160	48,520	51,800	55,160
Lake		30%	548	587	705	815	909	21,930	25,080	28,200	31,350	33,870	36,390	38,850	41,370
Lake		20%	365	391	470	543	606	14,620	16,720	18,800	20,900	22,580	24,260	25,900	27,580
Larimer		120%	2,682	2,872	3,447	3,982	4,443	107,280	122,520	137,880	153,120	165,480	177,720	189,960	202,200
Larimer		110%	2,458	2,633	3,159	3,650	4,072	98,340	112,310	126,390	140,360	151,690	162,910	174,130	185,350
Larimer		100%	2,235	2,393	2,872	3,318	3,702	89,400	102,100	114,900	127,600	137,900	148,100	158,300	168,500
Larimer		90%	2,011	2,154	2,585	2,986	3,332	80,460	91,890	103,410	114,840	124,110	133,290	142,470	151,650
Larimer		80%	1,788	1,915	2,298	2,655	2,962	71,520	81,680	91,920	102,080	110,320	118,480	126,640	134,800
Larimer		70%	1,564	1,675	2,010	2,323	2,591	62,580	71,470	80,430	89,320	96,530	103,670	110,810	117,950
Larimer		60%	1,341	1,436	1,723	1,991	2,221	53,640	61,260	68,940	76,560	82,740	88,860	94,980	101,100
Larimer		55%	1,229	1,316	1,579	1,825	2,036	49,170	56,155	63,195	70,180	75,845	81,455	87,065	92,675
Larimer		50%	1,117	1,196	1,436	1,659	1,851	44,700	51,050	57,450	63,800	68,950	74,050	79,150	84,250
Larimer		45%	1,005	1,077	1,292	1,493	1,666	40,230	45,945	51,705	57,420	62,055	66,645	71,235	75,825
Larimer		40%	894	957	1,149	1,327	1,481	35,760	40,840	45,960	51,040	55,160	59,240	63,320	67,400
Larimer		30%	670	718	861	995	1,110	26,820	30,630	34,470	38,280	41,370	44,430	47,490	50,550
Larimer		20%	447	478	574	663	740	17,880	20,420	22,980	25,520	27,580	29,620	31,660	33,700



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County	HERA	AMI	2025 Maximum Rents					2025 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
Las Animas		120%	2,142	2,295	2,754	3,183	3,552	85,680	97,920	110,160	122,400	132,240	142,080	151,800	161,640
Las Animas		110%	1,963	2,103	2,524	2,917	3,256	78,540	89,760	100,980	112,200	121,220	130,240	139,150	148,170
Las Animas		100%	1,785	1,912	2,295	2,652	2,960	71,400	81,600	91,800	102,000	110,200	118,400	126,500	134,700
Las Animas		90%	1,606	1,721	2,065	2,387	2,664	64,260	73,440	82,620	91,800	99,180	106,560	113,850	121,230
Las Animas		80%	1,428	1,530	1,836	2,122	2,368	57,120	65,280	73,440	81,600	88,160	94,720	101,200	107,760
Las Animas		70%	1,249	1,338	1,606	1,856	2,072	49,980	57,120	64,260	71,400	77,140	82,880	88,550	94,290
Las Animas		60%	1,071	1,147	1,377	1,591	1,776	42,840	48,960	55,080	61,200	66,120	71,040	75,900	80,820
Las Animas		55%	981	1,051	1,262	1,458	1,628	39,270	44,880	50,490	56,100	60,610	65,120	69,575	74,085
Las Animas		50%	892	956	1,147	1,326	1,480	35,700	40,800	45,900	51,000	55,100	59,200	63,250	67,350
Las Animas		45%	803	860	1,032	1,193	1,332	32,130	36,720	41,310	45,900	49,590	53,280	56,925	60,615
Las Animas		40%	714	765	918	1,061	1,184	28,560	32,640	36,720	40,800	44,080	47,360	50,600	53,880
Las Animas		30%	535	573	688	795	888	21,420	24,480	27,540	30,600	33,060	35,520	37,950	40,410
Las Animas		20%	357	382	459	530	592	14,280	16,320	18,360	20,400	22,040	23,680	25,300	26,940
Lincoln	Y	60%	1,200	1,285	1,542	1,782	1,987	48,000	54,840	61,680	68,520	74,040	79,500	85,020	90,480
Lincoln	Y	55%	1,100	1,178	1,413	1,633	1,821	44,000	50,270	56,540	62,810	67,870	72,875	77,935	82,940
Lincoln	Y	50%	1,000	1,071	1,285	1,485	1,656	40,000	45,700	51,400	57,100	61,700	66,250	70,850	75,400
Lincoln	Y	45%	900	964	1,156	1,336	1,490	36,000	41,130	46,260	51,390	55,530	59,625	63,765	67,860
Lincoln	Y	40%	800	857	1,028	1,188	1,325	32,000	36,560	41,120	45,680	49,360	53,000	56,680	60,320
Lincoln	Y	30%	600	642	771	891	993	24,000	27,420	30,840	34,260	37,020	39,750	42,510	45,240
Lincoln		120%	2,142	2,295	2,754	3,183	3,552	85,680	97,920	110,160	122,400	132,240	142,080	151,800	161,640
Lincoln		110%	1,963	2,103	2,524	2,917	3,256	78,540	89,760	100,980	112,200	121,220	130,240	139,150	148,170
Lincoln		100%	1,785	1,912	2,295	2,652	2,960	71,400	81,600	91,800	102,000	110,200	118,400	126,500	134,700
Lincoln		90%	1,606	1,721	2,065	2,387	2,664	64,260	73,440	82,620	91,800	99,180	106,560	113,850	121,230
Lincoln		80%	1,428	1,530	1,836	2,122	2,368	57,120	65,280	73,440	81,600	88,160	94,720	101,200	107,760
Lincoln		70%	1,249	1,338	1,606	1,856	2,072	49,980	57,120	64,260	71,400	77,140	82,880	88,550	94,290
Lincoln		60%	1,071	1,147	1,377	1,591	1,776	42,840	48,960	55,080	61,200	66,120	71,040	75,900	80,820
Lincoln		55%	981	1,051	1,262	1,458	1,628	39,270	44,880	50,490	56,100	60,610	65,120	69,575	74,085
Lincoln		50%	892	956	1,147	1,326	1,480	35,700	40,800	45,900	51,000	55,100	59,200	63,250	67,350
Lincoln		45%	803	860	1,032	1,193	1,332	32,130	36,720	41,310	45,900	49,590	53,280	56,925	60,615
Lincoln		40%	714	765	918	1,061	1,184	28,560	32,640	36,720	40,800	44,080	47,360	50,600	53,880
Lincoln		30%	535	573	688	795	888	21,420	24,480	27,540	30,600	33,060	35,520	37,950	40,410
Lincoln		20%	357	382	459	530	592	14,280	16,320	18,360	20,400	22,040	23,680	25,300	26,940



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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
Logan		120%	2,142	2,295	2,754	3,183	3,552	85,680	97,920	110,160	122,400	132,240	142,080	151,800	161,640
Logan		110%	1,963	2,103	2,524	2,917	3,256	78,540	89,760	100,980	112,200	121,220	130,240	139,150	148,170
Logan		100%	1,785	1,912	2,295	2,652	2,960	71,400	81,600	91,800	102,000	110,200	118,400	126,500	134,700
Logan		90%	1,606	1,721	2,065	2,387	2,664	64,260	73,440	82,620	91,800	99,180	106,560	113,850	121,230
Logan		80%	1,428	1,530	1,836	2,122	2,368	57,120	65,280	73,440	81,600	88,160	94,720	101,200	107,760
Logan		70%	1,249	1,338	1,606	1,856	2,072	49,980	57,120	64,260	71,400	77,140	82,880	88,550	94,290
Logan		60%	1,071	1,147	1,377	1,591	1,776	42,840	48,960	55,080	61,200	66,120	71,040	75,900	80,820
Logan		55%	981	1,051	1,262	1,458	1,628	39,270	44,880	50,490	56,100	60,610	65,120	69,575	74,085
Logan		50%	892	956	1,147	1,326	1,480	35,700	40,800	45,900	51,000	55,100	59,200	63,250	67,350
Logan		45%	803	860	1,032	1,193	1,332	32,130	36,720	41,310	45,900	49,590	53,280	56,925	60,615
Logan		40%	714	765	918	1,061	1,184	28,560	32,640	36,720	40,800	44,080	47,360	50,600	53,880
Logan		30%	535	573	688	795	888	21,420	24,480	27,540	30,600	33,060	35,520	37,950	40,410
Logan		20%	357	382	459	530	592	14,280	16,320	18,360	20,400	22,040	23,680	25,300	26,940
Mesa		120%	2,142	2,295	2,754	3,183	3,552	85,680	97,920	110,160	122,400	132,240	142,080	151,800	161,640
Mesa		110%	1,963	2,103	2,524	2,917	3,256	78,540	89,760	100,980	112,200	121,220	130,240	139,150	148,170
Mesa		100%	1,785	1,912	2,295	2,652	2,960	71,400	81,600	91,800	102,000	110,200	118,400	126,500	134,700
Mesa		90%	1,606	1,721	2,065	2,387	2,664	64,260	73,440	82,620	91,800	99,180	106,560	113,850	121,230
Mesa		80%	1,428	1,530	1,836	2,122	2,368	57,120	65,280	73,440	81,600	88,160	94,720	101,200	107,760
Mesa		70%	1,249	1,338	1,606	1,856	2,072	49,980	57,120	64,260	71,400	77,140	82,880	88,550	94,290
Mesa		60%	1,071	1,147	1,377	1,591	1,776	42,840	48,960	55,080	61,200	66,120	71,040	75,900	80,820
Mesa		55%	981	1,051	1,262	1,458	1,628	39,270	44,880	50,490	56,100	60,610	65,120	69,575	74,085
Mesa		50%	892	956	1,147	1,326	1,480	35,700	40,800	45,900	51,000	55,100	59,200	63,250	67,350
Mesa		45%	803	860	1,032	1,193	1,332	32,130	36,720	41,310	45,900	49,590	53,280	56,925	60,615
Mesa		40%	714	765	918	1,061	1,184	28,560	32,640	36,720	40,800	44,080	47,360	50,600	53,880
Mesa		30%	535	573	688	795	888	21,420	24,480	27,540	30,600	33,060	35,520	37,950	40,410
Mesa		20%	357	382	459	530	592	14,280	16,320	18,360	20,400	22,040	23,680	25,300	26,940



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for All Colorado Counties**

HUD Effective Date: April 1, 2025

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County	HERA	AMI	2025 Maximum Rents					2025 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
Mineral		120%	2,142	2,295	2,754	3,183	3,552	85,680	97,920	110,160	122,400	132,240	142,080	151,800	161,640
Mineral		110%	1,963	2,103	2,524	2,917	3,256	78,540	89,760	100,980	112,200	121,220	130,240	139,150	148,170
Mineral		100%	1,785	1,912	2,295	2,652	2,960	71,400	81,600	91,800	102,000	110,200	118,400	126,500	134,700
Mineral		90%	1,606	1,721	2,065	2,387	2,664	64,260	73,440	82,620	91,800	99,180	106,560	113,850	121,230
Mineral		80%	1,428	1,530	1,836	2,122	2,368	57,120	65,280	73,440	81,600	88,160	94,720	101,200	107,760
Mineral		70%	1,249	1,338	1,606	1,856	2,072	49,980	57,120	64,260	71,400	77,140	82,880	88,550	94,290
Mineral		60%	1,071	1,147	1,377	1,591	1,776	42,840	48,960	55,080	61,200	66,120	71,040	75,900	80,820
Mineral		55%	981	1,051	1,262	1,458	1,628	39,270	44,880	50,490	56,100	60,610	65,120	69,575	74,085
Mineral		50%	892	956	1,147	1,326	1,480	35,700	40,800	45,900	51,000	55,100	59,200	63,250	67,350
Mineral		45%	803	860	1,032	1,193	1,332	32,130	36,720	41,310	45,900	49,590	53,280	56,925	60,615
Mineral		40%	714	765	918	1,061	1,184	28,560	32,640	36,720	40,800	44,080	47,360	50,600	53,880
Mineral		30%	535	573	688	795	888	21,420	24,480	27,540	30,600	33,060	35,520	37,950	40,410
Mineral		20%	357	382	459	530	592	14,280	16,320	18,360	20,400	22,040	23,680	25,300	26,940
Moffat		120%	2,142	2,295	2,754	3,183	3,552	85,680	97,920	110,160	122,400	132,240	142,080	151,800	161,640
Moffat		110%	1,963	2,103	2,524	2,917	3,256	78,540	89,760	100,980	112,200	121,220	130,240	139,150	148,170
Moffat		100%	1,785	1,912	2,295	2,652	2,960	71,400	81,600	91,800	102,000	110,200	118,400	126,500	134,700
Moffat		90%	1,606	1,721	2,065	2,387	2,664	64,260	73,440	82,620	91,800	99,180	106,560	113,850	121,230
Moffat		80%	1,428	1,530	1,836	2,122	2,368	57,120	65,280	73,440	81,600	88,160	94,720	101,200	107,760
Moffat		70%	1,249	1,338	1,606	1,856	2,072	49,980	57,120	64,260	71,400	77,140	82,880	88,550	94,290
Moffat		60%	1,071	1,147	1,377	1,591	1,776	42,840	48,960	55,080	61,200	66,120	71,040	75,900	80,820
Moffat		55%	981	1,051	1,262	1,458	1,628	39,270	44,880	50,490	56,100	60,610	65,120	69,575	74,085
Moffat		50%	892	956	1,147	1,326	1,480	35,700	40,800	45,900	51,000	55,100	59,200	63,250	67,350
Moffat		45%	803	860	1,032	1,193	1,332	32,130	36,720	41,310	45,900	49,590	53,280	56,925	60,615
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Moffat		30%	535	573	688	795	888	21,420	24,480	27,540	30,600	33,060	35,520	37,950	40,410
Moffat		20%	357	382	459	530	592	14,280	16,320	18,360	20,400	22,040	23,680	25,300	26,940



