



City Council Regular Meeting Agenda

Monday, December 8, 2025

City Hall - 1711 Miner Street, Idaho Springs, CO 80452

Tel: (303) 567-4421 Fax: (303) 567-4955

Video from Meetings are viewable on the City's Website.

You must join the Zoom Meeting (<https://us02web.zoom.us/j/84204473555>)
to participate in a meeting remotely.

1. **Work Session Agenda and Packet (6:00 PM)**
 - a. Police Radio Encryption
Radio Encryption Memo
 - b. Extended Stay Licensing Update
 - c. Local Planning Capacity (LPC) Grant Scope
2. **Call to Order**
3. **Roll Call**
4. **Pledge of Allegiance**
5. **Agenda Approval**
6. **Conflict of Interest**
7. **Approval of Minutes**
 - a. Move to approve the minutes from November 24th, 2025
8. **Approval of Bills**
 - a. Motion to approve bills through December 8th, 2025
9. **Public Comment**
10. **Unscheduled Public Comment**
11. **Presentation**
 - a. COMBA update
12. **Liquor Licensing Authority**
13. **Finance Officer**
14. **Municipal Judge**
 - a. 2025 Annual Judge Report

15. Resolutions

- a. **Public Hearing:** Resolution #32, Series 2025 A Resolution summarizing expenditures and revenues and adopting a budget for the City of Idaho Springs, Colorado for the calendar year 2026 and appropriating sums of money for said year.
- b. Motion to approve Resolution # 33, Series 2025 A Resolution levying general property taxes for the year 2025 to help defray the costs of government for the City of Idaho Springs, Colorado for the 2026 budget year.
- c. Motion to approve Resolution #34, Series 2025 A Resolution approving a Senior Affordable Housing Restrictive Covenant and agreement between the city and Alfred E. Brown for property known as 839 CO-103, Idaho Springs, CO 80452
- d. Motion to approve Resolution #35, Series 2025 A Resolution approving and adopting the City Council Rules of Conduct and Procedure.

16. Ordinance First Reading

17. Ordinance Second Reading

18. City Attorney

19. City Administrator

- a. Staff report submitted with no requests for action.

20. Administration Department

- a. Assistant City Administrator – No staff report submitted.
- b. Community Development Planner - No staff report submitted.
- c. Deputy City Clerk – Staff report submitted with no requests for action.

21. Police Department

- a. Staff report submitted with no requests for action

22. Public Works Department

- a. Staff report submitted with no requests for action

23. Committee Reports

24. City Clerk/Treasurer

25. Mayor/Council

- a. Appointments for City Council Ward 1 and City Clerk vacancies — Letters of Interest due to the Deputy City Clerk by January 7, 2026 for consideration of appointments at the City Council regular meeting on January 12, 2026.

- b. Cancellation of City Council regular meeting on December 22, 2025

26. Executive Session

- a. Executive session under C.R.S. section 24-6-402(4)(e) to determine positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators, concerning the potential redevelopment of the former Carlson Elementary School site (1300 Miner St).

27. Adjourn

In-person and remote meeting public attendance and participation instructions:

Participation

- To provide scheduled public comment, either in person or remotely, please fill out and return the Public Comment Form on the City's website. All requests must be submitted to the City Clerk (cityclerk@idahospringsco.com) by 6 p.m. (Six) the Wednesday before the scheduled meeting.
- To provide unscheduled public comment, please join the Zoom Meeting, identify yourself with your full first and last name, and use the "Raise Hand" feature to indicate your desire to speak.

General Guidelines

- Each public comment, whether scheduled or unscheduled, is limited to three (3) minutes.
- Council typically does not provide feedback during public comment sessions.
- If you would like to provide materials for Council to review along with your Comment, please sign up for Scheduled Public Comment and provide those materials to the City Clerk by the Wednesday Deadline.



Idaho Springs Police Department

3000 Colorado Blvd. ★ Post Office Box 907

Idaho Springs, CO 80452

303-567-4291/303-567-1014 Fax

<https://www.idahospringsco.com/police-department>

To: Chuck Harmon, Mayor
City Council

From: Nathan Buseck, Chief of Police

Date: December 8, 2025

Subject: Transitioning Law Enforcement Primary Channel (LE 1) to Encrypted Communications

Purpose

The purpose of this memorandum is to outline the operational, privacy, safety, and community considerations in support of the City of Idaho Springs adopting encrypted communications for the Law Enforcement primary radio channel (LE 1) within the Jefferson County 911 Communications Center. This is a lengthier staff report than usual; however, this topic requires thorough vetting and detailed explanation.

Background

Multiple Clear Creek County agencies that operate on LE 1 have been engaged in discussions regarding the transition to encrypted radio communications. These conversations were initiated in September of 2025 through the work of the CCHAT Community Engagement work group—an interagency, co-responder-driven initiative that incorporates law enforcement, mental health professionals, EMS stakeholders, and community members. The impacted agencies are the Idaho Springs Police Department, Clear Creek County Sheriff's Office, Empire Police Department, and the Community Crisis and Health Assistance Team (CCHAT). All agencies have voiced support for the transition to encryption.

CCHAT's operational model inherently involves a response to individuals experiencing crisis, mental health instability, suicidal ideation, homelessness, and other sensitive circumstances. Although CCHAT falls administratively under Clear Creek EMS, its close functional alignment with law enforcement necessitates its presence on LE 1. The current unencrypted system allows any individual with a consumer scanner or mobile application to monitor real-time response activity involving individuals in crisis. These situations can be sensitive in nature, sometimes involve juveniles, the elderly, the unhoused, and other individuals classified by CCHAT as a "vulnerable population".

Community Privacy and Mental Health Considerations

The practice of broadcasting crisis-related incidents on an unencrypted channel has raised serious concerns about community privacy. Several examples have emerged of residents monitoring scanner traffic and then publicizing sensitive information about neighbors' mental health crises or interactions with CCHAT via social media. This undermines the dignity and privacy of individuals experiencing crisis, potentially damages public trust in co-responders and law enforcement services, and the willingness of community members to seek help.

*Commitment to...**I**ntegrity and **S**safety through constitutional **P**olicing and **D**edication to our community.*

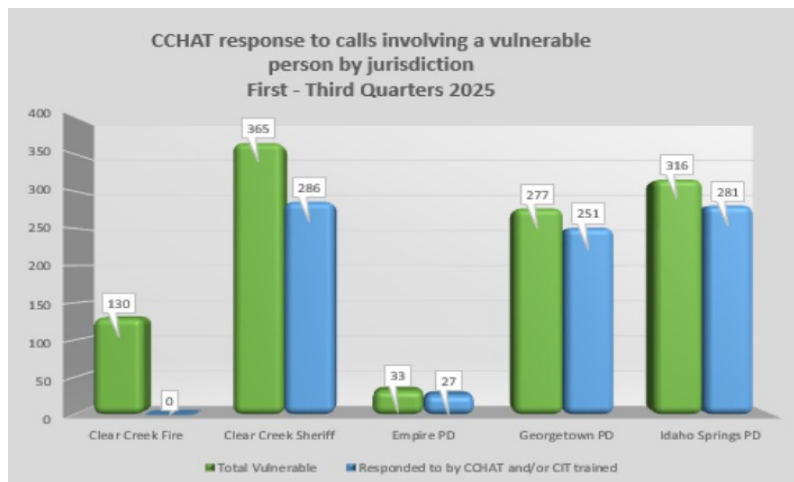
Initial discussions regarding encryption within the CCHAT Community Engagement group began in September 2025. There were many considerations discussed:

- Privacy
- The public’s right to know what is happening at any given moment
- Reduce community exposure to vicarious trauma
- Keep all first responders safe
- Transparency

The information relayed over the radio regarding a person and the situation may include:

- Address of the situation
- Information about the situation/crisis/vulnerability
- Names of involved people
- Dates of birth
- Driver’s license number(s)
- Phone number(s)

The CCHAT Team has provided the following data to show the number of interactions they have had through the end of September of 2025.



Idaho Springs – 316 interactions

- 316 times, a vulnerable Idaho Springs resident’s privacy was compromised
- 316 chances for an employer to hear something about an employee, which can affect financial stability
- 316 chances for a landlord to hear something about their tenant, which can impact housing stability
- 316 times the negative stigma surrounding mental health and behavioral health is reinforced, while CCHAT and law enforcement agencies are trying to REDUCE the stigma

One of the community representatives on the CCHAT Community Engagement group stated, “Privacy is a constitutional issue, but so is public safety. And one isn’t more important than the other, but radio encryption may be the only way to protect confidentiality/privacy where there may be alternative ways to address the public safety (and quickness of information) concern.” For example, an opposing viewpoint included that some

residents listen to the scanner because they need “real time” information for highway closures to plan their trips. This information is updated on CDOT’s webpage and has up-to-date closure information.

Sensitive Case Protection

Sara Cassano, Director of the Clear Creek County Department of Human Services and a member of the CCHAT Community Engagement workgroup, has emphasized the impact unencrypted channels have on investigations involving child abuse or neglect, child sexual assault, elder abuse, and other highly sensitive cases requiring the utmost confidentiality. Broadcasting real-time investigative details related to protected and vulnerable populations on an unsecured channel poses significant legal and ethical risks, thereby weakening the integrity of ongoing investigations. Mrs. Cassano spent several days listening to the scanner and has expressed serious concerns regarding the privacy rights of individuals based on what she heard on the scanner.

Misinformation Posted to Social Media Due to Scanner Monitoring/Alerts

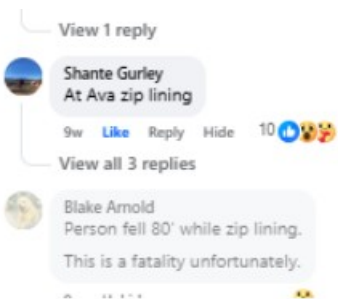
The Public Information Officer (PIO) for the CCSO provided recent examples of incorrect information being posted on social media based on individuals monitoring LE 1 on a scanner:

July 3rd, 2025 – Fatal crash on I-70 was falsely reported as a double fatality from a person on the East Coast -



September 20th, 2025 – Fatal climbing accident at AVA.

The CCSO PIO issued a post regarding heavy first responder activity along Highway 103 due to a medical emergency, as well as the potential for a helicopter to land at the school bus barn. Individuals reported that it was a zip-lining accident at AVA Rafting. This post likely panicked and frightened the families of AVA Rafting employees, as well as others who had family members visiting AVA Rafting that day. This was not a zip-lining accident, and information had to be corrected. The deceased person’s family had not yet been notified.

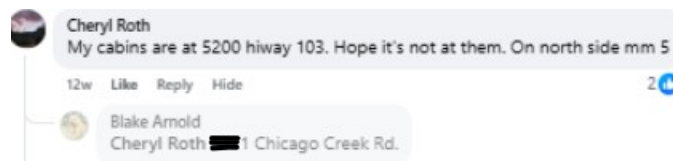


Officer Safety Concerns

The current unencrypted system also presents direct threats to officer safety. On October 18, 2025, an ISPD officer was investigating a complaint of reckless driving and hit-and-run at Safeway. The suspect then returned home (in the county) and is suspected of having monitored law enforcement activity using a scanner, allowing him to anticipate police responses. The ISPD officer and a CCSO Sergeant responded to the suspect's residence in the county. Just as officers called out at the suspect's residence, the suspect fled in a vehicle. The ability of offenders to monitor tactical and response information significantly increases the risk of flight, ambush, obstruction, or escalation of a situation. In this case, an ISPD officer attempted to stop the suspect, who ultimately fled and almost ran over the ISPD officer in the process. As more law enforcement arrived in the area to locate the suspect, he is suspected to have been using a scanner to monitor the locations of responders to avoid capture but was ultimately apprehended.

Another recent example was a social media post from the CCSO showing a heavy law enforcement presence in the area of the 5000-6000 block of Highway 103, in response to a burglary in progress on September 3, 2025. CCSO and ISPD posts do not include exact addresses for several reasons:

- Privacy of the individual resident
- To not cause panic for the resident or their friends and family, seeing an exact address on Facebook
- An exact address can lead to an ambush if the suspect is monitoring social media



Other examples demonstrate that some individuals who monitor law enforcement channels are among the first to post information on social media platforms. Unfortunately, that information is often inaccurate regarding what is actually happening in a particular situation or what the outcome might be. Many people are unaware that the initial information dispatched over the radio does not always match what is actually happening when officers arrive. Investigations take time, yet individuals who monitor a scanner receive bits and pieces of information, then post inaccurate details on social media, as if they were facts. This can create numerous false narratives, generate unnecessary panic, impact emergency responses, and ultimately require correction by the involved agencies.