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County	HERA	AMI	2025 Maximum Rents					2025 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
Montezuma		120%	2,142	2,295	2,754	3,183	3,552	85,680	97,920	110,160	122,400	132,240	142,080	151,800	161,640
Montezuma		110%	1,963	2,103	2,524	2,917	3,256	78,540	89,760	100,980	112,200	121,220	130,240	139,150	148,170
Montezuma		100%	1,785	1,912	2,295	2,652	2,960	71,400	81,600	91,800	102,000	110,200	118,400	126,500	134,700
Montezuma		90%	1,606	1,721	2,065	2,387	2,664	64,260	73,440	82,620	91,800	99,180	106,560	113,850	121,230
Montezuma		80%	1,428	1,530	1,836	2,122	2,368	57,120	65,280	73,440	81,600	88,160	94,720	101,200	107,760
Montezuma		70%	1,249	1,338	1,606	1,856	2,072	49,980	57,120	64,260	71,400	77,140	82,880	88,550	94,290
Montezuma		60%	1,071	1,147	1,377	1,591	1,776	42,840	48,960	55,080	61,200	66,120	71,040	75,900	80,820
Montezuma		55%	981	1,051	1,262	1,458	1,628	39,270	44,880	50,490	56,100	60,610	65,120	69,575	74,085
Montezuma		50%	892	956	1,147	1,326	1,480	35,700	40,800	45,900	51,000	55,100	59,200	63,250	67,350
Montezuma		45%	803	860	1,032	1,193	1,332	32,130	36,720	41,310	45,900	49,590	53,280	56,925	60,615
Montezuma		40%	714	765	918	1,061	1,184	28,560	32,640	36,720	40,800	44,080	47,360	50,600	53,880
Montezuma		30%	535	573	688	795	888	21,420	24,480	27,540	30,600	33,060	35,520	37,950	40,410
Montezuma		20%	357	382	459	530	592	14,280	16,320	18,360	20,400	22,040	23,680	25,300	26,940
Montrose		120%	2,142	2,295	2,754	3,183	3,552	85,680	97,920	110,160	122,400	132,240	142,080	151,800	161,640
Montrose		110%	1,963	2,103	2,524	2,917	3,256	78,540	89,760	100,980	112,200	121,220	130,240	139,150	148,170
Montrose		100%	1,785	1,912	2,295	2,652	2,960	71,400	81,600	91,800	102,000	110,200	118,400	126,500	134,700
Montrose		90%	1,606	1,721	2,065	2,387	2,664	64,260	73,440	82,620	91,800	99,180	106,560	113,850	121,230
Montrose		80%	1,428	1,530	1,836	2,122	2,368	57,120	65,280	73,440	81,600	88,160	94,720	101,200	107,760
Montrose		70%	1,249	1,338	1,606	1,856	2,072	49,980	57,120	64,260	71,400	77,140	82,880	88,550	94,290
Montrose		60%	1,071	1,147	1,377	1,591	1,776	42,840	48,960	55,080	61,200	66,120	71,040	75,900	80,820
Montrose		55%	981	1,051	1,262	1,458	1,628	39,270	44,880	50,490	56,100	60,610	65,120	69,575	74,085
Montrose		50%	892	956	1,147	1,326	1,480	35,700	40,800	45,900	51,000	55,100	59,200	63,250	67,350
Montrose		45%	803	860	1,032	1,193	1,332	32,130	36,720	41,310	45,900	49,590	53,280	56,925	60,615
Montrose		40%	714	765	918	1,061	1,184	28,560	32,640	36,720	40,800	44,080	47,360	50,600	53,880
Montrose		30%	535	573	688	795	888	21,420	24,480	27,540	30,600	33,060	35,520	37,950	40,410
Montrose		20%	357	382	459	530	592	14,280	16,320	18,360	20,400	22,040	23,680	25,300	26,940



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County	HERA	AMI	2025 Maximum Rents					2025 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
Morgan	Y	60%	1,105	1,184	1,420	1,641	1,831	44,220	50,520	56,820	63,120	68,220	73,260	78,300	83,340
Morgan	Y	55%	1,013	1,085	1,302	1,504	1,678	40,535	46,310	52,085	57,860	62,535	67,155	71,775	76,395
Morgan	Y	50%	921	986	1,183	1,368	1,526	36,850	42,100	47,350	52,600	56,850	61,050	65,250	69,450
Morgan	Y	45%	829	888	1,065	1,231	1,373	33,165	37,890	42,615	47,340	51,165	54,945	58,725	62,505
Morgan	Y	40%	737	789	947	1,094	1,221	29,480	33,680	37,880	42,080	45,480	48,840	52,200	55,560
Morgan	Y	30%	552	592	710	820	915	22,110	25,260	28,410	31,560	34,110	36,630	39,150	41,670
Morgan		120%	2,142	2,295	2,754	3,183	3,552	85,680	97,920	110,160	122,400	132,240	142,080	151,800	161,640
Morgan		110%	1,963	2,103	2,524	2,917	3,256	78,540	89,760	100,980	112,200	121,220	130,240	139,150	148,170
Morgan		100%	1,785	1,912	2,295	2,652	2,960	71,400	81,600	91,800	102,000	110,200	118,400	126,500	134,700
Morgan		90%	1,606	1,721	2,065	2,387	2,664	64,260	73,440	82,620	91,800	99,180	106,560	113,850	121,230
Morgan		80%	1,428	1,530	1,836	2,122	2,368	57,120	65,280	73,440	81,600	88,160	94,720	101,200	107,760
Morgan		70%	1,249	1,338	1,606	1,856	2,072	49,980	57,120	64,260	71,400	77,140	82,880	88,550	94,290
Morgan		60%	1,071	1,147	1,377	1,591	1,776	42,840	48,960	55,080	61,200	66,120	71,040	75,900	80,820
Morgan		55%	981	1,051	1,262	1,458	1,628	39,270	44,880	50,490	56,100	60,610	65,120	69,575	74,085
Morgan		50%	892	956	1,147	1,326	1,480	35,700	40,800	45,900	51,000	55,100	59,200	63,250	67,350
Morgan		45%	803	860	1,032	1,193	1,332	32,130	36,720	41,310	45,900	49,590	53,280	56,925	60,615
Morgan		40%	714	765	918	1,061	1,184	28,560	32,640	36,720	40,800	44,080	47,360	50,600	53,880
Morgan		30%	535	573	688	795	888	21,420	24,480	27,540	30,600	33,060	35,520	37,950	40,410
Morgan		20%	357	382	459	530	592	14,280	16,320	18,360	20,400	22,040	23,680	25,300	26,940
Otero		120%	2,142	2,295	2,754	3,183	3,552	85,680	97,920	110,160	122,400	132,240	142,080	151,800	161,640
Otero		110%	1,963	2,103	2,524	2,917	3,256	78,540	89,760	100,980	112,200	121,220	130,240	139,150	148,170
Otero		100%	1,785	1,912	2,295	2,652	2,960	71,400	81,600	91,800	102,000	110,200	118,400	126,500	134,700
Otero		90%	1,606	1,721	2,065	2,387	2,664	64,260	73,440	82,620	91,800	99,180	106,560	113,850	121,230
Otero		80%	1,428	1,530	1,836	2,122	2,368	57,120	65,280	73,440	81,600	88,160	94,720	101,200	107,760
Otero		70%	1,249	1,338	1,606	1,856	2,072	49,980	57,120	64,260	71,400	77,140	82,880	88,550	94,290
Otero		60%	1,071	1,147	1,377	1,591	1,776	42,840	48,960	55,080	61,200	66,120	71,040	75,900	80,820
Otero		55%	981	1,051	1,262	1,458	1,628	39,270	44,880	50,490	56,100	60,610	65,120	69,575	74,085
Otero		50%	892	956	1,147	1,326	1,480	35,700	40,800	45,900	51,000	55,100	59,200	63,250	67,350
Otero		45%	803	860	1,032	1,193	1,332	32,130	36,720	41,310	45,900	49,590	53,280	56,925	60,615
Otero		40%	714	765	918	1,061	1,184	28,560	32,640	36,720	40,800	44,080	47,360	50,600	53,880
Otero		30%	535	573	688	795	888	21,420	24,480	27,540	30,600	33,060	35,520	37,950	40,410
Otero		20%	357	382	459	530	592	14,280	16,320	18,360	20,400	22,040	23,680	25,300	26,940



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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
Ouray		160%	2,928	3,136	3,764	4,348	4,852	117,120	133,760	150,560	167,200	180,640	194,080	207,360	220,800
Ouray		150%	2,745	2,940	3,528	4,076	4,548	109,800	125,400	141,150	156,750	169,350	181,950	194,400	207,000
Ouray		140%	2,562	2,744	3,293	3,804	4,245	102,480	117,040	131,740	146,300	158,060	169,820	181,440	193,200
Ouray		130%	2,379	2,548	3,058	3,532	3,942	95,160	108,680	122,330	135,850	146,770	157,690	168,480	179,400
Ouray		120%	2,196	2,352	2,823	3,261	3,639	87,840	100,320	112,920	125,400	135,480	145,560	155,520	165,600
Ouray		110%	2,013	2,156	2,587	2,989	3,335	80,520	91,960	103,510	114,950	124,190	133,430	142,560	151,800
Ouray		100%	1,830	1,960	2,352	2,717	3,032	73,200	83,600	94,100	104,500	112,900	121,300	129,600	138,000
Ouray		90%	1,647	1,764	2,117	2,445	2,729	65,880	75,240	84,690	94,050	101,610	109,170	116,640	124,200
Ouray		80%	1,464	1,568	1,882	2,174	2,426	58,560	66,880	75,280	83,600	90,320	97,040	103,680	110,400
Ouray		70%	1,281	1,372	1,646	1,902	2,122	51,240	58,520	65,870	73,150	79,030	84,910	90,720	96,600
Ouray		60%	1,098	1,176	1,411	1,630	1,819	43,920	50,160	56,460	62,700	67,740	72,780	77,760	82,800
Ouray		55%	1,006	1,078	1,293	1,494	1,667	40,260	45,980	51,755	57,475	62,095	66,715	71,280	75,900
Ouray		50%	915	980	1,176	1,358	1,516	36,600	41,800	47,050	52,250	56,450	60,650	64,800	69,000
Ouray		45%	823	882	1,058	1,222	1,364	32,940	37,620	42,345	47,025	50,805	54,585	58,320	62,100
Ouray		40%	732	784	941	1,087	1,213	29,280	33,440	37,640	41,800	45,160	48,520	51,840	55,200
Ouray		30%	549	588	705	815	909	21,960	25,080	28,230	31,350	33,870	36,390	38,880	41,400
Ouray		20%	366	392	470	543	606	14,640	16,720	18,820	20,900	22,580	24,260	25,920	27,600
Park		120%	2,943	3,153	3,783	4,372	4,878	117,720	134,520	151,320	168,120	181,680	195,120	208,560	222,000
Park		110%	2,697	2,890	3,467	4,008	4,471	107,910	123,310	138,710	154,110	166,540	178,860	191,180	203,500
Park		100%	2,452	2,627	3,152	3,643	4,065	98,100	112,100	126,100	140,100	151,400	162,600	173,800	185,000
Park		90%	2,207	2,364	2,837	3,279	3,658	88,290	100,890	113,490	126,090	136,260	146,340	156,420	166,500
Park		80%	1,962	2,102	2,522	2,915	3,252	78,480	89,680	100,880	112,080	121,120	130,080	139,040	148,000
Park		70%	1,716	1,839	2,206	2,550	2,845	68,670	78,470	88,270	98,070	105,980	113,820	121,660	129,500
Park		60%	1,471	1,576	1,891	2,186	2,439	58,860	67,260	75,660	84,060	90,840	97,560	104,280	111,000
Park		55%	1,348	1,445	1,733	2,004	2,235	53,955	61,655	69,355	77,055	83,270	89,430	95,590	101,750
Park		50%	1,226	1,313	1,576	1,821	2,032	49,050	56,050	63,050	70,050	75,700	81,300	86,900	92,500
Park		45%	1,103	1,182	1,418	1,639	1,829	44,145	50,445	56,745	63,045	68,130	73,170	78,210	83,250
Park		40%	981	1,051	1,261	1,457	1,626	39,240	44,840	50,440	56,040	60,560	65,040	69,520	74,000
Park		30%	735	788	945	1,093	1,219	29,430	33,630	37,830	42,030	45,420	48,780	52,140	55,500
Park		20%	490	525	630	728	813	19,620	22,420	25,220	28,020	30,280	32,520	34,760	37,000