Multi-agency Coordination

Moving to an encrypted channel would require all agencies to agree to the transition. There is no scenario in which one agency chooses not to participate while others move to encryption. Furthermore, the interactions between the Jefferson County S.O., Idaho Springs PD, and the Clear Creek County S.O. have been much more frequent and have involved dangerous situations. Jefferson County S.O. operates on encrypted channels which pose communication challenges when our agencies need to work cooperatively. We have had several higher-profile incidents: a school shooting at Evergreen High School, the shooting at the Walmart in Evergreen, and the Jeffco S.O. K-9 assisting the CCSO in a recent search for a suspect near Idaho Springs. Clear Creek County law enforcement agencies rely on our partnership with Jefferson County S.O., as they have many more resources at their disposal.

Support from County Leadership

Clear Creek County has expressed support for the CCSO to pursue transitioning LE 1 to encrypted communications. County leadership will attend the Idaho Springs Council Work Session and be available for comment if needed.

Transparency

Currently, there is a process to request copies of police reports, body-worn camera footage, and other materials related to incidents that occur for those who are curious or “want to know”. These processes are guided by the Colorado Open Records Act (CORA), which emphasizes transparency and is available to all members of the public and media. Furthermore, the ongoing social media engagement by both ISPD and the CCSO is significantly more robust, and our agencies provide the public with information about high-profile incidents as soon as practicable, thereby maintaining and continuing to build public trust and fostering transparency.

Implementation/Cost

The cost of implementing encryption for ISPD would be approximately \$1,000.00. All of our radios, including in-car radios, have an encryption key that can be easily activated. There will not be a need to purchase any new equipment.

Recommendation

It is recommended that the City of Idaho Springs formally support and participate in the transition of LE 1 to encrypted communications within the Jefferson County 911 Communications Center.

The transition to encrypted communications is a critical step toward enhancing public safety, safeguarding personal privacy, and ensuring secure operational readiness.



TO: City Council
CC: City Administrator Andrew Marsh
FROM: Dylan Graves, Community Development Planner
SUBJECT: Extended Stay Lodging Update
MEETING DATE: December 8, 2025

The scope of this work session item is to provide an update on progress so far working with lodging operators to get licensed as an extended stay lodging property. City Council set a deadline of January 1, 2025, to get into compliance with the ordinance (Ordinance # 18, Series 2024).

BACKGROUND

Lodging facilities in Idaho Springs are permitted to offer short-term, transient stays of up to 30 days at a time. Ordinance # 18, 2024 allows for lodging facilities to offer longer-term stays (more than 30 days) if approved as an extended stay lodging license holder.

Minimum standards are required for extended stay lodging, including:

- Extended stay lodging areas shall be designated on a building floor plan and no other areas may be offered or used for such purpose.
- Every room licensed for extended stay lodging shall prominently display on the inside of the main entrance door of the room a statement that such room is licensed pursuant to this Section.
- Guest personal possessions may not be stored on exterior balconies, interior corridors, or in a manner that prohibits adequate movement and ingress/egress within a unit and/or licensed premise.
- The following amenities shall be available to all extended stay lodging guests:
 - Twenty-four hour desk staffing;
 - Universal wireless internet included within rental rate;
 - In-room or common area laundry facilities; and
 - Secure storage (either in-unit or in a common area).
- Cooking facilities must be available on the premises, either in each individual room approved for extended stay lodging or in a shared, communal kitchen accessible at all times. Kitchen facilities shall include, at minimum:
 - Cooktop, stove unit, or equivalent cooking appliance;
 - Full-size refrigerator;
 - Full-size kitchen sink; and
 - Communal seating space.

Additionally, extended stay lodging facilities are required to pass an inspection prior to the issuance of an extended stay lodging license.

PROGRESS TO-DATE

Six (6) properties applied for an extended stay lodging license.

The inspection process has been as follows:

- City staff reviewed application submittal documents to determine if the application was complete
- Once the application was complete, city staff scheduled an inspection with the lodging operator to ensure that the facilities had the minimum standards required as part of the ordinance.
- The operator also scheduled an inspection with the Clear Creek Fire Authority, who would perform a fire safety inspection on the property to ensure that it is safe to occupy. Any issues that needed to be addressed have been needed to be addressed, and then a follow-up inspection would be needed.

- Working with SAFEbuilt and the Fire Authority, we determined that SAFEbuilt inspections would be needed as necessary. If the fire inspection was clear with no issues and no upgrades that required building permits would be needed, SAFEbuilt determined that they would not need to review.

So far, city staff have inspected all six properties that applied for a license. Five of the six have passed staff's review. The Fire Authority has inspected five of the six properties. Two of the six have a license, as of December 4, 2025. Three additional properties are expected to meet the requirements ahead of the January 1, 2026, deadline, though this is not guaranteed. More work is needed at the sixth property.

For any properties that are not issued a license by January 1, they will not be authorized to rent to an individual for more than 30 nights. If any property does offer stays of longer than 30 nights, they will be in violation of the extended stay lodging regulations.

ENFORCEMENT

A question has arisen about how enforcement should occur for properties that are working hard to be compliant but have minor outstanding issues to be addressed.

City staff sent reminder letters to properties that are not yet in possession of a license on December 2, 2025.

For any property without a license as of January 1, 2026, we will send notification that they are not authorized to operate as an extended stay property and will only be able to rent rooms for stays of fewer than 30 nights. This would not allow any individuals to stay at the property for more than 30 days at a time. If evidence is received that a property is allowing extended stays without a license, they will be in violation and will receive a violation notice. Failure to comply with the ordinance would then result in a citation and summons to appear in court.

REQUEST FOR DIRECTION

For the few properties that are close and are making a good faith effort to comply but may not quite be there by January 1, staff are looking for direction on whether City Council would be interested in considering an additional grace period to allow for compliance. We believe that 30-60 days would be enough to get all except one of the remaining properties into compliance. The final property is likely to require more time than this. Adding an extension would require an amendment to the existing ordinance to allow for additional time for compliance to work through final steps. Staff do not believe this would be appropriate for properties that are not close to compliance who are currently operating as extended stay properties but do not yet have a license. For those that need significant work to comply with the ordinance, staff do not believe that long-term stays should be permitted under any circumstances until they are in compliance.

Does Council want to consider an amendment to allow for additional compliance if a property is close but not quite there? How would Council like to proceed with properties that do violate the ordinance?



TO: City Council
CC: City Administrator Andrew Marsh
FROM: Dylan Graves, Community Development Planner
SUBJECT: \$50,000 Local Planning Capacity (LPC) Grant – scope of work
MEETING DATE: December 8, 2025

BACKGROUND

In June 2025, the City of Idaho Springs passed Resolution No. 18, Series 2025, a Resolution establishing affordable housing policies in compliance with Proposition 123 and the City’s 2023 commitment to the Proposition and to increased affordable housing. This resolution establishes a fast-track / expedited review project for projects that contain at least 50% affordable housing. This would include both residential projects that have at least 50% affordable housing meeting the state’s definition of affordable, and mixed-use project where at least 50% of the residential components of the development are affordable.

Because the city committed to fast-track / expedited review and was certified through the Department of Local Affairs (DOLA), the city has been awarded \$50,000 to use towards affordable housing planning. This grant funding is through the Local Planning Capacity (LPC) grant program, which is the same program that the city received funding from for the senior housing project at 839 CO 103. So far, Idaho Springs is one of 31 local governments that have completed the fast track policy adoption.

The purpose of this report is to outline the possible ways in which this funding could be used and present city staff’s preferred scope of work.

PERMITTED USES

Eligible projects are those that:

- a) are planning, land use, or community development costs (not construction-related); and
- b) will lead to new development or preservation of affordable housing; or
- c) add capacity to achieve Proposition 123 local government commitments (unit counts).

STAFF RECOMMENDATION

Guy and I met with representatives from DOLA to discuss potential ideas on how it could be used. They mentioned that we could split the money into a couple of different uses if we wished. There are two ideas that staff have come up with that would best help the city move forward with short-term and longer-term housing goals.

1. Market analysis for the Senior Housing project at 839 CO 103

As part of any funding application, the city will need to provide a market analysis. This is true of CHFA funding and likely other funding sources. The current grant funding amount for the senior housing project is insufficient to cover the cost of a market analysis, so once we are ready to apply for funding, we will need to secure a market analysis. DOLA has stated that this is a reasonable use of the money, if we go this route.

Estimated cost: \$5,000 to \$10,000

We definitely want to proceed with this first item to keep the senior housing project moving forwards towards construction.

We have two options that we think could be appropriate for the remainder of the funds.

1. Digitization of city files to improve planning services, increase the city’s capacity to use AI and other electronic tools, and better serve current and future property owners

The city has not fully digitized city files, including land use, building, planning, and other relevant files. This has created capacity issues for staff where we have to search through hard copy files to find previous land use approvals, subdivision plats, building permit files, old board and commission documents, and other documents that date back more than 5-10 years. A lot of this information is critical to be able to plan for future housing development (or other development) and to help landowners and developers understand the history of properties in the city. Additionally, the documents we do have digitized are not always well organized. With the additional grant funding available, we propose digitizing and organizing as many city files as possible. This will help grow planning capacity for city projects, private developments, and long-term planning practices. It will also improve the city’s security by mitigating the risk that any hard copy files are lost. We would intend to hire a professional firm to digitize all files and create a clear, organized filing system for those digital files.

Estimated cost: \$40,000+ to digitize and organize the city’s entire paper file database

2. Expand Senior Housing analysis to other city-owned sites to assess feasibility and move those sites towards shovel-ready

Currently, the city has a \$24,000 grant to get the senior housing project at 839 CO 103 shovel ready. We have a few other city-owned sites around the city that could also be suitable housing sites, including the site on eastern Riverside Drive; the old Public Works building; and the land near the Edgar Mine that could be acquired. We could use the remainder of this LPC grant to expand the scope of the senior housing project to other city-owned sites around the city. This would allow us to get closer to shovel-ready on other housing projects in the city that could provide 20+ single-family, duplex, or smaller multifamily buildings. We have in the past suggested that there are city-owned sites that could be feasible for housing but have not committed these sites to housing yet.

The first suggestion (digitization) would set the city up for future housing projects by improving the city’s filing systems, ensuring planning, building, and other city documents are backed up and easily accessible, and give staff more information when moving forward with future housing plans or working with developers interested in constructing housing projects in the city. This would be a longer-term strategy that improves file security in the short term but does not directly lead to housing soon. The second suggestion would be a shorter-term strategy to push for more housing in the near term on sites that could accommodate smaller housing projects.

NEXT STEPS: We are planning to submit a draft scope of work to DOLA for review and authorization in mid-December, ahead of the December 31, 2025, deadline. Once the scope of work is approved, we will work on amending the scope of our existing LPC grant. Funding should be available to start these projects in the first quarter of 2026.

REQUEST FOR DIRECTION: Does City Council authorize staff to proceed with the above recommended items as the scope of work for the \$50,000 in Local Planning Capacity (LPC) grant funding awarded to the city? Does City Council have a preference between the digitization project and the city property analysis project?

**IDAHO SPRINGS CITY COUNCIL
REGULAR MEETING
November 24, 2025**

The City Council of the City of Idaho Springs held a work session regular meeting, and executive session on November 24, 2025, in the city council chambers. Mayor Pro Tem Jeremy Jones called the regular meeting to order at 7:01 p.m.

Answering the roll were: Councilmember Lisa Manifold, Mayor Pro Tem Jeremy Jones, Councilmember Jim Clark, Councilmember Scott Pennell, Councilmember Kate Collier and Councilmember Janine Mariani. Mayor Chuck Harmon was absent. Staff present were City Administrator Andrew Marsh, Assistant City Administrator Guy Patterson, Community Development Planner Dylan Graves and Police Chief Nathan Buseck appeared via zoom. Assistant City Attorney Nick Klein attended via zoom.