**2025 Income Limit and Maximum Rent Tables
for All Colorado Counties**

HUD Effective Date: April 1, 2025

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County	HERA	AMI	2025 Maximum Rents					2025 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
Phillips	Y	60%	1,135	1,216	1,459	1,686	1,881	45,420	51,900	58,380	64,860	70,080	75,240	80,460	85,620
Phillips	Y	55%	1,040	1,115	1,337	1,546	1,724	41,635	47,575	53,515	59,455	64,240	68,970	73,755	78,485
Phillips	Y	50%	946	1,013	1,216	1,405	1,567	37,850	43,250	48,650	54,050	58,400	62,700	67,050	71,350
Phillips	Y	45%	851	912	1,094	1,265	1,410	34,065	38,925	43,785	48,645	52,560	56,430	60,345	64,215
Phillips	Y	40%	757	811	973	1,124	1,254	30,280	34,600	38,920	43,240	46,720	50,160	53,640	57,080
Phillips	Y	30%	567	608	729	843	940	22,710	25,950	29,190	32,430	35,040	37,620	40,230	42,810
Phillips		120%	2,142	2,295	2,754	3,183	3,552	85,680	97,920	110,160	122,400	132,240	142,080	151,800	161,640
Phillips		110%	1,963	2,103	2,524	2,917	3,256	78,540	89,760	100,980	112,200	121,220	130,240	139,150	148,170
Phillips		100%	1,785	1,912	2,295	2,652	2,960	71,400	81,600	91,800	102,000	110,200	118,400	126,500	134,700
Phillips		90%	1,606	1,721	2,065	2,387	2,664	64,260	73,440	82,620	91,800	99,180	106,560	113,850	121,230
Phillips		80%	1,428	1,530	1,836	2,122	2,368	57,120	65,280	73,440	81,600	88,160	94,720	101,200	107,760
Phillips		70%	1,249	1,338	1,606	1,856	2,072	49,980	57,120	64,260	71,400	77,140	82,880	88,550	94,290
Phillips		60%	1,071	1,147	1,377	1,591	1,776	42,840	48,960	55,080	61,200	66,120	71,040	75,900	80,820
Phillips		55%	981	1,051	1,262	1,458	1,628	39,270	44,880	50,490	56,100	60,610	65,120	69,575	74,085
Phillips		50%	892	956	1,147	1,326	1,480	35,700	40,800	45,900	51,000	55,100	59,200	63,250	67,350
Phillips		45%	803	860	1,032	1,193	1,332	32,130	36,720	41,310	45,900	49,590	53,280	56,925	60,615
Phillips		40%	714	765	918	1,061	1,184	28,560	32,640	36,720	40,800	44,080	47,360	50,600	53,880
Phillips		30%	535	573	688	795	888	21,420	24,480	27,540	30,600	33,060	35,520	37,950	40,410
Phillips		20%	357	382	459	530	592	14,280	16,320	18,360	20,400	22,040	23,680	25,300	26,940



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County	HERA	AMI	2025 Maximum Rents					2025 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%	1,548	1,658	1,989	2,298	2,563	61,920	70,740	79,560	88,380	95,460	102,540	109,620	116,700
Pitkin	Y	55%	1,419	1,520	1,823	2,106	2,349	56,760	64,845	72,930	81,015	87,505	93,995	100,485	106,975
Pitkin	Y	50%	1,290	1,381	1,657	1,915	2,136	51,600	58,950	66,300	73,650	79,550	85,450	91,350	97,250
Pitkin	Y	45%	1,161	1,243	1,491	1,723	1,922	46,440	53,055	59,670	66,285	71,595	76,905	82,215	87,525
Pitkin	Y	40%	1,032	1,105	1,326	1,532	1,709	41,280	47,160	53,040	58,920	63,640	68,360	73,080	77,800
Pitkin	Y	30%	774	829	994	1,149	1,281	30,960	35,370	39,780	44,190	47,730	51,270	54,810	58,350
Pitkin		160%	3,844	4,118	4,940	5,712	6,368	153,760	175,680	197,600	219,680	237,280	254,720	272,320	289,920
Pitkin		150%	3,603	3,860	4,631	5,355	5,970	144,150	164,700	185,250	205,950	222,450	238,800	255,300	271,800
Pitkin		140%	3,363	3,603	4,322	4,998	5,572	134,540	153,720	172,900	192,220	207,620	222,880	238,280	253,680
Pitkin		130%	3,123	3,345	4,013	4,641	5,174	124,930	142,740	160,550	178,490	192,790	206,960	221,260	235,560
Pitkin		120%	2,883	3,088	3,705	4,284	4,776	115,320	131,760	148,200	164,760	177,960	191,040	204,240	217,440
Pitkin		110%	2,642	2,831	3,396	3,927	4,378	105,710	120,780	135,850	151,030	163,130	175,120	187,220	199,320
Pitkin		100%	2,402	2,573	3,087	3,570	3,980	96,100	109,800	123,500	137,300	148,300	159,200	170,200	181,200
Pitkin		90%	2,162	2,316	2,778	3,213	3,582	86,490	98,820	111,150	123,570	133,470	143,280	153,180	163,080
Pitkin		80%	1,922	2,059	2,470	2,856	3,184	76,880	87,840	98,800	109,840	118,640	127,360	136,160	144,960
Pitkin		70%	1,681	1,801	2,161	2,499	2,786	67,270	76,860	86,450	96,110	103,810	111,440	119,140	126,840
Pitkin		60%	1,441	1,544	1,852	2,142	2,388	57,660	65,880	74,100	82,380	88,980	95,520	102,120	108,720
Pitkin		55%	1,321	1,415	1,698	1,963	2,189	52,855	60,390	67,925	75,515	81,565	87,560	93,610	99,660
Pitkin		50%	1,201	1,286	1,543	1,785	1,990	48,050	54,900	61,750	68,650	74,150	79,600	85,100	90,600
Pitkin		45%	1,081	1,158	1,389	1,606	1,791	43,245	49,410	55,575	61,785	66,735	71,640	76,590	81,540
Pitkin		40%	961	1,029	1,235	1,428	1,592	38,440	43,920	49,400	54,920	59,320	63,680	68,080	72,480
Pitkin		30%	720	772	926	1,071	1,194	28,830	32,940	37,050	41,190	44,490	47,760	51,060	54,360
Pitkin		20%	480	514	617	714	796	19,220	21,960	24,700	27,460	29,660	31,840	34,040	36,240



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County	HERA	AMI	2025 Maximum Rents					2025 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Prowers		120%	2,142	2,295	2,754	3,183	3,552	85,680	97,920	110,160	122,400	132,240	142,080	151,800	161,640
Prowers		110%	1,963	2,103	2,524	2,917	3,256	78,540	89,760	100,980	112,200	121,220	130,240	139,150	148,170
Prowers		100%	1,785	1,912	2,295	2,652	2,960	71,400	81,600	91,800	102,000	110,200	118,400	126,500	134,700
Prowers		90%	1,606	1,721	2,065	2,387	2,664	64,260	73,440	82,620	91,800	99,180	106,560	113,850	121,230
Prowers		80%	1,428	1,530	1,836	2,122	2,368	57,120	65,280	73,440	81,600	88,160	94,720	101,200	107,760
Prowers		70%	1,249	1,338	1,606	1,856	2,072	49,980	57,120	64,260	71,400	77,140	82,880	88,550	94,290
Prowers		60%	1,071	1,147	1,377	1,591	1,776	42,840	48,960	55,080	61,200	66,120	71,040	75,900	80,820
Prowers		55%	981	1,051	1,262	1,458	1,628	39,270	44,880	50,490	56,100	60,610	65,120	69,575	74,085
Prowers		50%	892	956	1,147	1,326	1,480	35,700	40,800	45,900	51,000	55,100	59,200	63,250	67,350
Prowers		45%	803	860	1,032	1,193	1,332	32,130	36,720	41,310	45,900	49,590	53,280	56,925	60,615
Prowers		40%	714	765	918	1,061	1,184	28,560	32,640	36,720	40,800	44,080	47,360	50,600	53,880
Prowers		30%	535	573	688	795	888	21,420	24,480	27,540	30,600	33,060	35,520	37,950	40,410
Prowers		20%	357	382	459	530	592	14,280	16,320	18,360	20,400	22,040	23,680	25,300	26,940
Pueblo		120%	2,142	2,295	2,754	3,183	3,552	85,680	97,920	110,160	122,400	132,240	142,080	151,800	161,640
Pueblo		110%	1,963	2,103	2,524	2,917	3,256	78,540	89,760	100,980	112,200	121,220	130,240	139,150	148,170
Pueblo		100%	1,785	1,912	2,295	2,652	2,960	71,400	81,600	91,800	102,000	110,200	118,400	126,500	134,700
Pueblo		90%	1,606	1,721	2,065	2,387	2,664	64,260	73,440	82,620	91,800	99,180	106,560	113,850	121,230
Pueblo		80%	1,428	1,530	1,836	2,122	2,368	57,120	65,280	73,440	81,600	88,160	94,720	101,200	107,760
Pueblo		70%	1,249	1,338	1,606	1,856	2,072	49,980	57,120	64,260	71,400	77,140	82,880	88,550	94,290
Pueblo		60%	1,071	1,147	1,377	1,591	1,776	42,840	48,960	55,080	61,200	66,120	71,040	75,900	80,820
Pueblo		55%	981	1,051	1,262	1,458	1,628	39,270	44,880	50,490	56,100	60,610	65,120	69,575	74,085
Pueblo		50%	892	956	1,147	1,326	1,480	35,700	40,800	45,900	51,000	55,100	59,200	63,250	67,350
Pueblo		45%	803	860	1,032	1,193	1,332	32,130	36,720	41,310	45,900	49,590	53,280	56,925	60,615
Pueblo		40%	714	765	918	1,061	1,184	28,560	32,640	36,720	40,800	44,080	47,360	50,600	53,880
Pueblo		30%	535	573	688	795	888	21,420	24,480	27,540	30,600	33,060	35,520	37,950	40,410
Pueblo		20%	357	382	459	530	592	14,280	16,320	18,360	20,400	22,040	23,680	25,300	26,940



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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
Rio Blanco		120%	2,142	2,295	2,754	3,183	3,552	85,680	97,920	110,160	122,400	132,240	142,080	151,800	161,640
Rio Blanco		110%	1,963	2,103	2,524	2,917	3,256	78,540	89,760	100,980	112,200	121,220	130,240	139,150	148,170
Rio Blanco		100%	1,785	1,912	2,295	2,652	2,960	71,400	81,600	91,800	102,000	110,200	118,400	126,500	134,700
Rio Blanco		90%	1,606	1,721	2,065	2,387	2,664	64,260	73,440	82,620	91,800	99,180	106,560	113,850	121,230
Rio Blanco		80%	1,428	1,530	1,836	2,122	2,368	57,120	65,280	73,440	81,600	88,160	94,720	101,200	107,760
Rio Blanco		70%	1,249	1,338	1,606	1,856	2,072	49,980	57,120	64,260	71,400	77,140	82,880	88,550	94,290
Rio Blanco		60%	1,071	1,147	1,377	1,591	1,776	42,840	48,960	55,080	61,200	66,120	71,040	75,900	80,820
Rio Blanco		55%	981	1,051	1,262	1,458	1,628	39,270	44,880	50,490	56,100	60,610	65,120	69,575	74,085
Rio Blanco		50%	892	956	1,147	1,326	1,480	35,700	40,800	45,900	51,000	55,100	59,200	63,250	67,350
Rio Blanco		45%	803	860	1,032	1,193	1,332	32,130	36,720	41,310	45,900	49,590	53,280	56,925	60,615
Rio Blanco		40%	714	765	918	1,061	1,184	28,560	32,640	36,720	40,800	44,080	47,360	50,600	53,880
Rio Blanco		30%	535	573	688	795	888	21,420	24,480	27,540	30,600	33,060	35,520	37,950	40,410
Rio Blanco		20%	357	382	459	530	592	14,280	16,320	18,360	20,400	22,040	23,680	25,300	26,940
Rio Grande	Y	60%	1,167	1,250	1,500	1,733	1,933	46,680	53,340	60,000	66,660	72,000	77,340	82,680	88,020
Rio Grande	Y	55%	1,069	1,146	1,375	1,588	1,772	42,790	48,895	55,000	61,105	66,000	70,895	75,790	80,685
Rio Grande	Y	50%	972	1,041	1,250	1,444	1,611	38,900	44,450	50,000	55,550	60,000	64,450	68,900	73,350
Rio Grande	Y	45%	875	937	1,125	1,299	1,450	35,010	40,005	45,000	49,995	54,000	58,005	62,010	66,015
Rio Grande	Y	40%	778	833	1,000	1,155	1,289	31,120	35,560	40,000	44,440	48,000	51,560	55,120	58,680
Rio Grande	Y	30%	583	625	750	866	966	23,340	26,670	30,000	33,330	36,000	38,670	41,340	44,010
Rio Grande		120%	2,142	2,295	2,754	3,183	3,552	85,680	97,920	110,160	122,400	132,240	142,080	151,800	161,640
Rio Grande		110%	1,963	2,103	2,524	2,917	3,256	78,540	89,760	100,980	112,200	121,220	130,240	139,150	148,170
Rio Grande		100%	1,785	1,912	2,295	2,652	2,960	71,400	81,600	91,800	102,000	110,200	118,400	126,500	134,700
Rio Grande		90%	1,606	1,721	2,065	2,387	2,664	64,260	73,440	82,620	91,800	99,180	106,560	113,850	121,230
Rio Grande		80%	1,428	1,530	1,836	2,122	2,368	57,120	65,280	73,440	81,600	88,160	94,720	101,200	107,760
Rio Grande		70%	1,249	1,338	1,606	1,856	2,072	49,980	57,120	64,260	71,400	77,140	82,880	88,550	94,290
Rio Grande		60%	1,071	1,147	1,377	1,591	1,776	42,840	48,960	55,080	61,200	66,120	71,040	75,900	80,820
Rio Grande		55%	981	1,051	1,262	1,458	1,628	39,270	44,880	50,490	56,100	60,610	65,120	69,575	74,085
Rio Grande		50%	892	956	1,147	1,326	1,480	35,700	40,800	45,900	51,000	55,100	59,200	63,250	67,350
Rio Grande		45%	803	860	1,032	1,193	1,332	32,130	36,720	41,310	45,900	49,590	53,280	56,925	60,615
Rio Grande		40%	714	765	918	1,061	1,184	28,560	32,640	36,720	40,800	44,080	47,360	50,600	53,880
Rio Grande		30%	535	573	688	795	888	21,420	24,480	27,540	30,600	33,060	35,520	37,950	40,410
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County	HERA	AMI	2025 Maximum Rents					2025 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		160%	3,640	3,900	4,680	5,408	6,032	145,600	166,400	187,200	208,000	224,640	241,280	257,920	274,560
Routt		150%	3,412	3,656	4,387	5,070	5,655	136,500	156,000	175,500	195,000	210,600	226,200	241,800	257,400
Routt		140%	3,185	3,412	4,095	4,732	5,278	127,400	145,600	163,800	182,000	196,560	211,120	225,680	240,240
Routt		130%	2,957	3,168	3,802	4,394	4,901	118,300	135,200	152,100	169,000	182,520	196,040	209,560	223,080
Routt		120%	2,730	2,925	3,510	4,056	4,524	109,200	124,800	140,400	156,000	168,480	180,960	193,440	205,920
Routt		110%	2,502	2,681	3,217	3,718	4,147	100,100	114,400	128,700	143,000	154,440	165,880	177,320	188,760
Routt		100%	2,275	2,437	2,925	3,380	3,770	91,000	104,000	117,000	130,000	140,400	150,800	161,200	171,600
Routt		90%	2,047	2,193	2,632	3,042	3,393	81,900	93,600	105,300	117,000	126,360	135,720	145,080	154,440
Routt		80%	1,820	1,950	2,340	2,704	3,016	72,800	83,200	93,600	104,000	112,320	120,640	128,960	137,280
Routt		70%	1,592	1,706	2,047	2,366	2,639	63,700	72,800	81,900	91,000	98,280	105,560	112,840	120,120
Routt		60%	1,365	1,462	1,755	2,028	2,262	54,600	62,400	70,200	78,000	84,240	90,480	96,720	102,960
Routt		55%	1,251	1,340	1,608	1,859	2,073	50,050	57,200	64,350	71,500	77,220	82,940	88,660	94,380
Routt		50%	1,137	1,218	1,462	1,690	1,885	45,500	52,000	58,500	65,000	70,200	75,400	80,600	85,800
Routt		45%	1,023	1,096	1,316	1,521	1,696	40,950	46,800	52,650	58,500	63,180	67,860	72,540	77,220
Routt		40%	910	975	1,170	1,352	1,508	36,400	41,600	46,800	52,000	56,160	60,320	64,480	68,640
Routt		30%	682	731	877	1,014	1,131	27,300	31,200	35,100	39,000	42,120	45,240	48,360	51,480
Routt		20%	455	487	585	676	754	18,200	20,800	23,400	26,000	28,080	30,160	32,240	34,320
Saguache		120%	2,142	2,295	2,754	3,183	3,552	85,680	97,920	110,160	122,400	132,240	142,080	151,800	161,640
Saguache		110%	1,963	2,103	2,524	2,917	3,256	78,540	89,760	100,980	112,200	121,220	130,240	139,150	148,170
Saguache		100%	1,785	1,912	2,295	2,652	2,960	71,400	81,600	91,800	102,000	110,200	118,400	126,500	134,700
Saguache		90%	1,606	1,721	2,065	2,387	2,664	64,260	73,440	82,620	91,800	99,180	106,560	113,850	121,230
Saguache		80%	1,428	1,530	1,836	2,122	2,368	57,120	65,280	73,440	81,600	88,160	94,720	101,200	107,760
Saguache		70%	1,249	1,338	1,606	1,856	2,072	49,980	57,120	64,260	71,400	77,140	82,880	88,550	94,290
Saguache		60%	1,071	1,147	1,377	1,591	1,776	42,840	48,960	55,080	61,200	66,120	71,040	75,900	80,820
Saguache		55%	981	1,051	1,262	1,458	1,628	39,270	44,880	50,490	56,100	60,610	65,120	69,575	74,085
Saguache		50%	892	956	1,147	1,326	1,480	35,700	40,800	45,900	51,000	55,100	59,200	63,250	67,350
Saguache		45%	803	860	1,032	1,193	1,332	32,130	36,720	41,310	45,900	49,590	53,280	56,925	60,615
Saguache		40%	714	765	918	1,061	1,184	28,560	32,640	36,720	40,800	44,080	47,360	50,600	53,880
Saguache		30%	535	573	688	795	888	21,420	24,480	27,540	30,600	33,060	35,520	37,950	40,410
Saguache		20%	357	382	459	530	592	14,280	16,320	18,360	20,400	22,040	23,680	25,300	26,940



**2025 Income Limit and Maximum Rent Tables
for All Colorado Counties**

HUD Effective Date: April 1, 2025

20% to 120% of Area Median Income (AMI) [20% to 160% AMI for rural resort counties]

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County	HERA	AMI	2025 Maximum Rents					2025 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
San Juan		160%	2,856	3,060	3,672	4,244	4,736	114,240	130,560	146,880	163,200	176,320	189,440	202,400	215,520
San Juan		150%	2,677	2,868	3,442	3,978	4,440	107,100	122,400	137,700	153,000	165,300	177,600	189,750	202,050
San Juan		140%	2,499	2,677	3,213	3,713	4,144	99,960	114,240	128,520	142,800	154,280	165,760	177,100	188,580
San Juan		130%	2,320	2,486	2,983	3,448	3,848	92,820	106,080	119,340	132,600	143,260	153,920	164,450	175,110
San Juan		120%	2,142	2,295	2,754	3,183	3,552	85,680	97,920	110,160	122,400	132,240	142,080	151,800	161,640
San Juan		110%	1,963	2,103	2,524	2,917	3,256	78,540	89,760	100,980	112,200	121,220	130,240	139,150	148,170
San Juan		100%	1,785	1,912	2,295	2,652	2,960	71,400	81,600	91,800	102,000	110,200	118,400	126,500	134,700
San Juan		90%	1,606	1,721	2,065	2,387	2,664	64,260	73,440	82,620	91,800	99,180	106,560	113,850	121,230
San Juan		80%	1,428	1,530	1,836	2,122	2,368	57,120	65,280	73,440	81,600	88,160	94,720	101,200	107,760
San Juan		70%	1,249	1,338	1,606	1,856	2,072	49,980	57,120	64,260	71,400	77,140	82,880	88,550	94,290
San Juan		60%	1,071	1,147	1,377	1,591	1,776	42,840	48,960	55,080	61,200	66,120	71,040	75,900	80,820
San Juan		55%	981	1,051	1,262	1,458	1,628	39,270	44,880	50,490	56,100	60,610	65,120	69,575	74,085
San Juan		50%	892	956	1,147	1,326	1,480	35,700	40,800	45,900	51,000	55,100	59,200	63,250	67,350
San Juan		45%	803	860	1,032	1,193	1,332	32,130	36,720	41,310	45,900	49,590	53,280	56,925	60,615
San Juan		40%	714	765	918	1,061	1,184	28,560	32,640	36,720	40,800	44,080	47,360	50,600	53,880
San Juan		30%	535	573	688	795	888	21,420	24,480	27,540	30,600	33,060	35,520	37,950	40,410
San Juan		20%	357	382	459	530	592	14,280	16,320	18,360	20,400	22,040	23,680	25,300	26,940
San Miguel		160%	3,348	3,586	4,304	4,972	5,548	133,920	152,960	172,160	191,200	206,560	221,920	237,120	252,480
San Miguel		150%	3,138	3,361	4,035	4,661	5,201	125,550	143,400	161,400	179,250	193,650	208,050	222,300	236,700
San Miguel		140%	2,929	3,137	3,766	4,350	4,854	117,180	133,840	150,640	167,300	180,740	194,180	207,480	220,920
San Miguel		130%	2,720	2,913	3,497	4,039	4,507	108,810	124,280	139,880	155,350	167,830	180,310	192,660	205,140
San Miguel		120%	2,511	2,689	3,228	3,729	4,161	100,440	114,720	129,120	143,400	154,920	166,440	177,840	189,360
San Miguel		110%	2,301	2,465	2,959	3,418	3,814	92,070	105,160	118,360	131,450	142,010	152,570	163,020	173,580
San Miguel		100%	2,092	2,241	2,690	3,107	3,467	83,700	95,600	107,600	119,500	129,100	138,700	148,200	157,800
San Miguel		90%	1,883	2,017	2,421	2,796	3,120	75,330	86,040	96,840	107,550	116,190	124,830	133,380	142,020
San Miguel		80%	1,674	1,793	2,152	2,486	2,774	66,960	76,480	86,080	95,600	103,280	110,960	118,560	126,240
San Miguel		70%	1,464	1,568	1,883	2,175	2,427	58,590	66,920	75,320	83,650	90,370	97,090	103,740	110,460
San Miguel		60%	1,255	1,344	1,614	1,864	2,080	50,220	57,360	64,560	71,700	77,460	83,220	88,920	94,680
San Miguel		55%	1,150	1,232	1,479	1,709	1,907	46,035	52,580	59,180	65,725	71,005	76,285	81,510	86,790
San Miguel		50%	1,046	1,120	1,345	1,553	1,733	41,850	47,800	53,800	59,750	64,550	69,350	74,100	78,900
San Miguel		45%	941	1,008	1,210	1,398	1,560	37,665	43,020	48,420	53,775	58,095	62,415	66,690	71,010
San Miguel		40%	837	896	1,076	1,243	1,387	33,480	38,240	43,040	47,800	51,640	55,480	59,280	63,120
San Miguel		30%	627	672	807	932	1,040	25,110	28,680	32,280	35,850	38,730	41,610	44,460	47,340
San Miguel		20%	418	448	538	621	693	16,740	19,120	21,520	23,900	25,820	27,740	29,640	31,560