The Pledge of Allegiance was recited by all present.

AGENDA APPROVAL

Councilmember Mariani moved to approve the agenda. Councilmember Manifold seconded, second followed by an all in favor voice vote.

CONFLICT OF INTEREST

APPROVAL OF MINUTES

Councilmember Pennell moved to approve the minutes of November 10th, 2025, Councilmember Clark seconded, second followed by discussion. Councilmember Janine Mariani had a correction to the minutes as the minutes stated that she appeared via Zoom and she was in fact absent from that meeting and did not attend on any platform. Deputy City Clerk Martell advised council she would make that correction. Discussion followed by an all in favor voice vote.

APPROVAL OF BILLS

Councilmember Collier moved to approve the bills to November 24th, Councilmember Mariani seconded. Councilmember Clark asked about the bill for Overland Diving and what that was for and asked about the bill to Safebuilt. Mayor Pro Tem Jeremy Jones advised council that the only way to check tanks for damage is divers and that Safebuilt provides building permits and plan review services to the city. Discussion followed by an all in favor roll call vote.

**PUBLIC COMMENT – SCHEDULED
UNSCHEDULED PUBLIC COMMENT
LIQUOR LICENSING AUTHORITY**

FINANCE OFFICER

The auditor letter as well as the October Financial statements are in the packet for council review, Finance Director Lorraine Trotter was not in attendance. City Administrator Mr. Marsh stated that this is the annual audit report and that the city received a clean opinion. Mr. Marsh also advised council that the financial audit services have been put out to bid, and he expects to get the bids back by mid-December.

RESOLUTIONS

Councilmember Mariani moved to approve Resolution #31, Series 2025 A Resolution approving a Water Supply Agreement between the City and Daly Family Partners, LLC. Councilmember Manifold seconded, second followed by discussion. Councilmember Manifold asked for an overview of what this agreement was for. City Administrator Andrew Marsh advised council that this is up Highway 103 and it's for a small subdivision with 4 lots and that they need a small augmentation to proceed with this development. Mayor Pro Tem Jeremy Jones stated that this is located at mile marker 9 up by the Idaho Springs Reservoir.

**ORDINANCE FIRST READING
CITY ATTORNEY**

CITY ADMINISTRATOR

Staff report submitted with no requests for action. Councilmember Manifold asked about the Wayfinding session that was mentioned in Mr. Marsh's staff report and asked if there was a timeline. Mr. Marsh advised council that there was not one yet, but he would disburse it once it was available. Mr. Marsh also mentioned that Dylan Graves is the city's representative for Wayfinding on the Greenway.

ADMINISTRATIVE DEPARTMENT

Assistant City Administrator – Staff report submitted along with the Business and Community Promotions Board Directors report with no requests for action. Councilmember Manifold asked about the telemetry water meters and if that was the antennas that council approved awhile ago. Assistant City Administrator Guy Patterson stated that the plan at this time is to put up one of the antennas to become familiar with the data and to see how it functions. If it works as intended, the other ones will be put up.

Community Development Planner- No Staff report submitted. Mr. Graves advised council that there is a community meeting scheduled for Monday December 1st, here at City Hall at 7:00 pm with the developer that is under contract at the old Carlson Elementary School at 1300 Colorado Blvd.

Deputy City Clerk – Staff report submitted with no requests for action.

POLICE DEPARTMENT

Staff report submitted with one request for action. Councilmember Pennell moved to approve a five-year contract with AXON Enterprise Incorporated for a total of \$58,293.60, with annual payments of \$11,658.72 from line item #10-30-7011. Councilmember Clark seconded, second followed by an all in favor roll call vote.

PUBLIC WORKS DEPARTMENT

Staff report submitted with one request for action. Councilmember Collier moved to approve proposal from JVA to engineer lower section of HWY 103 water line for \$38,000 from line item #51-72-7320. Councilmember Manifold seconded. Second followed by an all in favor roll call vote.

COMMITTEE REPORTS

CITY CLERK/TREASURER

MAYOR/COUNCIL

Councilmember Manifold advised council that she was very excited as one of HPRC's goals is to have people designate their historic homes locally and that there has been a lot of interest, so much so that there has even been an inquiry from a resident to see if they could gift an historic home to the City. Councilmember Manifold is pleased to see so much interest in preserving/protecting things that have value.

EXECUTIVE SESSION

ADJOURN

Mayor Pro Tem Jeremy Jones adjourned the regular meeting at 7:27 pm.

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Allied Towing (11)								
7637								
7637	Invoice	Service call 2015 chevy k2500	11/14/2025	12/14/2025	300.00	Open	11/25	51-00-6150
Total 7637:					300.00			
7638								
7638	Invoice	Tires Jetter Trailer	11/14/2025	12/14/2025	1,136.00	Open	11/25	52-00-6150
Total 7638:					1,136.00			
Total Allied Towing (11):					1,436.00			
Alsco - Denver Linen (13)								
3208731								
3208731	Invoice	Carpets	12/02/2025	12/12/2025	91.40	Open	12/25	10-30-5108
Total 3208731:					91.40			
Total Alsco - Denver Linen (13):					91.40			
AmeriGas (1478)								
3183520700								
3183520700	Invoice	Propane	11/20/2025	12/20/2025	2,734.38	Open	11/25	51-00-6001
Total 3183520700:					2,734.38			
3184007846								
3184007846	Invoice	Propane	11/30/2025	12/30/2025	1,261.55	Open	11/25	10-10-6001
Total 3184007846:					1,261.55			
Total AmeriGas (1478):					3,995.93			
AT&T Mobility (283)								
287246995984X11212025								
287246995984X11212025	Invoice	Cell Phone/WasteWater	11/21/2025	12/08/2025	108.98	Open	11/25	52-00-5335
287246995984X11212025	Invoice	Cell Phones/Water	11/21/2025	12/08/2025	108.98	Open	11/25	51-00-5335
Total 287246995984X11212025:					217.96			
Total AT&T Mobility (283):					217.96			
Browns Hill Engineering & Cont (1416)								
1714								
1714	Invoice	WTP SCADA Leasing Agreement	12/01/2025	01/01/2026	1,620.00	Open	01/26	51-00-5000
Total 1714:					1,620.00			
1715								
1715	Invoice	WWTP SCADA Leasing Agreeeme	12/01/2025	01/01/2026	1,620.00	Open	01/26	52-00-5000
Total 1715:					1,620.00			
31548								
31548	Invoice	Starlink Service	12/01/2025	01/01/2026	287.00	Open	12/25	52-00-5335
Total 31548:					287.00			
Total Browns Hill Engineering & Cont (1416):					3,527.00			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
1668								
1668	Invoice	Skatepark	12/01/2025	12/16/2025	181,692.77	Open	12/25	21-00-6032
Total 1668:					181,692.77			
Total CCMRD (43):					181,692.77			
City of Idaho Springs (289)								
12.01.2025								
12.01.2025	Invoice	Payroll Transfer	12/01/2025	12/30/2025	300,000.00	Open	12/25	10-00-1580
Total 12.01.2025:					300,000.00			
12.1.25								
12.1.25	Invoice	Holiday Bonus - Admin	12/01/2025	12/08/2025	600.00	Open	12/25	10-20-5215
12.1.25	Invoice	Holiday Bonus - Parks	12/01/2025	12/08/2025	200.00	Open	12/25	10-60-5215
12.1.25	Invoice	Holiday Bonus - Police	12/01/2025	12/08/2025	1,100.00	Open	12/25	10-30-5215
12.1.25	Invoice	Holiday Bonus - Streets	12/01/2025	12/08/2025	400.00	Open	12/25	10-10-5215
12.1.25	Invoice	Holiday Bonus - Waste Water	12/01/2025	12/08/2025	200.00	Open	12/25	52-00-5215
12.1.25	Invoice	Holiday Bonus - Water	12/01/2025	12/08/2025	200.00	Open	12/25	51-00-5215
Total 12.1.25:					2,700.00			
Total City of Idaho Springs (289):					302,700.00			
Clear Creek County Road & Bridge (1278)								
DEC. 2 2025								
DEC. 2 2025	Invoice	Fleet fuel/Parks	12/02/2025	01/01/2026	291.80	Open	11/25	10-60-6191
DEC. 2 2025	Invoice	Fleet fuel/Police	12/02/2025	01/01/2026	1,602.32	Open	11/25	10-30-6191
DEC. 2 2025	Invoice	Fleet fuel/Streets	12/02/2025	01/01/2026	825.91	Open	11/25	10-10-6191
DEC. 2 2025	Invoice	Fleet fuel/WasteWater	12/02/2025	01/01/2026	171.02	Open	11/25	52-00-6191
DEC. 2 2025	Invoice	Fleet fuel/Water	12/02/2025	01/01/2026	171.02	Open	11/25	51-00-6191
Total DEC. 2 2025:					3,062.07			
Total Clear Creek County Road & Bridge (1278):					3,062.07			
Clear Creek Supply (291)								
16032								
16032	Invoice	gorilla tape	11/20/2025	12/20/2025	27.98	Open	11/25	10-10-6007
Total 16032:					27.98			
16155								
16155	Invoice	tie wire	11/24/2025	12/24/2025	9.99	Open	11/25	10-10-6007
Total 16155:					9.99			
16174								
16174	Invoice	wire ties - for decorations	11/24/2025	12/24/2025	14.99	Open	11/25	10-21-5037
Total 16174:					14.99			
16336								
16336	Invoice	washer fluid and wipers	12/01/2025	12/30/2025	71.72	Open	12/25	10-30-6193
Total 16336:					71.72			
Total Clear Creek Supply (291):					124.68			
Colorado Analytical Lab (945)								
251104181								
251104181	Invoice	Water - Drinking	11/19/2025	12/19/2025	389.00	Open	11/25	51-00-5201

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 251104181:					389.00			
251118057								
251118057	Invoice	total coliform P/A compl	11/19/2025	12/19/2025	103.50	Open	11/25	51-00-5201
Total 251118057:					103.50			
251118044								
251118044	Invoice	bod-5	11/25/2025	12/25/2025	66.60	Open	11/25	52-00-5201
Total 251118044:					66.60			
Total Colorado Analytical Lab (945):					559.10			
Colorado Barricade Co. LLC (79)								
65168486								
65168486	Invoice	posts and anchors	11/19/2025	12/19/2025	4,375.00	Open	11/25	10-10-6091
Total 65168486:					4,375.00			
Total Colorado Barricade Co. LLC (79):					4,375.00			
Colorado Christmas Lights (1851)								
734								
734	Invoice	Holiday Lights	11/26/2025	12/26/2025	21,600.00	Open	11/25	10-21-5040
Total 734:					21,600.00			
Total Colorado Christmas Lights (1851):					21,600.00			
Colorado Community Media (1981)								
144276								
144276	Invoice	Legal Publication	11/20/2025	12/20/2025	39.32	Open	11/25	10-20-5312
Total 144276:					39.32			
Total Colorado Community Media (1981):					39.32			
Comcast (1486)								
0194987-11052025								
0194987-11052025	Invoice	Pd internet	11/05/2025	11/30/2025	253.69	Open	11/25	10-30-5335
Total 0194987-11052025:					253.69			
0197295-11232025								
0197295-11232025	Invoice	City Hall Internet	11/23/2025	12/18/2025	475.09	Open	12/25	10-20-5335
Total 0197295-11232025:					475.09			
Total Comcast (1486):					728.78			
Common Knowledge Technology, Inc (1549)								
68809								
68809	Invoice	IT Services - Admin	12/01/2025	12/31/2025	1,393.74	Open	12/25	10-20-5106
68809	Invoice	IT Services - PD	12/01/2025	12/31/2025	1,393.75	Open	12/25	10-30-5108
68809	Invoice	IT Services - Streets	12/01/2025	12/31/2025	1,393.75	Open	12/25	10-10-5108
68809	Invoice	IT Services - Water	12/01/2025	12/31/2025	696.88	Open	12/25	51-00-5106
68809	Invoice	IT Services - WW	12/01/2025	12/31/2025	696.88	Open	12/25	52-00-5106
Total 68809:					5,575.00			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total Common Knowledge Technology, Inc (1549):					5,575.00			
Dietzler Construction Corp. (2154)								
2025.070.5								
2025.070.5	Invoice	Montane Park Water Tank Replac	12/01/2025	12/30/2025	204,252.06	Open	11/25	51-72-7320
Total 2025.070.5:					204,252.06			
Total Dietzler Construction Corp. (2154):					204,252.06			
Doyle Disposal (380)								
34575								
34575	Invoice	WWTP Dumpster	11/25/2025	12/25/2025	453.00	Open	11/25	52-00-5202
Total 34575:					453.00			
Total Doyle Disposal (380):					453.00			
Employee (2093)								
11.18.25								
11.18.25	Invoice	costco - coffee	11/18/2025	12/17/2025	39.99	Open	11/25	10-30-6010
Total 11.18.25:					39.99			
Total Employee (2093):					39.99			
FlowRide Concepts (2028)								
206								
206	Invoice	Trails construction	10/10/2025	12/10/2025	27,500.00	Open	10/25	21-00-6024
Total 206:					27,500.00			
Total FlowRide Concepts (2028):					27,500.00			
Foothills Auto & Truck Parts (1021)								
132498								
132498	Invoice	fuel filter for backhoe	11/10/2025	12/10/2025	43.68	Open	10/25	51-00-6150
Total 132498:					43.68			
132929								
132929	Invoice	Battery	11/18/2025	12/19/2025	193.99	Open	11/25	51-00-6150
Total 132929:					193.99			
Total Foothills Auto & Truck Parts (1021):					237.67			
Law Firm Of Suzanne Rogers PC (737)								
12.1.25								
12.1.25	Invoice	Mileage	12/01/2025	12/30/2025	61.18	Open	12/25	10-40-5115
12.1.25	Invoice	Prosecutor	12/01/2025	12/30/2025	1,500.00	Open	12/25	10-40-5115
Total 12.1.25:					1,561.18			
Total Law Firm Of Suzanne Rogers PC (737):					1,561.18			
Liberty Communications (1547)								
3948926								
3948926	Invoice	phone service admin	11/30/2025	12/30/2025	144.81	Open	12/25	10-20-5303
3948926	Invoice	phone service police	11/30/2025	12/30/2025	144.81	Open	12/25	10-30-5303
3948926	Invoice	phone service public works	11/30/2025	12/30/2025	144.81	Open	12/25	10-10-5303
3948926	Invoice	phone service wastewater	11/30/2025	12/30/2025	72.41	Open	12/25	52-00-5303
3948926	Invoice	phone service water	11/30/2025	12/30/2025	72.41	Open	12/25	51-00-5303