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County	HERA	AMI	2025 Maximum Rents					2025 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
Sedgwick	Y	60%	1,146	1,227	1,473	1,702	1,899	45,840	52,380	58,920	65,460	70,740	75,960	81,180	86,460
Sedgwick	Y	55%	1,050	1,125	1,350	1,560	1,740	42,020	48,015	54,010	60,005	64,845	69,630	74,415	79,255
Sedgwick	Y	50%	955	1,023	1,227	1,418	1,582	38,200	43,650	49,100	54,550	58,950	63,300	67,650	72,050
Sedgwick	Y	45%	859	920	1,104	1,276	1,424	34,380	39,285	44,190	49,095	53,055	56,970	60,885	64,845
Sedgwick	Y	40%	764	818	982	1,135	1,266	30,560	34,920	39,280	43,640	47,160	50,640	54,120	57,640
Sedgwick	Y	30%	573	613	736	851	949	22,920	26,190	29,460	32,730	35,370	37,980	40,590	43,230
Sedgwick		120%	2,142	2,295	2,754	3,183	3,552	85,680	97,920	110,160	122,400	132,240	142,080	151,800	161,640
Sedgwick		110%	1,963	2,103	2,524	2,917	3,256	78,540	89,760	100,980	112,200	121,220	130,240	139,150	148,170
Sedgwick		100%	1,785	1,912	2,295	2,652	2,960	71,400	81,600	91,800	102,000	110,200	118,400	126,500	134,700
Sedgwick		90%	1,606	1,721	2,065	2,387	2,664	64,260	73,440	82,620	91,800	99,180	106,560	113,850	121,230
Sedgwick		80%	1,428	1,530	1,836	2,122	2,368	57,120	65,280	73,440	81,600	88,160	94,720	101,200	107,760
Sedgwick		70%	1,249	1,338	1,606	1,856	2,072	49,980	57,120	64,260	71,400	77,140	82,880	88,550	94,290
Sedgwick		60%	1,071	1,147	1,377	1,591	1,776	42,840	48,960	55,080	61,200	66,120	71,040	75,900	80,820
Sedgwick		55%	981	1,051	1,262	1,458	1,628	39,270	44,880	50,490	56,100	60,610	65,120	69,575	74,085
Sedgwick		50%	892	956	1,147	1,326	1,480	35,700	40,800	45,900	51,000	55,100	59,200	63,250	67,350
Sedgwick		45%	803	860	1,032	1,193	1,332	32,130	36,720	41,310	45,900	49,590	53,280	56,925	60,615
Sedgwick		40%	714	765	918	1,061	1,184	28,560	32,640	36,720	40,800	44,080	47,360	50,600	53,880
Sedgwick		30%	535	573	688	795	888	21,420	24,480	27,540	30,600	33,060	35,520	37,950	40,410
Sedgwick		20%	357	382	459	530	592	14,280	16,320	18,360	20,400	22,040	23,680	25,300	26,940



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County	HERA	AMI	2025 Maximum Rents					2025 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Summit		160%	3,724	3,990	4,788	5,534	6,172	148,960	170,240	191,520	212,800	229,920	246,880	264,000	280,960
Summit		150%	3,491	3,740	4,488	5,188	5,786	139,650	159,600	179,550	199,500	215,550	231,450	247,500	263,400
Summit		140%	3,258	3,491	4,189	4,842	5,400	130,340	148,960	167,580	186,200	201,180	216,020	231,000	245,840
Summit		130%	3,025	3,241	3,890	4,496	5,014	121,030	138,320	155,610	172,900	186,810	200,590	214,500	228,280
Summit		120%	2,793	2,992	3,591	4,150	4,629	111,720	127,680	143,640	159,600	172,440	185,160	198,000	210,720
Summit		110%	2,560	2,743	3,291	3,804	4,243	102,410	117,040	131,670	146,300	158,070	169,730	181,500	193,160
Summit		100%	2,327	2,493	2,992	3,458	3,857	93,100	106,400	119,700	133,000	143,700	154,300	165,000	175,600
Summit		90%	2,094	2,244	2,693	3,112	3,471	83,790	95,760	107,730	119,700	129,330	138,870	148,500	158,040
Summit		80%	1,862	1,995	2,394	2,767	3,086	74,480	85,120	95,760	106,400	114,960	123,440	132,000	140,480
Summit		70%	1,629	1,745	2,094	2,421	2,700	65,170	74,480	83,790	93,100	100,590	108,010	115,500	122,920
Summit		60%	1,396	1,496	1,795	2,075	2,314	55,860	63,840	71,820	79,800	86,220	92,580	99,000	105,360
Summit		55%	1,280	1,371	1,645	1,902	2,121	51,205	58,520	65,835	73,150	79,035	84,865	90,750	96,580
Summit		50%	1,163	1,246	1,496	1,729	1,928	46,550	53,200	59,850	66,500	71,850	77,150	82,500	87,800
Summit		45%	1,047	1,122	1,346	1,556	1,735	41,895	47,880	53,865	59,850	64,665	69,435	74,250	79,020
Summit		40%	931	997	1,197	1,383	1,543	37,240	42,560	47,880	53,200	57,480	61,720	66,000	70,240
Summit		30%	698	748	897	1,037	1,157	27,930	31,920	35,910	39,900	43,110	46,290	49,500	52,680
Summit		20%	465	498	598	691	771	18,620	21,280	23,940	26,600	28,740	30,860	33,000	35,120
Teller		120%	2,163	2,317	2,781	3,214	3,582	86,520	98,880	111,240	123,600	133,560	143,280	153,360	163,080
Teller		110%	1,982	2,124	2,549	2,946	3,283	79,310	90,640	101,970	113,300	122,430	131,340	140,580	149,490
Teller		100%	1,802	1,931	2,317	2,678	2,985	72,100	82,400	92,700	103,000	111,300	119,400	127,800	135,900
Teller		90%	1,622	1,738	2,085	2,410	2,686	64,890	74,160	83,430	92,700	100,170	107,460	115,020	122,310
Teller		80%	1,442	1,545	1,854	2,143	2,388	57,680	65,920	74,160	82,400	89,040	95,520	102,240	108,720
Teller		70%	1,261	1,351	1,622	1,875	2,089	50,470	57,680	64,890	72,100	77,910	83,580	89,460	95,130
Teller		60%	1,081	1,158	1,390	1,607	1,791	43,260	49,440	55,620	61,800	66,780	71,640	76,680	81,540
Teller		55%	991	1,062	1,274	1,473	1,641	39,655	45,320	50,985	56,650	61,215	65,670	70,290	74,745
Teller		50%	901	965	1,158	1,339	1,492	36,050	41,200	46,350	51,500	55,650	59,700	63,900	67,950
Teller		45%	811	869	1,042	1,205	1,343	32,445	37,080	41,715	46,350	50,085	53,730	57,510	61,155
Teller		40%	721	772	927	1,071	1,194	28,840	32,960	37,080	41,200	44,520	47,760	51,120	54,360
Teller		30%	540	579	695	803	895	21,630	24,720	27,810	30,900	33,390	35,820	38,340	40,770
Teller		20%	360	386	463	535	597	14,420	16,480	18,540	20,600	22,260	23,880	25,560	27,180



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			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Washington	Y	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
Washington	Y	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
Washington	Y	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
Washington	Y	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
Washington	Y	40%	733	785	943	1,089	1,215	29,320	33,520	37,720	41,880	45,240	48,600	51,960	55,320
Washington	Y	30%	549	589	707	816	911	21,990	25,140	28,290	31,410	33,930	36,450	38,970	41,490
Washington		120%	2,142	2,295	2,754	3,183	3,552	85,680	97,920	110,160	122,400	132,240	142,080	151,800	161,640
Washington		110%	1,963	2,103	2,524	2,917	3,256	78,540	89,760	100,980	112,200	121,220	130,240	139,150	148,170
Washington		100%	1,785	1,912	2,295	2,652	2,960	71,400	81,600	91,800	102,000	110,200	118,400	126,500	134,700
Washington		90%	1,606	1,721	2,065	2,387	2,664	64,260	73,440	82,620	91,800	99,180	106,560	113,850	121,230
Washington		80%	1,428	1,530	1,836	2,122	2,368	57,120	65,280	73,440	81,600	88,160	94,720	101,200	107,760
Washington		70%	1,249	1,338	1,606	1,856	2,072	49,980	57,120	64,260	71,400	77,140	82,880	88,550	94,290
Washington		60%	1,071	1,147	1,377	1,591	1,776	42,840	48,960	55,080	61,200	66,120	71,040	75,900	80,820
Washington		55%	981	1,051	1,262	1,458	1,628	39,270	44,880	50,490	56,100	60,610	65,120	69,575	74,085
Washington		50%	892	956	1,147	1,326	1,480	35,700	40,800	45,900	51,000	55,100	59,200	63,250	67,350
Washington		45%	803	860	1,032	1,193	1,332	32,130	36,720	41,310	45,900	49,590	53,280	56,925	60,615
Washington		40%	714	765	918	1,061	1,184	28,560	32,640	36,720	40,800	44,080	47,360	50,600	53,880
Washington		30%	535	573	688	795	888	21,420	24,480	27,540	30,600	33,060	35,520	37,950	40,410
Washington		20%	357	382	459	530	592	14,280	16,320	18,360	20,400	22,040	23,680	25,300	26,940
Weld		120%	2,388	2,557	3,069	3,544	3,954	95,520	109,080	122,760	136,320	147,240	158,160	169,080	180,000
Weld		110%	2,189	2,344	2,813	3,249	3,624	87,560	99,990	112,530	124,960	134,970	144,980	154,990	165,000
Weld		100%	1,990	2,131	2,557	2,953	3,295	79,600	90,900	102,300	113,600	122,700	131,800	140,900	150,000
Weld		90%	1,791	1,918	2,301	2,658	2,965	71,640	81,810	92,070	102,240	110,430	118,620	126,810	135,000
Weld		80%	1,592	1,705	2,046	2,363	2,636	63,680	72,720	81,840	90,880	98,160	105,440	112,720	120,000
Weld		70%	1,393	1,491	1,790	2,067	2,306	55,720	63,630	71,610	79,520	85,890	92,260	98,630	105,000
Weld		60%	1,194	1,278	1,534	1,772	1,977	47,760	54,540	61,380	68,160	73,620	79,080	84,540	90,000
Weld		55%	1,094	1,172	1,406	1,624	1,812	43,780	49,995	56,265	62,480	67,485	72,490	77,495	82,500
Weld		50%	995	1,065	1,278	1,476	1,647	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
Weld		45%	895	959	1,150	1,329	1,482	35,820	40,905	46,035	51,120	55,215	59,310	63,405	67,500
Weld		40%	796	852	1,023	1,181	1,318	31,840	36,360	40,920	45,440	49,080	52,720	56,360	60,000
Weld		30%	597	639	767	886	988	23,880	27,270	30,690	34,080	36,810	39,540	42,270	45,000
Weld		20%	398	426	511	590	659	15,920	18,180	20,460	22,720	24,540	26,360	28,180	30,000



**2025 Income Limit and Maximum Rent Tables
for All Colorado Counties**

HUD Effective Date: April 1, 2025

20% to 120% of Area Median Income (AMI) [20% to 160% AMI for rural resort counties]

- The IRS allows Housing Tax Credit projects that placed in service as of 12.31.2008 to use higher HERA Special limits.
- All Housing Tax Credit and CHFA Loan projects are "held harmless" from limit decreases. To be "held harmless," a project must be in service before 05.16.2025.
- Housing Tax Credit and CHFA Multifamily Loan projects whose counties experienced a decrease in 2025 limits and that place in service before 05.16.2025 may continue to apply the same limits used in 2024.