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 3948926:					579.25			
Total Liberty Communications (1547):					579.25			
Michael Goodbee (1940)								
12.1.25								
12.1.25	Invoice	Judge	12/01/2025	12/30/2025	1,600.00	Open	12/25	10-40-5110
Total 12.1.25:					1,600.00			
Total Michael Goodbee (1940):					1,600.00			
Miller Wall CO (2252)								
REFUND 12.1.25								
REFUND 12.1.25	Invoice	Refund of Builder permit 25idsp-0	12/01/2025	12/30/2025	744.83	Open	11/25	10-20-6060
Total REFUND 12.1.25:					744.83			
Total Miller Wall CO (2252):					744.83			
Motherlode Brewery (1686)								
11.20.25								
11.20.25	Invoice	Community meeting	11/20/2025	12/05/2025	400.00	Open	11/25	10-21-5032
Total 11.20.25:					400.00			
Total Motherlode Brewery (1686):					400.00			
Paul's Enterprises (213)								
0226572								
0226572	Invoice	City hall back door adjustment	10/13/2025	12/13/2025	35.00	Open	11/25	10-20-5207
Total 0226572:					35.00			
0226582								
0226582	Invoice	Bryan Hose House Keys	11/12/2025	12/12/2025	51.00	Open	11/25	10-21-5041
Total 0226582:					51.00			
Total Paul's Enterprises (213):					86.00			
Quill Corporation (230)								
46463904								
46463904	Invoice	calendars	11/05/2025	12/05/2025	11.61	Open	11/25	10-20-6010
Total 46463904:					11.61			
46479076								
46479076	Invoice	cutlery and calendars	11/05/2025	12/05/2025	26.24	Open	11/25	10-20-6010
Total 46479076:					26.24			
Total Quill Corporation (230):					37.85			
Roof Tech Restoration (2244)								
11.7.2025								
11.7.2025	Invoice	Final on Visitors Center Roof Rep	11/07/2025	12/07/2025	4,500.00	Open	11/25	10-21-5430
Total 11.7.2025:					4,500.00			
11.18.25								
11.18.25	Invoice	Supplement on Visitors Center Ro	11/18/2025	12/18/2025	2,440.00	Open	11/25	10-21-5430

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total 11.18.25:					2,440.00			
Total Roof Tech Restoration (2244):					6,940.00			
Sadie Schultz (2152)								
11.30.25								
11.30.25	Invoice	Director of Business Promotion	12/01/2025	12/30/2025	5,500.00	Open	11/25	10-21-5108
11.30.25	Invoice	Office Rental	12/01/2025	12/30/2025	200.00	Open	11/25	10-21-5038
Total 11.30.25:					5,700.00			
Total Sadie Schultz (2152):					5,700.00			
SAFEbuilt, LLC Lockbox #88135 (1041)								
2888172								
2888172	Invoice	Building Permits	11/30/2025	12/30/2025	4,754.35	Open	12/25	10-22-5000
Total 2888172:					4,754.35			
Total SAFEbuilt, LLC Lockbox #88135 (1041):					4,754.35			
State of Colorado (1161)								
WU261177012								
WU261177012	Invoice	Annual Billing for WTP	11/17/2025	12/17/2025	580.00	Open	11/25	51-00-5302
Total WU261177012:					580.00			
WU261177437								
WU261177437	Invoice	XI-E WWTF	11/20/2025	12/20/2025	93.00	Open	11/25	52-00-5302
Total WU261177437:					93.00			
Total State of Colorado (1161):					673.00			
T Mobile (2040)								
997960542-111202025								
997960542-111202025	Invoice	Pd hot spots	11/20/2025	12/20/2025	672.00	Open	11/25	10-30-5335
Total 997960542-111202025:					672.00			
211680251-112125								
211680251-112125	Invoice	mobile internet	11/21/2025	12/20/2025	16.90	Open	12/25	51-00-5335
Total 211680251-112125:					16.90			
995996113-11212025								
995996113-11212025	Invoice	Admin - Cell Phones	11/21/2025	12/20/2025	121.35	Open	11/25	10-20-5335
995996113-11212025	Invoice	Parks - Cell Phone	11/21/2025	12/20/2025	40.45	Open	11/25	10-60-5335
995996113-11212025	Invoice	Streets - Cell Phones	11/21/2025	12/20/2025	229.44	Open	11/25	10-10-5335
Total 995996113-11212025:					391.24			
Total T Mobile (2040):					1,080.14			
Timberline Disposal (1467)								
5935096V324								
5935096V324	Invoice	PW Dumpster	12/01/2025	12/15/2025	448.60	Open	12/25	10-10-5202
5935096V324	Invoice	VCMP Portalet	12/01/2025	12/15/2025	416.37	Open	12/25	10-60-5202
Total 5935096V324:					864.97			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
Total Timberline Disposal (1467):					864.97			
Utility Notification Center of Colorado (1984)								
225110780								
225110780	Invoice	Locates - Water	11/30/2025	12/30/2025	26.11	Open	11/25	51-00-5108
225110780	Invoice	Locates - WW	11/30/2025	12/30/2025	26.12	Open	11/25	52-00-5108
Total 225110780:					52.23			
Total Utility Notification Center of Colorado (1984):					52.23			
VISA (1827)								
PD-110325								
PD-110325	Invoice	express toll	11/03/2025	12/01/2025	150.00	Open	10/25	10-30-5108
PD-110325	Invoice	frost - cold case homicide investig	11/03/2025	12/01/2025	150.00	Open	10/25	10-30-5212
PD-110325	Invoice	postage	11/03/2025	12/01/2025	7.70	Open	10/25	10-30-5310
PD-110325	Invoice	postage	11/03/2025	12/01/2025	14.95	Open	10/25	10-30-5310
PD-110325	Invoice	safeway - halloween candy	11/03/2025	12/01/2025	391.75	Open	10/25	10-30-5350
PD-110325	Invoice	vistaprint - Robinson cards	11/03/2025	12/01/2025	66.78	Open	10/25	10-30-5325
PD-110325	Invoice	winter shirts	11/03/2025	12/01/2025	883.80	Open	10/25	10-30-6030
Total PD-110325:					1,664.98			
ADMIN-110325								
ADMIN-110325	Invoice	affordable housing cert - Graves	11/04/2025	12/01/2025	1,000.00	Open	12/25	10-20-5212
ADMIN-110325	Invoice	email marketing	11/04/2025	12/01/2025	29.00	Open	12/25	10-21-5108
ADMIN-110325	Invoice	email marketing	11/04/2025	12/01/2025	36.00	Open	12/25	10-21-5108
ADMIN-110325	Invoice	hotel for conference - Marsh	11/04/2025	12/01/2025	960.20	Open	12/25	10-20-5305
ADMIN-110325	Invoice	hotel for conference - Patterson	11/04/2025	12/01/2025	960.20	Open	12/25	10-20-5305
Total ADMIN-110325:					2,985.40			
Total VISA (1827):					4,650.38			
WEX BANK (1459)								
108745533								
108745533	Invoice	Fleet fuel - Police	11/23/2025	12/15/2025	380.10	Open	11/25	10-30-6191
Total 108745533:					380.10			
Total WEX BANK (1459):					380.10			
Xcel Energy (540)								
11.30.25								
11.30.25	Invoice	10 Montane	11/30/2025	12/30/2025	45.28	Open	11/25	51-00-6001
11.30.25	Invoice	103 14th	11/30/2025	12/30/2025	71.67	Open	11/25	10-20-6001
11.30.25	Invoice	1711 Miner	11/30/2025	12/30/2025	422.12	Open	11/25	10-20-6001
11.30.25	Invoice	1801 miner a	11/30/2025	12/30/2025	55.94	Open	11/25	52-00-6001
11.30.25	Invoice	200 Colorado	11/30/2025	12/30/2025	361.16	Open	11/25	10-10-6001
11.30.25	Invoice	960 CR 314 New PW Facility	11/30/2025	12/30/2025	540.27	Open	11/25	10-10-6001
11.30.25	Invoice	New WWTP	11/30/2025	12/30/2025	2,633.47	Open	11/25	52-00-6001
11.30.25	Invoice	Parks	11/30/2025	12/30/2025	456.50	Open	11/25	10-60-6001
11.30.25	Invoice	PD	11/30/2025	12/30/2025	253.87	Open	11/25	10-30-6001
11.30.25	Invoice	street lights	11/30/2025	12/30/2025	5,068.22	Open	11/25	10-10-6001
11.30.25	Invoice	Water Treatment Plant	11/30/2025	12/30/2025	70.57	Open	11/25	51-00-6001
11.30.25	Invoice	Wwtp	11/30/2025	12/30/2025	3,568.01	Open	11/25	52-00-6001
Total 11.30.25:					13,547.08			
Total Xcel Energy (540):					13,547.08			
Grand Totals:					805,859.09			

Invoice	Type	Description	Invoice Date	Due Date	Total Cost	Terms	Period	GL Account
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Report GL Period Summary

GL Period	Amount
11/25	270,155.40
10/25	29,208.66
01/26	3,240.00
12/25	503,255.03
Grand Totals:	<u>805,859.09</u>

Vendor number hash: 0
Vendor number hash - split: 0
Total number of invoices: 0
Total number of transactions: 0

December 1, 2025

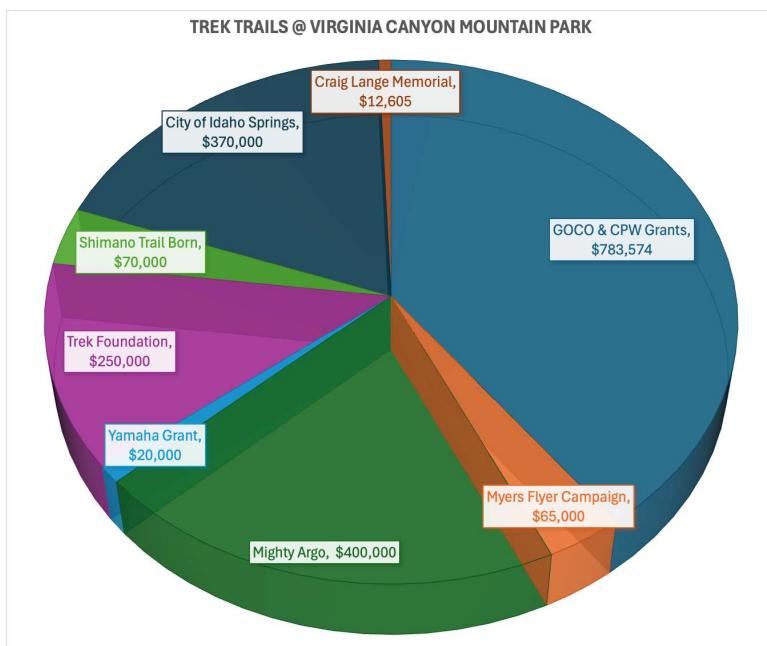
City of Idaho Springs
 Mayor Harmon, Staff, and Council
 1711 Miner Street
 Idaho Springs, CO 80452

It is with great pleasure that I am submitting this check for \$135,000 as proceeds from fundraising efforts for Trek Trails & Virginia Canyon Mountain Park. These funds come from a memorial trail fundraising campaign and a no-match grant.

The Myers Flyer trail was constructed by Flowride Concepts and opened to the public officially in August of 2025. COMBA managed a fundraising campaign with the help of Gary Myers' widow and son, as well as a donated mountain bike from Pivot Cycles. Between the memorial gifts from friends, family and the public, and the bike giveaway in June, we were able to raise \$65,000 for this project.

The international bike brand Shimano provided a \$70,000 grant through their new program to support trail construction called Trail Born. We've utilized this grant to complete a new trail known as Panic Switch that will open to the public in April 2026. This was the first annual grant in what we hope will be a three-year award. We've just learned the second year has been approved and those funds will be available in early 2026.

Here's a chart to illustrate the sources of funds which have been secured to date for the planning and construction of VCMP:





Of the \$1.97M obtained so far, \$817,605 has been contributed without requiring a match from the City. As a percentage of the total, the City has contributed approximately 19% of the total cost for construction directly from its own accounts.

We are still working diligently to secure additional sources of funding for the new park. This includes a non-motorized trail construction grant application with CPW State Trails program for ~\$200,000 which will be available in Spring 2026 if awarded. We also have promising conversations going with several local and regional businesses to join our roster of sponsors.

COMBA appreciates our partnership with the City on this project, and we could not be more proud of the new trails. On behalf of our board and our members, I'd like to thank you for inviting us to play a part in bringing this amazing new outdoor recreation facility to Idaho Springs and the central front range.

Regards,

Gary Moore

Gary Moore, Executive Director
Colorado Mountain Bike Association



IDAHO SPRINGS
Presiding Municipal Judge
2025 Report

December 1, 2025

Dear Mayor Harmon, and respective City Councilors,

I am proud to again submit my Presiding Judge Annual Report. In 2025, hundreds of members of the Idaho Springs and adjacent communities passed through your municipal court system. As Presiding Judge, the court's mission is to treat all with fairness, respect, and to imprint appropriate justice in each case to the best of our ability. The imprint may be result of something as common as a simple kindness extended by our court staff to a citizen on a phone call, the care to create an accurate entry of information into official court records, or as complex as ensuring that the breadth of judicial process and substantive rights of an accused (and that of crime victims) are protected in meaningful ways.

As your Presiding Judge it is important that the court team serves citizens in a fashion consistent with the values of Idaho Springs' elected leadership. Toward that end, please know that I welcome the opportunity to hear what the court is doing well and address what our court can and should be doing better. In the end the citizen/court experience is the culmination of the efforts of a fine team that includes a court administrator, court clerk, city prosecutor, court appointed counsel, court security and finally, the judge that you have entrusted with court duties. It is my privilege to be a part of that fine team. I look forward to and would respectfully ask for the opportunity to continue serving as your Presiding Judge.

Regards,

F. Michael Goodbee

F. Michael Goodbee
Presiding Judge
City of Idaho Springs

GENERAL

The Idaho Springs municipal court is a court of record with limited jurisdiction. The court primarily processes tickets involving traffic offenses (excluding most “major” traffic offenses like DUI/DUR), misdemeanor level offenses (*e.g.*, shoplifting, theft, and trespass) and administrative violations (*e.g.*, failure to comply with zoning regulations). Court is held on the third Thursday of each month. Court rulings are subject to appeal and review by a higher court at the local state court.

The Court’s Administrator is Kelsey Smith. On our court days she is assisted by Wonder Martell and Mauria Lubinski. The City prosecutor is Suzanne Rogers. Court security is provided by members of the Idaho Springs Police Department. Kelsey works hard each month to bring order to the chaos. She prepares the Court’s docket, schedules remote access times and collects court fines, among her many other duties. Wonder and Mauria are available on court days to assist Kelsey.

Any success that I have had as your Presiding Judge is due in large part to the dedicated work of Kelsey and the crew.

2024 HIGHLIGHTS

Your municipal court headline for the year (as it was in 2024) would be caseload. The Court absorbed a fairly dramatic rise in caseload in 2024, particularly in traffic cases (55%). Tickets for speeding in the nearby construction zones accounted for much of the increase. Again in 2025, the caseload increased another 41% through the end of October.

TRAINING/VOLUNTEER ACTIVITIES

I continued my board service for a new non-profit organization (“Northstar”). Northstar facilitates victim-offender dialogue for high risk, serious crime cases.

I was invited (for the seventh year) to serve as a group facilitator-mentor for the General Jurisdiction training held at the National Judicial College at the University of Nevada. The General Jurisdiction class is an intensive two-week training for new judges from around the world.



The new judges assigned to me- October 2025- NJC

I was asked by the President of the Colorado Municipal Judge Association to volunteer as a mentor for new municipal court judges.

I continued work as one of six municipal court judges from around the state to serve on a Supreme Court committee addressing changes to the municipal court rules. We have had seven meetings thus far and have submitted our recommendations to the Colorado Chief Justice.

I had several unique public speaking invitations this past year. First, I was invited and spoke to a citizen group entitled Up2Us Golden. The topic was ‘Courts and The Rule of Law’. I was able to present again at Leadership Golden this year on behalf of your court. Finally, I was honored to be asked to speak at an International Overdose Awareness event, called Raleigh’s Cause.


I continue weekly volunteer service for Meals on Wheels, delivering food to the shut in/elderly. Like my NJC work, this is unpaid work. There are too many of our neighbors that live on an edge.

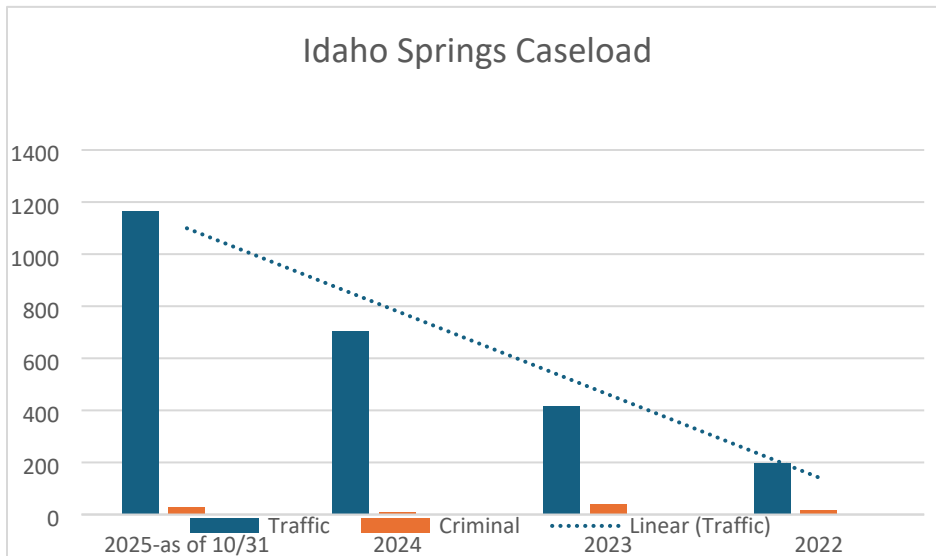
I play trumpet in a jazz quintet at a coffee shop in Olde Town Arvada on certain Saturdays or Sundays. We are called ‘Double Standard’.

Finally, I continue to serve as a relief judge for the cities of Westminster, Thornton, Broomfield and Boulder. In those roles, I fill in for the courts when needed as long as it does not interfere with my responsibilities as your Presiding Judge.

IDAHO SPRINGS MUNICIPAL COURT

Summary Chart

	2025 to 10/31	2024	2023	2022
Traffic Cases	1166	703	416	198
Criminal Cases	28	10	40	16
Animal Cases	3	2	4	0
Total	1197 (+41%)	712 (+55%)	459	214



CITY OF IDAHO SPRINGS
Clear Creek County, Colorado

Resolution 32, Series 2025

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES AND ADOPTING A BUDGET FOR THE CITY OF IDAHO SPRINGS, COLORADO FOR THE CALENDAR YEAR 2026 AND APPROPRIATING SUMS OF MONEY FOR SAID YEAR

WHEREAS, the City Administrator has submitted a proposed budget for the year 2026 (“Budget”) to the Idaho Springs City Council (“Council”), as required by law; and

WHEREAS, upon due and proper notice, published in accordance with applicable law, the Budget was open for inspection by the public at a designated public office within the City, a public hearing was held on December 8, 2025, and interested electors were given the opportunity to file any objections to the Budget; and

WHEREAS, no interested electors filed any objections to the Budget; and

WHEREAS, the Council has made provision for revenues, together with reserves, in an amount equal to or greater than the total proposed expenditures, all as set forth in the Budget; and

WHEREAS, it is necessary to appropriate the amounts provided in the Budget to and for the purposes set forth therein and to adopt the Budget, as further set forth herein.

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

Section 1. Estimated **expenditures** for each Fund of the City, including operating transfers and appropriated reserves for the calendar year beginning on January 1, 2026 and ending on December 31, 2026 are as follows:

General Fund	\$4,779,631
Conservation Trust Fund	120,000
1% Street Sales Tax Fund	1,190,336
RAMP Fund	201,580
Sales Tax Improvement Fund	2,651,191
Water Fund	4,811,349
Wastewater Fund	1,434,902
Parking Fund	3,187,528
Hansen’s Cemetery Trust Fund	0

The Water and Wastewater Funds listed above are owned and managed by the Idaho Springs Water Activity Enterprise (the “Enterprise”); total combined estimated expenditures for the Enterprise for said year are \$6,246,251.

Section 2. Estimated **revenues** for each Fund of the City for the said calendar year, including beginning balances and operating transfers, are as follows:

General Fund	\$5,411,866
Conservation Trust Fund	148,406
1% Street Sales Tax Fund	2,751,623
RAMP Fund	727,104
Sales Tax Improvement Fund	2,883,157
Water Fund	6,444,474
Wastewater Fund	2,607,985
Parking	3,937,563
Hansen’s Cemetery Trust Fund	10,712

Total combined estimated revenues, including beginning balances for the Enterprise for said year are \$9,052,459.

Section 3. The budget as submitted, amended and hereinabove summarized, is hereby approved and adopted in the form attached to this Resolution and incorporated herein by reference as the adopted Budget of the City for the said calendar year.

Section 4. The adopted Budget shall be signed by the Mayor and made a part of the public records of the City.

Section 5. The City Clerk is hereby directed to file a certified copy of the adopted Budget in the office of the Division of Local Government in the Department of Local Affairs, as required by the laws of the State of Colorado.