County	HERA	AMI	2025 Maximum Rents					2025 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Yuma		120%	2,142	2,295	2,754	3,183	3,552	85,680	97,920	110,160	122,400	132,240	142,080	151,800	161,640
Yuma		110%	1,963	2,103	2,524	2,917	3,256	78,540	89,760	100,980	112,200	121,220	130,240	139,150	148,170
Yuma		100%	1,785	1,912	2,295	2,652	2,960	71,400	81,600	91,800	102,000	110,200	118,400	126,500	134,700
Yuma		90%	1,606	1,721	2,065	2,387	2,664	64,260	73,440	82,620	91,800	99,180	106,560	113,850	121,230
Yuma		80%	1,428	1,530	1,836	2,122	2,368	57,120	65,280	73,440	81,600	88,160	94,720	101,200	107,760
Yuma		70%	1,249	1,338	1,606	1,856	2,072	49,980	57,120	64,260	71,400	77,140	82,880	88,550	94,290
Yuma		60%	1,071	1,147	1,377	1,591	1,776	42,840	48,960	55,080	61,200	66,120	71,040	75,900	80,820
Yuma		55%	981	1,051	1,262	1,458	1,628	39,270	44,880	50,490	56,100	60,610	65,120	69,575	74,085
Yuma		50%	892	956	1,147	1,326	1,480	35,700	40,800	45,900	51,000	55,100	59,200	63,250	67,350
Yuma		45%	803	860	1,032	1,193	1,332	32,130	36,720	41,310	45,900	49,590	53,280	56,925	60,615
Yuma		40%	714	765	918	1,061	1,184	28,560	32,640	36,720	40,800	44,080	47,360	50,600	53,880
Yuma		30%	535	573	688	795	888	21,420	24,480	27,540	30,600	33,060	35,520	37,950	40,410
Yuma		20%	357	382	459	530	592	14,280	16,320	18,360	20,400	22,040	23,680	25,300	26,940

RESOLUTION NO. 21 (SERIES 2025)

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

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

WHEREAS, on February 18, 2025, Council adopted a deed restriction template using 2024 Ouray County AMI figures; and

WHEREAS, City Council has determined it necessary to update the template to 2025 AMI figures, to correct some minor typos, and to remove references to guidelines which do not apply; and

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

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

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

ADOPTED this 2nd day of September 2025 by the Ouray City Council.

CITY OF OURAY, COLORADO

Ethan Funk, Mayor

ATTEST:

Melissa M. Drake, City Clerk

DEED RESTRICTION AND COVENANT AGREEMENT
FOR [INSERT STREET ADDRESS]

City of Ouray
Affordable Housing Ownership and Occupancy

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

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

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

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

This Restricted Property has a maximum rental charge based upon the current **AMI RENT CALCULATION**, adopted by City Council from time to time.

RECITALS

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

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

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

WHEREAS, this Covenant is intended to restrict the rent charged on certain housing units as determined by the Owner and City of Ouray to no more than thirty percent (30%) of the adjusted one-hundred and twenty percent (120%) AMI divided by 12 months for a household of two, regardless of true house hold size, adjusted from time to time by City Council, to all occupants of the Restricted Property.

DEFINITIONS

1. **AREA MEDIAN INCOME (AMI)** is determined by using the figures published yearly by US Department of Housing and Urban Development (“HUD”) and adopted by Colorado Housing and Finance Authority (“CHFA”) to determine housing tax credit projects maximum rent charges for counties in Colorado. They are published at: www.chfainfo.com.
2. **AMI RENT CALCULATION** means the Colorado maximum monthly rent charged by an Owner per unit based on a household size of two, regardless of true household size, that may be collected from all

occupants of a Restricted Property, being no more than thirty percent (30%) of the adjusted one-hundred and twenty percent (120%) AMI divided by 12, as amended by resolution, from time to time.

3. **LEASE** means a written occupancy agreement which transfers the right to possession and use of Restricted Property for a period to time in return for rent.
4. **QUALIFIED OCCUPANT** means any person(s) who occupy and use the Restricted Property as their primary residence and who meets the income qualifications set forth in this Covenant.
5. **RENT** is the maximum total amount of remuneration charged by an Owner, or its authorized delegee, to a Qualified Occupant for use of the Restricted Property in accordance with the AMI Rent Calculation in effect in the Deed Restriction and Covenant Agreement and including no other costs or charges, including any costs for Owner's homeowner's insurance, or any other hidden costs, fees, or payments of any kind for services rendered that are less than fair market value.
6. **TRANSFER** means an act of the Owner by which the Restricted Property is wholly or partially transferred to another; including but not limited to the sale, assignment voluntary or involuntary transfer, or transfer by operation of law (whether by deed, beneficiary deed, contract of sale, gift, devise, bequest, trustee's sale, deed in lieu of foreclosure, or otherwise) of any interest in the Restricted Property, including but not limited to a fee simple interest, a joint tenancy interest, a tenancy in common, a life estate, a leasehold interest or any interest evidenced by a contract by which possession of the Restricted Property is transferred and Owner retains title.

COVENANT

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

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

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

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

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

Deed Restriction and Covenant Agreement that has been approved by the City of Ouray, upon request by either party.

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

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

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

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

3.2 **Qualification.** Qualified Occupants shall:

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

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

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

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

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

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

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

6.1 **Request for Insurance Coverage Certificate.** The Owner will be required to verify compliance with these insurance provisions at any time and is required to respond within seven (7) days.

6.2 Failure to maintain adequate Homeowner's Insurance shall be considered a material breach of this Covenant.

7. **Default/Breach**

7.1 **Right to Request Lease.** In the event the Grantee has reasonable cause to believe an Owner is violating the provisions of this Covenant, that person or entity, through its authorized representative, shall provide the required written lease or other occupancy agreement and any other relevant documentation to the City within seventy-two hours after a written request to Owner was sent by U.S.P.S.

7.2 **Notice of Violation.** The Grantee shall send a Notice of Violation ("NOV") to the Owner detailing the nature of the violation and allowing the Owner fourteen (14) days to determine the merits of the allegations, or to correct the violation. The NOV shall advise the alleged violator of the fines associated with each alleged violation, and any additional opportunity to cure before the fines or consequences escalate. In the event the Owner disagrees with the allegation of violation of the Covenant, the Owner may request, in writing, a hearing before the Grantee, who shall have absolute discretion to determine the appropriate action to be taken to either remedy the violation or to require Owner to sell the Restricted Property. If the Owner does not request a hearing and the violation is not cured within the fourteen-day period, the Owner and/or Occupant shall be considered in violation of this Covenant, and fines shall continue to accrue until the violation is cured or the maximum fine has been reached. Failure to request a hearing shall constitute the failure to exhaust administrative remedies for the purpose of judicial review. Fines may be assessed in accordance with the Ouray Municipal Code.

7.3 **Hearing Before the Grantee.** Whenever this Covenant provides for a hearing before the Grantee, such a hearing shall be scheduled by the Grantee within twenty-one (21) days of the date of receipt of a written request for a hearing. At any such hearing, the Owner or other aggrieved party may be represented by counsel and may present evidence on the issues to be determined at the hearing. An electronic record of the hearing shall be made, and the decision of the Grantee shall be a final decision, subject to judicial review.

7.4 **Reservation of Remedies.** There is hereby reserved to the parties hereto all remedies provided by law for breach of this Covenant or any of its terms. In the event the Parties resort to litigation with respect to any or all provisions of this Covenant, the prevailing party shall be awarded its damages, expenses, and costs, including reasonable attorney's fees.

7.5 **Sale Without Compliance.** In the event the Restricted Property is sold and/or conveyed without compliance with the terms of this Covenant, such sale and/or conveyance shall be wholly null and void and shall confer no title whatsoever upon the purported buyer. Each conveyance of the Restricted Property, for all purposes, shall be deemed to include and incorporate by this reference the covenants herein contained, even without reference therein to this Covenant.

7.6 **Failure to Cure.** In the event an Owner fails to cure any breach of this Covenant, Grantee may resort to any and all available legal or equitable actions, including but not limited to specific performance of this Covenant, declaring the breach a nuisance and abating the same and assessing costs, seeking a mandatory injunction requiring the sale of the Restricted Property by Owner, and/or for an injunction against future sale(s) in violation of this Covenant.

8. **General Provisions**

- 8.1 **Enforcement of Covenant.** This Covenant shall constitute covenants running with the land and Restricted Property as a burden thereon, for the benefit of the Grantee and/or its respective successors and assigns, as applicable, and who may enforce the covenants and compel compliance therewith. Enforcement by any appropriate legal action may include, but is not limited to specific performance injunction, reversion, damages, or eviction of noncomplying Owners and/or Occupants.
- 8.2 **Equal Housing Opportunity.** Pursuant to the Fair Housing Act and public policy, the Grantor shall not discriminate based on race, creed, color, sex, national origin, familial status, disability, sexual orientation, or gender identity in the lease, sale, use or occupancy of the Restricted Property.
- 8.3 **Waiver of Exemptions.** Every Owner, by taking title to a Restricted Property, shall be deemed to have subordinated to this Covenant all right of homestead and any other exemption in, or with respect to, such Restricted Property under state or federal law presently existing or hereafter enacted.
- 8.4 **Notices.** Any notice, consent, approval, or request which is required to be given by any party hereunder shall be given by personal delivery, by mailing the same, certified mail, return receipt requested, properly addressed and with postage fully prepaid, to the address provided herein or to the address of the Grantee and Grantor at:

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

Grantor: _____

- 8.5 **Severability.** Whenever possible, each provision of this Covenant and any other related document shall be interpreted in such manner as to be valid under applicable law; but if any provision of this Covenant shall be invalid or prohibited under said applicable law, such provisions shall be ineffective to the extent of such invalidity or prohibition, without invalidating the remaining provisions of this Covenant.
- 8.6 **Choice of Law and Venue.** This Covenant and each related document are governed and construed in accordance with the laws of the State of Colorado and action shall be commenced in Ouray County, Colorado.
- 8.7 **Attorney Fees and Costs.** In any proceeding for the resolution of any controversy or claim arising out of, or relating to, this Deed Restriction and Covenant, or its breach, the finder of fact shall determine and award to the prevailing party, their reasonable attorney fees and costs.
- 8.8 **Successors.** Except as otherwise provided herein, the provisions and covenants contained herein shall inure to and be binding upon the heirs, successors, and assigns of the parties.
- 8.9 **Further Actions.** Owners and subsequent owners agree that they shall be personally liable for their participation in any of the transactions contemplated herein and that they will execute

such further documents and take such further actions as may be reasonably required to carry out the provisions and intent of this Covenant or any agreement or document relating hereto or entered into in connection herewith.

8.10 **Modifications.** Any modifications of this Covenant shall be effective only when made by a duly executed instrument by the Grantee and Owner, with the written consent of each, and recorded with the Clerk and Recorder of Ouray County, except that the Rent shall be subject to modification by the Grantee when the AMI Rental Calculation is amended from time to time.

CITY OF OURAY

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

Attest: [NAME] Clerk

OWNER

By: [NAME], Member

State of Colorado)
) ss.
County of _____)

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

Witness my hand and official seal.
My commission expires:

Notary Public

This Form Has Important Legal Consequences and the Parties Should Consult Legal Counsel Before Signing

DEED RESTRICTION AND COVENANT AGREEMENT
FOR [INSERT STREET ADDRESS]
City of Ouray
Affordable Housing Ownership and Occupancy

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

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

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

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

This Restricted Property has a maximum rental charge based upon ~~an~~the current AMI RENT CALCULATION ~~of \$2,457.00 per month[†], adopted by City Council from time to time.~~

RECITALS

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

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

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

WHEREAS, this Covenant is intended to restrict the rent charged on certain housing units as determined by the Owner and City of Ouray to no more than thirty percent (30%) of the adjusted ~~eightyone-hundred and twenty~~ percent (~~80~~120%) AMI divided by 12 months for a household of two, regardless of true house hold size, adjusted from time to time by City Council, to all occupants of the Restricted Property.

DEFINITIONS

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

1. **AREA MEDIAN INCOME (AMI)** is determined by using the figures published yearly by US Department of Housing and Urban Development (“HUD”) and adopted by Colorado Housing and Finance Authority (“CHFA”) to determine housing tax credit projects maximum rent charges for counties in Colorado. They are published at: www.chfainfo.com.
2. **AMI RENT CALCULATION** means the Colorado maximum monthly rent charged by an Owner per unit based on a household size of two, regardless of true household size, that may be collected from all occupants of a Restricted Property, being no more than thirty percent (30%) of the adjusted one-hundred and twenty percent (120%) AMI divided by 12, ~~as~~ amended by resolution, from time to time.
3. **LEASE** means a written occupancy agreement which transfers the right to possession and use of Restricted Property for a period to time in return for rent.
4. **QUALIFIED OCCUPANT** means any person(s) who occupy and use the Restricted Property as their primary residence. ~~and who meets the income qualifications set forth in this Covenant.~~
5. **RENT** is the maximum total amount of remuneration charged by an Owner, or its authorized delegee, to a Qualified Occupant for use of the Restricted Property in accordance with the AMI Rent Calculation in effect in the Deed Restriction and Covenant Agreement and including no other costs or charges, including any costs for Owner’s homeowner’s insurance, or any other hidden costs, fees, or payments of any kind for services rendered that are less than fair market value. ~~;~~
6. **TRANSFER** means an act of the Owner by which the Restricted Property is wholly or partially transferred to another; including but not limited to the sale, assignment voluntary or involuntary transfer, or transfer by operation of law (whether by deed, beneficiary deed, contract of sale, gift, devise, bequest, trustee’s sale, deed in lieu of foreclosure, or otherwise) of any interest in the Restricted Property, including but not limited to a fee simple interest, a joint tenancy interest, a tenancy in common, a life estate, a leasehold interest or any interest evidenced by a contract by which possession of the Restricted Property is transferred and Owner retains title.

COVENANT

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

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

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

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

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

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

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

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

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

3.2 **Qualification.** Qualified Occupants shall:

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

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

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

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

~~54.~~ **Transfer of Property:** Any Transfers of the Restricted Property shall not occur until each encumbrance, debt or liability owed by the Grantor to the Grantee under these Covenants is fully satisfied, including any fees and violation fines.

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

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

76.1 Request for Insurance Coverage Certificate. The Owner will be required to verify compliance with these insurance provisions at any time and is required to respond within seven (7) days.

76.2 Failure to maintain adequate Homeowner's Insurance shall be considered a material breach of this Covenant.

87. Default/Breach

87.1 Right to Request Lease. In the event the Grantee has reasonable cause to believe an Owner is violating the provisions of this Covenant, that person or entity, through its authorized representative, shall provide the required written lease or other occupancy agreement and any other relevant documentation to the City within seventy-two hours after a written request to Owner was sent by U.S.P.S.

87.2 Notice of Violation. The Grantee shall send a Notice of Violation ("NOV") to the Owner detailing the nature of the violation and allowing the Owner fourteen (14) days to determine the merits of the allegations, or to correct the violation. The NOV shall advise the alleged violator of the fines associated with each alleged violation, and any additional opportunity to cure before the fines or consequences escalate. In the event the Owner disagrees with the allegation of violation of the Covenant, the Owner may request, in writing, a hearing before the Grantee, who shall have absolute discretion to determine the appropriate action to be taken to either remedy the violation or to require Owner to sell the Restricted Property. If the Owner does not request a hearing and the violation is not cured within the fourteen-day period, the Owner and/or Occupant shall be considered in violation of this Covenant, and fines shall continue to accrue until the violation is cured or the maximum fine has been reached. Failure to request a hearing shall constitute the failure to exhaust administrative remedies for the purpose of judicial review. Fines may be assessed in accordance with the Ouray Municipal Code.

87.3 Hearing Before the Grantee. Whenever this Covenant provides for a hearing before the Grantee, such a hearing shall be scheduled by the Grantee within twenty-one (21) days of the date of receipt of a written request for a hearing. At any such hearing, the Owner or other aggrieved party may be represented by counsel and may present evidence on the issues to be determined at the hearing. An electronic record of the hearing shall be made, and the decision of the Grantee shall be a final decision, subject to judicial review.

87.4 Reservation of Remedies. There is hereby reserved to the parties hereto all remedies provided by law for breach of this Covenant or any of its terms. In the event the Parties resort to litigation with respect to any or all provisions of this Covenant, the prevailing party shall be awarded its damages, expenses, and costs, including reasonable attorney's fees.

87.5 Sale Without Compliance. In the event the Restricted Property is sold and/or conveyed without compliance with the terms of this Covenant, such sale and/or conveyance shall be wholly null and

void and shall confer no title whatsoever upon the purported buyer. Each conveyance of the Restricted Property, for all purposes, shall be deemed to include and incorporate by this reference the covenants herein contained, even without reference therein to this Covenant.

87.6 Failure to Cure. In the event an Owner fails to cure any breach of this Covenant, Grantee may resort to any and all available legal or equitable actions, including but not limited to specific performance of this Covenant, declaring the breach a nuisance and abating the same and assessing costs ~~under Section 10-4-E~~, seeking a mandatory injunction requiring the sale of the Restricted Property by Owner, and/or for an injunction against future sale(s) in violation of this Covenant.

98. General Provisions

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

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

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

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

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

Grantor: _____

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

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

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

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9.78.8 Successors. Except as otherwise provided herein, the provisions and covenants contained herein shall inure to and be binding upon the heirs, successors, and assigns of the parties.

8.9.8 Further Actions. Owners and subsequent owners agree that they shall be personally liable for their participation in any of the transactions contemplated herein and that they will execute such further documents and take such further actions as may be reasonably required to carry out the provisions and intent of this Covenant or any agreement or document relating hereto or entered into in connection herewith.

98.10 Modifications. Any modifications of this Covenant shall be effective only when made by a duly executed instrument by the Grantee and Owner, with the written consent of each, and recorded with the Clerk and Recorder of Ouray County, except that the Rent shall be subject to modification by the Grantee when the AMI Rental Calculation is amended from time to time.

CITY OF OURAY

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

Attest: [NAME] Clerk

OWNER

By: [NAME], Member

State of Colorado)
) ss.
County of _____)

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

Witness my hand and official seal.
My commission expires:

Notary Public

Proposed Provisions for the City of Ouray Deed Restriction Template
August 28, 2025

Dear Ouray City Councilors,

Thank you for your time and effort on the City of Ouray's deed restriction template.

We respectfully suggest the following provisions to the City of Ouray's deed restriction template:

- In the fourth Whereas, "regardless of household size or number of bedrooms, adjusted annually to conform to the AMI for Ouray County as adopted by the Colorado Housing and Finance Authority ("CHFA") each year, to all occupants of the Restricted Property."
- In #2 AMI Rent Calculation, "regardless of household size or number of bedrooms, that may be collected from all occupants of a Restricted Property, being no more than thirty percent (30%) of the adjusted one-hundred and twenty percent (120%) AMI divided by 12, adjusted annually to conform to the AMI for Ouray County as adopted by the Colorado Housing and Finance Authority ("CHFA") each year, to all occupants of the Restricted Property."
- In 8.10 Modifications, "except that AMI shall be modified administratively by the Grantee whenever CHFA updates the AMI for Ouray County, and Rent may be modified from time to time in accordance with this Agreement."

These provisions would best serve your affordable needs and allow various current and future affordable housing projects to provide housing for the number of people that each project can actually accommodate and thus ensuring that families and households greater than two people are not denied affordable housing opportunities. These provisions also provide for an efficient and timely procedure for increasing area median income (AMI) and rent limits on an annual basis. The US Department of Housing and Urban Development (HUD) and the Colorado Housing and Finance Authority (CHFA) publish these numbers on their respective websites every year, so they are available to the public and the city council of Ouray. The intents and purposes of these proposed deed restriction provisions are typical in affordable housing because they address

- all household sizes,
- the actuality of increasing operating expenses and incomes over time,
- and the long-term financial viability of affordable housing projects.

These provisions would not only be in the best interest of the City of Ouray but also in the best interests of those in need of affordable housing.

Thank you,
Andrea Sokolowski

RESOLUTION 22 (SERIES 2025)

**A RESOLUTION OF THE CITY OF OURAY, COLORADO
IMPLEMENTING STAGE I WATER RESTRICTIONS**

WHEREAS, the Western Slope of Colorado is in drought conditions; and

WHEREAS, there has been a “call” on water in the Uncompahgre River; and

WHEREAS, the City Council believes there is a need to declare Stage I Water Restrictions in the City of Ouray; and

WHEREAS, these restrictions will remain in place until further notice and unless otherwise revised or rescinded by City Council.

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

STAGE I WATER RESTRICTIONS:

Voluntary Restrictions

- A. No irrigating between the hours of 9:00 am and 6:00 pm, or when windy, in order to minimize evaporation, and anytime on Mondays.
- B. Properties located on the SOUTH side of 7th Avenue – irrigate only on Tuesdays and Saturdays.
- C. Properties located on the NORTH side of 7th Avenue – irrigate only on Wednesdays and Sundays.
- D. Outreach on water use and fixing leaks, limited gardening, etc.

THE FOLLOWING ARE PERMITTED UNDER STAGE I WATER RESTRICTIONS:

- A. Drip systems, soaker hoses, tree tubes, and use of hand-watering containers.

ADOPTED this 2nd day of September 2025 by the Ouray City Council.

CITY OF OURAY, COLORADO

ATTEST:

Ethan Funk, Mayor

Melissa M Drake, City Clerk

CITY OF OURAY
Professional Service Agreement (PSA)

THIS AGREEMENT is entered into effective this 2nd day of June 2025 by and between the **CITY OF OURAY**, a Colorado home rule municipal corporation (the City); and **MOUNTAIN AIR MUSIC INC.**, a Colorado not-for-profit corporation with its principal place of business being 124 6th Ave, Ouray, Colorado (the Professional).

NOW THEREFORE, in consideration of the mutual representations, promises and conditions contained herein, the parties agree as follows.

1. SCOPE OF PROFESSIONAL SERVICES. The Professional agrees to provide production services and support to put on a concert in Fellin Park on October 3, 2026, from 5:00 p.m. until 10:00 p.m. to celebrate the City's 150th Anniversary as set forth in the attached Scope of Work as Exhibit A.
2. TERM OF AGREEMENT. The term of this agreement shall begin on the effective date above and continue to the completion of the services on October 3, 2026.
3. FEES FOR SERVICES. In consideration of the services to be performed pursuant to this agreement the City will pay the Professional a sum **not to exceed One Hundred Thousand Dollars (\$100,000.00).**
4. PAYMENT FOR SERVICES. Twenty-Five Thousand Dollars (\$25,000) shall be paid ~~upon the execution of this PSA~~ by February 2, 2026 pending approval of the 2026 City budget. Thereafter the Professional shall submit detailed monthly invoices to the City describing the professional services rendered. The City shall have access to backup documentation, upon request. Indirect charges shall not be added to subcontractor work. The City shall pay the invoice within fifteen (15) days of receipt of the management report and invoice unless the work or the documentation is unsatisfactory. Payments made after fifteen (15) days may be assessed with an interest charge of one percent (1%) per month unless the delay in payment resulted from unsatisfactory work or documentation, therefore. No mark-up in prices shall
5. CITY REPRESENTATIVE. The City designates the City Administrator as its representative and authorizes him to make all necessary and proper decisions with reference to this agreement. All requests for contract interpretations, changes, clarifications, or instructions shall be directed to the City representative.
6. INDEPENDENT PROFESSIONAL. The services to be performed by the Professional are those of an independent contractor and not as an employee of the City. Nothing in this agreement shall constitute or be construed as a creation of a partnership or joint venture between the City and the Professional, or their successors or assigns. No agent or employee of the Professional shall be or shall be deemed to be the employee or agent of the City. The City is interested only in the results obtained under this agreement; the manner and means of

conducting the work are under the sole control of the Professional. None of the benefits provided by the City to its employees, including, but not limited to, worker compensation insurance and unemployment compensation insurance, are available from the City to the employees of the Professional. The Professional will be solely and entirely responsible for its acts and for the acts of its agents, employees, and subcontractors during the performance of this agreement. The Professional will pay all federal and state income tax on any money paid pursuant to this agreement.