Section 6. The amounts set forth below for each Fund of the City are hereby **appropriated** from the revenues and reserves of each such Fund for the purposes stated below:

General Fund

Current Operating Expense	\$4,779,631
Reserves	632,235
TOTAL GENERAL FUND	\$5,411,866

Conservation Trust Fund

Capital Outlay	\$120,000
Reserves	27,600
TOTAL CONSERVATION TRUST FUND	\$0

1% Street Sales Tax Fund

Capital Outlay	\$522,023
Debt Service	668,313
Reserves	906,380
TOTAL 1% STREET SALES TAX FUND	\$2,096,716

RAMP Fund

Current Operating Expense	\$201,580
TOTAL RAMP FUND	\$201,580

Sales Tax Improvement Fund

Capital Outlay	\$2,651,191
Reserves	231,966
TOTAL SALES TAX IMPROVEMENT FUND	\$2,883,157

Water Fund

Current Operating Expense	\$1,019,776
Capital Outlay	3,715,000
Debt Service	76,573
Reserves	1,183,183
TOTAL WATER FUND	\$5,994,532

Wastewater Fund

Current Operating Expense	\$1,151,455
Capital Outlay	65,000
Debt Service	218,447
Reserves	548,475
TOTAL WASTEWATER FUND	\$1,983,377

Parking Fund

Current Operating Expense	\$3,187,528
Reserves	637,506
TOTAL PARKING FUND	\$3,825,034

Hansen's Cemetery Trust Fund

Current Operating Expense	\$0
TOTAL HANSON TRUST FUND	\$0

The above and foregoing appropriations include the aggregate amount of \$7,977,909 appropriated from the Enterprise for Administration, Operations, Capital Outlay, Debt Service and Contingencies, as specified above, for the said calendar year.

Section 7. Pursuant to C.R.S. § 29-1-108(5), the adoption of the budget and appropriation of funds set forth herein is effective upon adoption.

RESOLVED, ADOPTED AND APPROVED after public hearing at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 8th day of December, 2025.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Diane Breece, City Clerk

CERTIFICATION

I, Diane Breece, do hereby certify that I am City Clerk of the City of Idaho Springs, Colorado, and that the foregoing Resolution was adopted and approved at a regular meeting of the City Council of the City of Idaho Springs, Colorado, held December 8, 2025.

{S E A L}

Diane Breece, City Clerk

City of IDAHO SPRINGS, Colorado

2026 Proposed Budget

Budget Summary

<u>Fund</u>	<u>Beginning Fund Balances/ Funds Available</u>	<u>2026 Revenues</u>	<u>2026 Expenditures</u>	<u>2026 Transfers</u>	<u>Ending Fund Balances/ Funds Available</u>
<u>General Fund:</u>	\$ 768,029	\$ 4,643,837	\$ (4,779,631)	\$ -	\$ 632,235
<u>Special Revenue Funds:</u>					
Conservation Trust Fund	137,406	11,000	(120,000)	-	28,406
1% Street Sales Tax Fund	1,494,823	1,256,800	(1,190,336)	-	1,561,287
<u>Capital Project Funds:</u>					
R.A.M.P. Fund	702,104	25,000	(201,580)	-	525,524
Sales Tax Improvement Fund	433,357	2,449,800	(2,651,191)	-	231,966
<u>Enterprise Funds:</u>					
Water	3,109,031	3,335,443	(4,811,349)	-	1,633,124
Wastewater	682,760	1,925,225	(1,434,902)	-	1,173,083
Parking	1,220,563	2,717,000	(3,187,528)	-	750,035
<u>Fiduciary Funds:</u>					
Hansen's Cemetery Trust Fund	10,412	300	-	-	10,712
 Total	 \$ 8,558,485	 \$ 16,364,405	 \$ (18,376,518)	 \$ -	 \$ 6,546,372

City of IDAHO SPRINGS, Colorado
2026 Proposed Budget

General Fund

	Actual <u>2023</u>	Actual <u>2024</u>	Budget <u>2025</u>	Estimated <u>2025</u>	Proposed <u>2026</u>
<u>Beginning Fund Balance</u>	1,885,788	1,738,501	1,514,233	1,383,400	768,029
Revenues					
10-00-3110 Property Taxes	196,425	236,259	250,000	250,000	282,237
10-00-3111 Interest -Delinquent Prop Tax		858		285	
10-00-3120 Specific Ownership Tax	23,380	24,610	22,000	25,000	25,000
10-00-3130 Sales Tax (1/2)	1,898,909	1,923,083	2,200,000	2,000,000	2,433,600
10-00-3135 Building Use Tax (2/3)	11,253	143,028	30,000	27,497	25,000
10-00-3136 Motor Vehicle Use Tax	81,517	88,537	80,000	80,000	80,000
10-00-3182 Franchise-Public Service	95,570	92,362	98,000	104,581	106,000
10-00-3183 Franchise-Comcast	21,163	19,784	25,000	20,400	23,000
10-00-3184 Franchise-Qwest/CenturyLink	161.5	120	200	200	200
10-00-3211 Liquor License	6,278	6,128	6,000	7,000	7,000
10-00-3216 Business License	34,872	14,915	37,000	36,000	36,000
10-00-3218 Shopping Bag Fees	15,350	9,311	12,000	7,300	5,000
10-00-3221 Building Permits	0	203,344	250,000	63,968	100,000
10-00-3222 Contractor's License	13,500	15,100	12,000	10,666	11,000
10-00-3225 Fingerprints	15	-	-		
10-00-3227 Reports/Copies/Fax	2,724	2,366	2,500	2,539	2,500
10-00-3229 Other Licenses/Permits	67,869	88,999	70,000	87,607	70,000
10-00-3240 Plan Review/Commission Fees	77,787	52,007	50,000	30,031	50,000
10-00-3301 Motor Vehicle Reg. Fees	6,791	6,819	7,000	6,865	7,000
10-00-3304 Marijuana Special Sales Tax	61,951	55,423	60,000	40,651	50,000
10-00-3305 State Shared Cigarette Tax	6,432	4,744	5,000	4,872	4,800
10-00-3306 County Road & Bridge Tax	410,683	391,662	480,000	482,688	425,000
10-00-3307 Severance Tax	129,234	71,205	110,000	16,256	70,000
10-00-3309 Highway Users Tax	66,467	74,555	65,000	55,592	65,000
10-00-3380 Operational Grants	3,488	25,809	10,000	31,020	75,000
10-00-3381 C.A.R.E.S Grant Received	-	-	-	-	-
10-00-3382 Tourism Management Grant				25,000	40,000
10-00-3385 Fed'l Grant--Amer. Recovery Pl	-	-	-	-	-
10-00-3400 Int Earned on Advs to Other Fd	-	-	-	-	-
10-00-3550 Fines	62,597	201,905	270,000	460,000	460,000
10-00-3555 Parking Fines	-	-	-	-	-
10-00-3601 Interest Earned	80,785	67,788	50,000	14,064	15,000
10-00-3602 Argo Mine/Developer Account	-	8,500	-	1,000	
10-00-3603 Developer Account Payments	-	-	-	-	-
10-00-3604 Donations	5,100	2,391	2,500		2,500
10-00-3605 Tivoli Lighting	-	-	-	-	-
10-00-3610 Cemetery Fees	6,250	1,450	5,000	3,733	5,000
10-00-3620 Leases/Rent	56,228	56,576	70,000	75,457	68,000
10-00-3680 Reimbursement/Refunds	18,371	57,176	30,000	81,950	70,000
10-00-3690 Miscellaneous Revenue	6,361	5,142	7,000	48,650	30,000
10-00-3691 Credit Card Processing Fees	-	-	-	-	-
10-00-3695 Sale of Equipment	-	-	-	-	-
Total Revenues	3,467,510	3,951,956	4,316,200	4,100,872	4,643,837

City of IDAHO SPRINGS, Colorado
2026 Proposed Budget

General Fund

	Actual <u>2023</u>	Actual <u>2024</u>	Budget <u>2025</u>	Estimated Actual <u>2025</u>	Proposed <u>2026</u>
<u>Expenditures by Department</u>					
Streets	479,325	468,106	502,053	648,898	561,352
Administration	883,921	829,432	931,104	968,582	962,558
Community Promotion	158,545	201,072	334,580	323,043	291,609
Building Inspection	78,632	220,346	152,000	73,838	76,000
Police	1,610,799	1,996,212	1,980,634	2,090,998	2,121,173
Court	71,995	69,411	78,519	63,534	61,042
Fire	141,225	299,875	309,540	309,540	396,275
Parks	214,308	221,101	258,216	225,544	304,622
Cemetery	1,047	1,502	5,000	12,266	5,000
Total Expenditures	3,639,798	4,307,057	4,551,646	4,716,243	4,779,631
<u>Transfers In/(Out)</u>					
10-00-3921 Transfers from STI Fund	25,000	-	-	-	-
10-00-3971 Transfer from Police Pension	-	-	-	-	-
10-75-8271 Transfer to Police Pension Fund	-	-	-	-	-
Total Transfers In/(Out)	25,000	-	-	-	-
<u>Ending Fund Balance</u>					
	1,738,501	1,383,400	1,278,787	768,029	632,235
Target Operating Reserves @ 20% of expenditures	909,949	1,076,764	1,137,912	943,249	955,926
TABOR Reserve @3% of expenditures	175,000	237,000	129,486	141,487	143,389
Uncommitted/Unreserved	653,551	69,635	11,390	(316,707)	(467,080)

City of IDAHO SPRINGS, Colorado
2026 Proposed Budget

General Fund: Streets

		Actual	Actual	Budget	Estimated	Proposed
		<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2025</u>	<u>2026</u>
Expenditures						
10-10-4102	Salaries	29,895	26,294	26,412	45,928	69,020
10-10-4103	Hourly	142,989	108,316	119,288	144,392	99,136
10-10-4104	Overtime	10,315	9,965	11,201	10,348	10,000
10-10-4201	FICA	10,907	9,321	9,728	11,521	10,426
10-10-4202	Medicare	2,551	2,179	2,275	2,695	2,438
10-10-4203	Health Ins.	27,790	23,906	27,650	31,121	33,754
10-10-4204	Life Ins.	193	193	198	196	198
10-10-4205	Deferred Comp	1,531	6,788	8,246	10,269	10,269
10-10-4206	Unemployment Ins.	349	308	300	388	388
10-10-4207	Disability Insurance	1,185	1,444	1,488	1,629	1,629
10-10-4209	Dental Insurance	1,053	923	986	1,120	1,176
10-10-5101	Legal	-	-	500		
10-10-5103	Engineering	-	-	2,000	969	1,000
10-10-5107	Survey	-	-	1,000		
10-10-5108	Other Professional Services	32,020	21,120	30,000	47,448	40,000
10-10-5202	Disposal-Trash	1,642	5,566	6,000	4,267	4,500
10-10-5207	Maint./Repairs-Services	-	8,347	5,000	7,469	7,500
10-10-5208	Maint./Repairs-Building	1,371	1,260	2,000	2,473	2,500
10-10-5212	Training	-	75	2,500		500
10-10-5213	Medical	240	-	200	466	200
10-10-5215	Employee Incentive	2,471	693	2,100	1,000	1,000
10-10-5300	CIRSA W/C Insurance	19,241	20,082	21,000	28,478	29,144
10-10-5301	CIRSA P/C Insurance	29,064	44,294	45,000	96,662	59,724
10-10-5303	Telephone	1,722	1,730	1,800	2,136	2,000
10-10-5304	Dues & Publications	-	422	500	319	400
10-10-5305	Travel & Meals	-	116	100		100
10-10-5306	Equipment Rental	-	-	500		500
10-10-5310	Postage	-	-	100	255	100
10-10-5313	Advertising	-	-	500	260	100
10-10-5314	Insurance Claims	1,923	2,000	2,000	5,927	2,000
10-10-5325	Printing	268	-	50	100	100
10-10-5330	Communication Equipment	-	3,308	100	762	100
10-10-5335	Cell/Internet Service	4,756	3,512	4,600	5,232	5,500
10-10-6001	Electricity & Gas	62,611	67,353	62,000	69,024	67,000
10-10-6007	Materials/Supplies/Equip	5,349	3,491	6,000	5,232	5,500
10-10-6010	Materials/Supplies/Office	1,285	3,631	3,000	1,392	2,000
10-10-6012	Gas/Oil-Equipment	4,075	3,030	4,000	4,247	4,500
10-10-6020	Tools	1,063	1,759	1,500	1,403	1,500

City of IDAHO SPRINGS, Colorado
2026 Proposed Budget

General Fund: Streets

	Actual	Actual	Budget	Estimated	Proposed
	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2025</u>	<u>2026</u>
10-10-6022 Safety Items	439	120	500		500
10-10-6040 Occupational Equip/Safety	671	285	500	150	500
10-10-6050 Water/Sewer	2,272	3,000	3,000	5,323	5,300
10-10-6085 Street Lamps	26,531	16,477	20,000	41,820	20,000
10-10-6091 Signs	168	21,832	5,000	9,129	10,000
10-10-6093 Paint	2,632	-	2,500		1,000
10/10/6094 Street Improvements	-	-	-	-	
10-10-6095 Sand/Gravel	-	-	1,500	1,500	1,000
10-10-6096 Asphalt/Curb & Gutter--R&M	5,900	3,615	7,000		
10-10-6097 Downtown Pavers	-	-	150	150	150
10-10-6098 Tree Trimming	-	-	5,000		5,000
10-10-6099 Salted Sand	15,474	9,997	15,000	15,000	15,000
10-10-6150 Fleet Maint	5,417	14,051	8,000	6,776	8,000
10-10-6191 Fleet Fuel	15,762	15,074	14,000	12,338	12,000
10-10-6192 Fleet Tires	2,621	472	3,000	8,000	3,000
10-10-6193 Fleet Supplies	3,499	1,677	4,000	1,699	3,000
10-10-7007 Equipment Purchase	-	-	-		
10-10-7010 Office Equipment/Computer	-	-	1,000	1,885	1,000
10-10-7011 Computer Software	80	80	80		
Total Expenditures	479,325	468,106	502,053	648,898	561,352

City of IDAHO SPRINGS, Colorado
2026 Proposed Budget

General Fund: Administration

		Actual	Actual	Budget	Estimated	Proposed
		<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2025</u>	<u>2026</u>
Expenditures						
10-20-4101	Mayor/Council	42,000	35,520	44,160	44,160	52,560
10-20-4102	Salary	187,744	140,897	197,936	213,079	260,512
10-20-4103	Hourly	182,376	94,755	91,070	116,648	75,089
10-20-4104	Overtime	448	5,654	1,020	250	500
10-20-4201	FICA	24,849	32,304	20,720	21,992	20,807
10-20-4202	Medicare	5,812	7,556	4,846	5,144	4,866
10-20-4203	Health Ins.	43,012	65,139	85,539	72,661	82,470
10-20-4204	Life Ins.	295	522	458	347	354
10-20-4205	Retirement	17,866	30,615	34,013	16,136	16,136
10-20-4206	Unemployment	734	980	992	643	656
10-20-4207	Disability Insurance	2,844	3,677	3,954	2,645	2,645
10-20-4209	Dental Insurance	1,944	2,943	3,217	1,792	1,882
10-20-5050	County Treasurer's Fees	3,906	4,466	6,000	5,512	5,500
10-20-5101	Legal	163,162	140,483	140,000	131,789	140,000
10-20-5102	Audit	7,125	4,520	4,980	6,307	6,500
10-20-5103	Engineering Services	7,477	2,075	2,000	423	1,000
10-20-5104	Financial Services	28,866	17,599	18,700	11,364	12,000
10-20-5105	Planning Services	240	8,307	10,000	332	10,000
10-20-5106	IT Services	11,622	12,618	20,000	18,529	20,000
10-20-5107	Surveying	4,500	32,639	10,000	-	5,000
10-20-5108	Other Contractual Services	25,780	56,470	87,000	109,708	100,000
10-20-5207	Repair/Maint.-Services	411	-	1,000	-	1,000
10-20-5208	Repair/Maintenance-Building	1,850	1,180	2,000	2,467	2,000
10-20-5210	Meeting Expense	1,264	1,685	1,500	821	1,500
10-20-5212	Education & Training	6,892	7,707	8,000	6,560	8,000
10-20-5215	Employee Incentive	2,152	1,788	1,500	1,872	1,900
10-20-5220	Election	3,954	261	1,000	-	1,000
10-20-5225	Boards & Commissions	-	900	1,500	1,349	1,500
10-20-5300	CIRSA W/C Insurance	837	1,004	1,100	1,424	1,457
10-20-5301	CIRSA P/C Insurance	28,064	43,794	45,000	93,220	59,724
10-20-5303	Telephone	1,722	1,730	1,800	1,760	1,800
10-20-5304	Dues & Publications	10,033	6,195	9,000	9,396	9,500
10-20-5305	Travel & Meals	7,362	8,649	8,000	4,805	8,000
10-20-5309	Contract Office Equip.	6,539	4,248	6,000	4,633	5,500
10-20-5310	Postage, Shipping, Box Rent	1,901	1,910	2,000	1,175	2,000
10-20-5312	Legal Publications	5,260	8,282	7,000	5,620	2,000
10-20-5313	Advertising	470	1,891	1,500	2,097	1,500
10-20-5314	Insurance Claims	-	-	1,000	-	1,000
10-20-5316	Recording Documents	524	1,942	2,000	1,124	1,200

City of IDAHO SPRINGS, Colorado
2026 Proposed Budget

General Fund: Administration

		Actual	Actual	Budget	Estimated	Proposed
		<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2025</u>	<u>2026</u>
10-20-5322	Codification	2,819	3,668	3,000	5,135	4,000
10-20-5325	Printing	1,589	385	1,500	136	1,000
10-20-5335	Cell/Internet Service	4,750	6,339	6,300	7,460	7,500
10-20-5340	Payment Processing Fees	(1,274)	-	-	-	-
10-20-6001	Electricity & Gas	5,949	5,205	5,800	4,432	5,000
10-20-6010	Materials/Supplies/Office	3,706	3,135	4,000	2,332	3,000
10-20-6020	Flags	1,520	-	1,000	-	500
10-20-6050	Water/Sewer	3,459	2,413	4,000	5,900	5,500
10-20-6060	Refunds	692	1,000	1,000	-	1,000
10-20-6500	Miscellaneous Expense	1,763	(467)	1,000	20,522	2,000
10-20-7010	Office Equipment/Computers	14,951	3,854	5,000	2,652	3,000
10-20-7011	Computer Software	260	1,872	1,000	2,223	1,000
10-20-7020	Public Engagement	1,900	9,122	10,000	-	-
10-20-8010	Misc. Cash Over/Short	1	1	-	6	-
Total Expenditures		883,921	829,432	931,104	968,582	962,558

City of IDAHO SPRINGS, Colorado
2026 Proposed Budget

General Fund: Community Promotion

		Actual	Actual	Budget	Estimated	Proposed
		<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2025</u>	<u>2026</u>
Expenditures						
10-21-5030	HSIS/ Visitor Center	46,670	60,000	60,000	60,000	60,000
10-21-5032	Misc. Events	1,400	14,494	15,000	9,000	10,000
10-21-5033	K-Goat Annual Fee	3,500	3,500	3,500	3,500	3,500
10-21-5036	Mayor & Commissioner Awards	2,000	2,000	2,000	2,000	2,000
10-21-5037	Tree Lighting	200	875	3,000	1,000	1,000
10-21-5038	Misc. Organization Request	31,125	29,741	10,000	30,000	35,000
10-21-5039	Beautification	6,073	5,945	9,500	9,500	9,500
10-21-5040	Holiday Decorating	20,580	23,287	20,580	20,580	21,609
10-21-5041	Historic Sites & Facilities	3,100	-	5,000	1,953	5,000
10-21-5050	4th of July	37,350	46,809	50,000	56,743	50,000
10-21-5108	Other Contractual			146,000	107,962	84,000
10-21-5430	Visitor Ctr Bldg Maintenance	6,548	5,276	10,000	20,805	10,000
10-21-7900	Other Capital Expenditure		9,145		-	-
Total Expenditures		158,545	201,072	334,580	323,043	291,609

City of IDAHO SPRINGS, Colorado
2026 Proposed Budget

General Fund: Building Inspection

	Actual	Actual	Budget	Estimated	Proposed
	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2025</u>	<u>2026</u>
<u>Expenditures</u>					
10-22-5000 Operations Contractual 80% Plan Review + 80% Permit Fees	78,132	220,346	150,000	73,838	75,000
10-22-5108 Other Professional Services	500		2,000	-	1,000
Total Expenditures	78,632	220,346	152,000	73,838	76,000

City of IDAHO SPRINGS, Colorado
2026 Proposed Budget

General Fund: Police

		Actual	Actual	Budget	Estimated	Proposed
		<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2025</u>	<u>2026</u>
Expenditures						
10-30-4102	Salaries	120,509	140,227	155,859	151,858	111,389
10-30-4103	Hourly - Sworn	502,102	562,368	577,056	584,396	586,346
10-30-4104	Overtime--Regular	24,279	23,639	20,400	15,141	15,000
10-30-4105	Holiday	14,591	16,974	15,300	13,781	15,000
10-30-4106	Overtime--Holiday Worked-Sworn	21,033	25,666	24,480	20,213	21,000
10-30-4108	Bonus Pay				1,000	1,000
10-30-4109	Hourly Wages--Civilian	155,457	168,057	173,030	163,664	138,427
10-30-4110	Overtime--Holiday Wkd-Civilian	2,402	1,679	1,530	2,069	2,000
10-30-4201	FICA	10,854	10,646	10,823	10,259	8,582
10-30-4202	Medicare	11,724	13,115	14,031	13,212	12,124
10-30-4203	Health Ins.	113,342	125,028	144,606	138,397	157,081
10-30-4204	Life Ins.	790	1,029	960	912	912
10-30-4205	Deferred Comp	6,138	9,158	8,969	9,200	9,200
10-30-4206	Unemployment	1,676	1,874	1,853	1,900	1,900
10-30-4207	Disability Insurance	6,649	7,548	7,649	7,745	8,300
10-30-4209	Dental Insurance	4,971	7,124	7,638	7,868	8,261
10-30-4210	Pension FPPA	68,075	82,402	82,000	88,173	92,582
10-30-5101	Legal	1,055	-	10,000	1,900	5,000
10-30-5105	Dispatch Services	231,049	253,810	198,851	196,356	198,851
10-30-5108	Other Professional Services	44,680	82,670	100,000	102,756	90,000
10-30-5109	Polygraph/Psy Exam	2,627	2,476	2,200	1,735	2,000
10-30-5207	Repair/Maint-Services	-	-	1,000	-	1,000
10-30-5208	Repairs/Maintenance/Bldg.	3,292	846	2,000	500	2,000
10-30-5212	Training	10,542	17,184	18,000	15,000	18,000
10-30-5213	Medical/Blood Draw	164	-	1,000	-	1,000
10-30-5215	Employee Incentive	2,097	1,828	3,000	1,500	2,000
10-30-5300	CIRSA W/C Insurance	15,904	19,078	20,000	27,054	27,687
10-30-5301	CIRSA P/C Insurance	79,142	224,789	230,000	335,506	410,631
10-30-5303	Telephone	1,722	1,730	1,800	1,724	1,800
10-30-5304	Dues & Publications	1,016	5,925	2,000	1,393	2,000
10-30-5305	Travel & Meals	-	1,248	1,000	-	1,000
10-30-5309	Contract Office Equip.	1,977	1,253	2,050	961	1,500
10-30-5310	Postage, Shipping, Box Rent	458	313	500	500	500
10-30-5313	Advertising	310	-	-	-	-
10-30-5314	Insurance Deductible	3,000	2,000	4,000	5,000	5,000
10-30-5325	Printing	1,645	2,993	3,000	5,757	3,200
10-30-5326	Towing	232	232	1,000	2,577	1,000
10-30-5330	Communications Equipment	208	553	1,000	1,933	1,000
10-30-5335	Cell/Internet Service	7,387	8,594	8,400	10,493	10,000
10-30-5350	Public Education/Relations	3,304	2,164	4,000	5,065	4,000
10-30-6001	Electricity & Gas	4,352	5,552	4,000	8,836	5,000