7. INSURANCE. The Professional agrees to procure and maintain, at its own cost, a policy or policies of insurance as called for in this agreement. Insurance shall be procured and maintained with forms and insurers acceptable to the City. All coverage shall be continuously maintained during the term of this agreement. Each shall be primary insurance and any insurance carried by the City, its officers, or its employees, shall be excess and not contributory insurance to that provided by the Professional. The Professional shall provide the City with certificates of insurance, or other acceptable evidence, showing the required coverage. The City reserves the right to request and receive a certified copy of any policy.
 - a. The Professional shall procure and maintain the minimum insurance coverage listed below.
 - i. Workers' compensation insurance to cover obligations imposed by the Workers' Compensation Act of Colorado and any other applicable laws for any employee of the Professional engaged in the performance of work under this agreement.
 - b. The Professional shall not be relieved of any liability, claims, demands, or other obligations assumed pursuant to this agreement by reason of its failure to procure or maintain insurance, or by reason of its failure to procure or maintain insurance in sufficient amounts, duration, or types.
 - c. Failure on the part of the Professional to procure or maintain policies providing the required coverages, conditions, and minimum limits shall constitute a material breach of contract upon which the City may immediately terminate this contract, or at its discretion the City may procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith, and all monies so paid by the City shall be repaid by the Professional upon demand, or the City may offset the cost of the premiums against any monies due to the Professional.
 - d. The Professional shall be responsible for any deductible under any policy required above.
8. GOVERNMENTAL IMMUNITY. The Professional understands and acknowledges that the City relies on and does not waive or intend to waive by any portion of this agreement any provision of the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*

9. INDEMNIFICATION. To the fullest extent permitted by law, the Professional agrees to indemnify and hold harmless the City, its officers, employees, insurers, and self-insurance pool, from and against liability for damage, including attorney fees and costs, arising out of death or bodily injury to persons or damage to property, caused by the negligence or fault of the Professional or any third party under the control or supervision of the Professional, but not for any amounts that are greater than that represented by the degree or percentage of negligence or fault attributable to the Professional or the Professional's agents, representatives, subcontractors, or suppliers.
10. ASSIGNMENT. The Professional shall neither assign any responsibilities nor delegate any duties arising under this agreement without the prior written consent of the City.
11. PAYMENTS BY CITY. All payments of money by the City pursuant to this agreement shall be subject to the annual appropriations of money.
12. LEGAL COMPLIANCE. The Professional shall comply with all laws, ordinances, rules, and regulations relating to the performance of this agreement, use of public places and safety of persons and property.
13. FURTHER ASSURANCES. Each party agrees to take such actions and sign such documents, certificates and instruments reasonably requested by the other party to complete the transactions contemplated by this agreement and to enable the requesting party to enjoy the full benefits conferred upon such party by this agreement.
14. ENTIRE AGREEMENT. This instrument contains the entire agreement between the parties, and no statements, promises, or inducements made by either party or agent of either party that are not contained in this written contract shall be valid or binding. This contract may not be enlarged, modified, or altered except in writing signed by the parties and endorsed in this agreement. Each person signing the contract guarantees that they have authority to bind the City or Professional.
15. BINDING EFFECT. This agreement shall inure to the benefit of and be binding on the parties, their heirs, executors, administrators, assignees, and successors.
16. SEVERABILITY. If any part, term, or provision of this contract is held by the courts to be illegal or in conflict with any law of the State of Colorado, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the contract did not contain the part, term or provision held to be invalid.
17. GOVERNING LAW. This agreement shall be governed by the laws of the State of Colorado, both to interpretation and performance. The courts of the State of Colorado shall have exclusive jurisdiction to resolve any disputes arising out of this agreement and the venue shall be in Ouray County, Colorado.

18. GENERAL WAIVER. No waiver of any breach of this agreement shall be held to be a waiver of any other or subsequent breach. All remedies afforded in this contract shall be taken and construed as cumulative, that is, in addition to every other remedy provided therein or by law.
19. WAIVER OF CONSEQUENTIAL DAMAGES. In the event this Contract is breached, neither party shall be liable for consequential damages arising out of such breach. If any other term of this Agreement is found unconscionable or unenforceable for any reason, or any exclusive remedy fails of its essential purpose, this provision of waiver by agreement of consequential damages shall continue in full force and effect.
20. COUNTERPARTS. This agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute but one and the same instrument.
21. FACSIMILE SIGNATURES. For the convenience of the parties, signatures to this agreement may be provided through facsimile transmission. The signature of a party to this agreement supplied by facsimile transmission shall be as binding as the original.
22. PRONOUNS. Wherever in this agreement, words, including pronouns, are used in the masculine, they shall be read and construed in the feminine or neuter whenever they would so apply, and wherever in this agreement, words, including pronouns, are used in the singular or plural, they shall be read and construed in the plural or singular, respectively, wherever they would so apply.

IN WITNESS WHEREOF, the City and the Professional have signed this agreement effective the day and year first written above.

CITY OF OURAY:

Ethan Funk, Mayor

Attest:

Melissa M. Drake, Clerk

MAMS PROFESSIONAL:

Laurie Graves, Member



City of Ouray
Attn: Michelle Metteer
PO BOX 468
Ouray, CO 81427

Dear Michelle,

Please find below the requested summarized statement of Mountain Air Music, Inc.'s proposed work for the 150th Anniversary Concert, along with a breakout of each deliverable and anticipated cost.

Please let us know if you need additional information and thank you for partnering with us on this fantastic celebration.

Best,

Katharina Papenbrock
On behalf of the Board of Directors, Mountain Air Music, Inc.

Mountain Air deliverables:

- A. Talent booking and management
 - a. Details:
 - i. Band booking, transportation and lodging detail management
 - ii. Band stage plots management and backline orders
 - b. Timeline: 2025 (at signing of City agreement) through October 3, 2025
 - c. Associated Costs: \$59,000.00
- B. Staging/Sound/Lighting
 - a. Details:
 - i. Booking of temporary stage, sound and lighting engineers
 - b. Timeline: July 2025 - January 2026
 - c. Associated Costs: \$20,000.00
- C. Facility Support
 - a. Details:
 - i. Support to City of Ouray staff for Fellin Park set up recommendations and contacts for food vendors, perimeter control, emergency access, facility needs (restrooms, trash, ice, security companies, etc.)
 - ii. Use of Mountain Air Beer tent, perimeter/stage fencing equipment and other concert infrastructure supplies, as requested by City of Ouray
 - b. Timeline: 2025 (at signing of City agreement) through October 3, 2025
 - c. Associated Costs: n/a
- D. Production support and volunteers for music/hospitality/sound/lighting
 - a. Details:
 - i. Days prior and day of staffing of concert to support bands, stage company, and sound and lighting engineers



- ii. Band transportation, lodging and hospitality at concerts per rider requirements
 - b. Timeline: October 1 - 3, 2026
 - c. Associated Costs: \$11,000
 - E. Marketing support through Mountain Air social channels and website
 - a. Details:
 - i. Design input and recommendations for the design of concert poster or other City of Ouray marketing collateral
 - ii. Concert listing on ouraymusicseries.com
 - iii. Concert announcements and sponsor shout-outs on social media
 - iv. Support to City of Ouray staff on sites and contacts for concert listings and media outreach (newspaper, radio, event calendars)
 - b. Timeline: April 2026 - October 2026
 - c. Associated Costs: n/a
 - F. General Liability Insurance with City of Ouray named as additional insured
 - a. Details: n/a
 - b. Timeline: 2025, at signing of City agreement
 - c. Associated Costs: n/a
 - G. Contingency
 - a. Associated Costs: \$10,000

City of Ouray deliverables:

- A. Beverage Sales
- B. Park set up
- C. Security
- D. Permitting
- E. Special Event insurance, with Mountain Air named as additional insured
- F. Food vendor management
- G. Marketing
- H. Volunteer support



Carol A. Viner

August 22, 2025

Ouray City Council
320 6th Avenue/PO Box 468
Ouray, Colorado, 81427

RE: City Attorney Resignation

Dear Council:

I hereby resign as the City Attorney effective on September 18, 2025. I ask that I be allowed to attend the next two council meetings by Zoom. As you are aware, special counsel has been hired for some of the larger legal projects, in part to allow for a smoother transition when I retire from the City. You currently have a contract with Jeffrey J. Conklin of Karp, Nue, Hanlon located in Glenwood, Colorado, he and his partners represent many municipalities both large and small across Colorado. They have several attorneys who are excellent and can provide interim City Attorney services until you find a permanent replacement.

I have enjoyed working with the City of Ouray for the past ten (10) years and I thank you for the opportunity to serve you, City staff, and the community.

Sincerely,


Carol A. Viner



August 21, 2025

To: Preston Neill, Ridgway Town Manager
Michelle Metteer, Ouray City Administrator
Kara Rhoades, Ouray County Interim County Manager

From: Paul Major

Re: Ouray Affordable Housing Services Administrator and the Deed Restriction Program Administration

As a follow-up to our call on August 14, I wanted to highlight the discussed timelines and present a specific ask for funding. I have attached the August 1 memo as background.

Timeline

- To enable effective transition from IDS to HTOC, HTOC administrator staff person must be in place by November 1. This will allow two months of training and technical assistance from IDS.
- To allow HTOC to hire staff by November 1, it is suggested that the draft contract should be presented to the 3 governments by September.

Funding Request

- Ouray IGA partners pay \$4,000/month starting September 1, 2025, for the Rural Homes/IDS continued and training/technical assistance services.
- Rural Homes will maintain the existing contract with IDS through December 30, 2025.
- Ouray IGA partners pay billable hours for any Rural Homes deed restriction legal services.

Please let me know next steps. Thank you.



August 1, 2025

To: Preston Neill, Ridgway Town Manager
Michelle Metteer, Ouray City Administrator
Kara Rhoades, Ouray County Interim County Manager

From: Paul Major

Re: Ouray Affordable Housing Services Administrator and the Deed Restriction Program Administration

As we approach the planned transition from Rural Homes to the Home Trust of Ouray County (HTOC) as the selected Ouray Affordable Housing Services Administrator (“IGA”) and the subsequent deed restrictions administration duties, I wanted to share a transition proposal and request a call to discuss and get your feedback.

Impact Development Services (IDS) is currently under contract by Rural Homes to provide deed restriction administration duties for the Ridgway Wetterhorn and Ouray Waterview affordable housing projects. IDS’s contract expires on December 30, 2025.

I understand that the IGA partners will need time to finalize the contracts with HTOC and that HTOC will need time to hire and train someone for the administrator position.

I propose a transition plan that allows Rural Homes/IDS to provide a smooth transition to HTOC with adequate training, technical assistance, legal counsel and to share the costs of the transition.

Rural Homes has paid the cost of the deed restriction administration and legal services since April 2022 for the Wetterhorn and Waterview projects to cover the first-time sale of homes. Rural Homes has one home in Ouray to sell for which deed restriction applicants processing will be required and will be paid by Rural Homes.

I would propose the following:

- Rural Homes maintains the existing contract with IDS through December 30, 2025, to provide applicant review, and processing exception requests, home re-sale and capital improve requests.
- Town of Ridgway Workforce and Housing Committee apply the pending 1% re-sale fee to the Ouray IGA partners fund.
- Ouray IGA partners pay \$4,000/month starting August 15, 2025, for the Rural Homes/IDS services.
- Ouray IGA partners pay billable hours, if any, for any Rural Homes deed restriction legal services related to the Ridgway Wetterhorn and Ouray Waterview projects beginning August 15, 2025.

Please let me know when we could schedule a call to discuss the proposal.

Thank you.

Future Agenda Items/Work Sessions

- City Council Budget Work Session (Sept 9 & 10)
- Dark Sky Ordinance – September 15
- Fees and Fine Schedule/Enforcement – Budget Season
- Bed & Breakfast Discussion – wait for Community Development Director
- Ouray Recreational Buildings & Facilities 501(c)(3) Work Session
- Landlord Water and Sewer Credit Program – Oct 6, 2025
- City Council Budget Work Session (Oct 27)
- Long term Ice Park planning; City Fund Management & Operational Costs - TbD
- Ordinance for no bikes on Riverwalk Trail – TbD
- Work Session; Via Ferrata – Feb 2026