City of IDAHO SPRINGS, Colorado
2026 Proposed Budget

General Fund: Police

	Actual <u>2023</u>	Actual <u>2024</u>	Budget <u>2025</u>	Estimated Actual <u>2025</u>	Proposed <u>2026</u>
10-30-6010 Materials/Supplies/Office	2,179	3,122	3,000	1,633	2,500
10-30-6015 Materials/Supplies-Investig.	2,725	2,968	1,750	1,637	1,700
10-30-6018 Supplies-Medical	-	-	-	-	-
10-30-6022 Safety Items		650	1,000	-	1,000
10-30-6030 Uniforms	17,254	13,294	15,000	12,000	15,000
10-30-6040 Occupational Equip/Safety	9,865	9,068	9,000	8,275	9,000
10-30-6045 Ammunition	4,820	2,648	4,000	5,419	4,000
10-30-6050 Water/Sewer	1,635	3,738	3,700	4,097	3,700
10-30-6100 Fleet Maintenance	36,093	57,816	20,000	31,490	30,000
10-30-6191 Fleet Fuel	30,611	34,420	30,000	35,484	33,000
10-30-6192 Fleet Tires	2,884	5,010	3,000	3,599	3,000
10-30-6193 Fleet Supplies	957	2,446	2,000	892	2,000
10-30-7010 Computers / Office Equipment	5,332	2,983	3,200	-	3,000
10-30-7011 Computer Software	15,689	26,277	20,000	30,138	30,000
10-30-7012 Communication Purchases	-	-	-	-	-
Total Expenditures	1,610,799	1,996,212	1,980,634	2,090,998	2,121,173

**City of IDAHO SPRINGS, Colorado
2026 Proposed Budget**

General Fund: Court

		Actual	Actual	Budget	Estimated	Proposed
		<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2025</u>	<u>2026</u>
<u>Expenditures</u>						
10-40-4103	Hourly 50% Court Clerk	28,005	18,283	30,861	20,035	16,347
10-40-4104	Overtime	141	1,838	102	194	200
10-40-4201	FICA	1,686	1,960	1,920	1,207	1,207
10-40-4202	Medicare	394	458	449	285	285
10-40-4203	Health Ins.	3,354	3,896	4,314	2,762	3,135
10-40-4204	Life Ins.	39	43	42	27	42
10-40-4205	Deferred Comp	-	919	894	606	606
10-40-4206	Unemployment	56	70	63	41	41
10-40-4207	Workmans Comp	239	275	276	186	186
10-40-4209	Dental Insurance	137	151	154	99	104
10-40-5101	Legal Fees	-	113	500	-	200
10-40-5110	Judge Retainer	19,200	19,200	19,200	19,200	19,200
10-40-5115	Prosecuter	18,687	18,694	18,689	18,734	18,734
10-40-5209	Jury/Witness Fees	-	-	100	-	100
10-40-5212	Training	-	-	400	-	100
10-40-5304	Dues & Publications	-	-	50	-	50
10-40-5305	Travel & Meals	-	-	-	-	-
10-40-5310	Postage	-	-	50	-	50
10-40-5320	Interpretors	57	99	100	158	100
10-40-5325	Printing	-	-	25	-	25
10-40-6010	Materials/Supplies-Misc.	-	419	200	-	200
10-40-6030	Clothing/Robe	-	-	30	-	30
10-40-6035	Restitution	-	2,993	100	-	100
Total Expenditures		71,995	69,411	78,519	63,534	61,042

**City of IDAHO SPRINGS, Colorado
2026 Proposed Budget**

General Fund: Fire

	Actual	Actual	Budget	Estimated	Proposed
	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2025</u>	<u>2026</u>
<u>Expenditures</u>					
10-50-5050 Transfer CCCESD	141,225	299,875	309,540	309,540	396,275
Total Expenditures	141,225	299,875	309,540	309,540	396,275

9 mil equiv.

City of IDAHO SPRINGS, Colorado 2026 Proposed Budget

General Fund: Parks

		Actual	Actual	Budget	Estimated	Proposed
		<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2025</u>	<u>2026</u>
Expenditures						
10-60-4103	Hourly	70,522	90,884	90,472	80,112	74,030
10-60-4104	Overtime	8,983	10,644	10,200	11,511	11,511
10-60-4105	Holiday	1,216	1,854	1,530	913	913
10-60-4201	FICA	4,890	6,285	6,337	5,725	4,590
10-60-4202	Medicare	1,144	1,470	1,482	1,339	1,073
10-60-4203	Health Ins.	6,709	7,792	8,630	8,630	9,795
10-60-4204	Life Ins.	127	150	156	107	107
10-60-4205	Retirement		2782	2,706	2,492	2,882
10-60-4206	Unemployment	161	207	204	189	189
10-60-4207	Disability Insurance	536	865	870	743	743
10-60-4209	Dental Insurance					
10-60-5108	Other Professional Services	62,317	27,051	63,000	34,924	40,000
10-60-5202	Trash Disposal	3,082	1,991	4,000	4,651	5,000
10-60-5207	Repair/Maint-Services	397	750	2,500	10,396	10,000
10-60-5208	Maint./Repairs-Building	125	2,684	1,000	2,712	2,000
10-60-5209	Vandalism Maintenance	508	401	1,000	300	500
10-60-5210	Greenway Maintenance	-	-	2,500		1,000
10-60-5211	Trail Maintenance-VCMP	-	90	2,500	5,725	10,000
10-60-5212	Training	-	-	100		100
10-60-5213	Medical	-	-	80		100
10-60-5215	Employee Incentive	225	200	250	250	250
10-60-5300	CIRSA W/C Insurance	1,674	2,008	2,100	2,848	2,915
10-60-5301	CIRSA P/C Insurance	5,516	-	-		59,724
10-60-5304	Dues & Publications	-	-	50		
10-60-5305	Travel & Meals	-	-	100	205	100
10-60-5306	Equipment Rental	-	-	500		500
10-60-5314	Insurance Deductible	-	691	1,000		
10-60-5330	Communication Equipment	-	-	50		-
10-60-5335	Cell/Internet Service	461	312	400	923	1,000
10-60-6001	Electricity & Gas	8,406	7,091	8,500	6,484	7,500
10-60-6010	Materials/Supplies-Misc.	7,312	16,561	5,500	8,335	9,000
10-60-6012	Gas, Oil-Equipment	1,006	142	1,000	200	500
10-60-6020	Tools	356	505	500	1,000	1,000
10-60-6022	Safety Items	235	457	300	200	300
10-60-6040	Occupational Equip/Safety	63	190	200	500	300
10-60-6045	Sprinkler Parts	394	633	2,000	1,707	1,800
10-60-6050	Water/Sewer	5,128	16,959	7,000	14,026	16,000
10-60-6085	Lamp Posts	-	-	250		250

City of IDAHO SPRINGS, Colorado
2026 Proposed Budget

General Fund: Parks

		Actual	Actual	Budget	Estimated	Proposed
		<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2025</u>	<u>2026</u>
10-60-6091	Signs	-	262	250		250
10-60-6093	Paint	129	-	150		150
10-60-6095	Sand / Gravel	-	-	300	-	300
10-60-6098	Tree Replacement & Trimming	2,017	6,325	9,000	6,800	9,000
10-60-6099	Salted Sand	-	-	1,600		1,600
10-60-6150	Fleet Maint	488	2,970	2,200	3	2,000
10-60-6191	Fleet Fuel	3,978	3,631	3,500	3,401	3,500
10-60-6192	Fleet Tires	978	815	1,200		1,000
10-60-6193	Fleet Supplies	988	196	1,500	852	1,000
10-60-6200	Parks Maint. & Parts	7,919	5,253	8,000	7,341	8,000
10-60-6204	Weed Control	-	-	500	-	500
10-60-6206	Chemicals/Fertilizer	136	-	500		500
10-60-6207	Chem/Pesticides/Herbicides	-	-	150		150
10-60-7007	Equipment Purchase	6,184	-	400		1,000
Total Expenditures		214,308	221,101	258,216	225,544	304,622

**City of IDAHO SPRINGS, Colorado
2026 Proposed Budget**

General Fund: Cemetery

	Actual <u>2023</u>	Actual <u>2024</u>	Budget <u>2025</u>	Estimated Actual <u>2025</u>	Proposed <u>2026</u>
<u>Expenditures</u>					
10-70-7100 Cemetery Maintenance	1,047	1,502	5,000	12,266	5,000
Total Expenditures	<u>1,047</u>	<u>1,502</u>	<u>5,000</u>	<u>12,266</u>	<u>5,000</u>

City of IDAHO SPRINGS, Colorado
2026 Proposed Budget

Conservation Trust Fund

	Actual	Actual	Budget	Estimated	Proposed
	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2025</u>	<u>2026</u>
<u>Beginning Fund Balance</u>	93,811	108,850	97,357	123,762	137,406
<u>Revenues</u>					
22-00-3358 Conservation Trust Funds	12,542	10,732	12,000	9,787	10,000
22-00-3601 Interest Earned	2,496	4,180	4,000	3,857	1,000
Total Revenues	15,039	14,912	16,000	13,644	11,000
<u>Expenditures</u>					
22-00-8240 Projects	-	-	-	-	120,000
Total Expenditures	-	-	-	-	120,000
<u>Ending Fund Balance</u>	108,850	123,762	113,357	137,406	28,406
Target Operating Reserves @ 20% of expenditures					24,000
TABOR Reserve @ 3% of expenditures					3,600
Uncommitted/Unreserved					806

**City of IDAHO SPRINGS, Colorado
2026 Proposed Budget**

1% Street Sales Tax Fund

	Actual	Actual	Budget	Estimated	Proposed
	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2025</u>	<u>2026</u>
<u>Beginning Funds Balance</u>	1,685,565	1,492,186	2,648,717	1,239,910	1,494,823
<u>Revenues</u>					
23-00-3133 Sales Tax (1/4) Streets CIP	949,455	961,542	1,025,000	1,000,000	1,216,800
23-00-3601 Interest	43,688	52,514	50,000	36,971	40,000
Total Revenues	993,143	1,014,056	1,075,000	1,036,971	1,256,800
<u>Expenditures</u>					
23-00-4103 Administrative Hourly		1,393	1,420	1,262	1,262
23-00-4104 Overtime				8	8
23-00-4201 FICA				51	51
23-00-4202 Medicare				12	12
23-00-4203 Health Ins.				173	173
23-00-4204 Life Ins.				1	1
23-00-4205 Retirement				38	38
23-00-4206 Unemployment				2	2
23-00-4207 Disability Insurance				10	
23-00-4209 Dental Insurance				4	
23-00-5101 Legal and Professional	3,250	250	250	250	250
23-00-5102 Audit		226	226	226	226
23-00-5103 Engineering	451,560	-	100,000	11,094	20,000
23-00-5104 Financial Services		1,200	2,460		
23-00-6016 Asphalt, curb & gutter	88,200	158,464	500,000	112,514	500,000
Total Expenditures--Improvements	543,010	161,533	604,356	125,645	522,023
<u>Expenditures--Debt Service</u>					
23-00-8114 Notes Payable Bonds - Prin	240,000	250,000	270,000	270,000	290,000
23-00-8115 Notes Payable Bonds-Int	403,513	393,913	386,413	386,413	378,313
Total Expenditures--Debt Service	643,513	643,913	656,413	656,413	668,313
<u>Total Expenditures</u>	1,186,522	805,446	1,260,769	782,058	1,190,336
<u>Transfers In/(Out)</u>					
23-00-8251 Transfer to Water	-	(460,886)	-	-	-
Total Transfers In/(Out)	-	(460,886)	-	-	-
<u>Ending Fund Balance</u>	1,492,186	1,239,910	2,462,948	1,494,823	1,561,287
Target Operating Reserves @ 20% of expenditures +				812,825	906,380

City of IDAHO SPRINGS, Colorado
2026 Proposed Budget

R.A.M.P. Fund

	Actual <u>2023</u>	Actual <u>2024</u>	Budget <u>2025</u>	Estimated Actual <u>2025</u>	Proposed <u>2026</u>
<u>Beginning Fund Balance</u>	696,424	647,611	698,636	674,613	702,104
<u>Revenues</u>					
20-00-3601 Interest Earned	27,931	37,496	35,000	29,093	25,000
Total Revenues	27,931	37,496	35,000	29,093	25,000
<u>Expenditures</u>					
20-00-4103 Administrative Hourly	-	1,393	1,420	1,262	1,262
20-00-4104 Overtime	-	-	-	12	8
20-00-4201 FICA	-	-	-	77	77
20-00-4202 Medicare	-	-	-	18	18
20-00-4203 Health Ins.	-	-	-	173	173
20-00-4204 Life Ins.	-	-	-	2	2
20-00-4205 Retirement	-	-	-	38	38
20-00-4206 Unemployment	-	-	-	2	2
20-00-4207 Disability Insurance	-	-	-	12	-
20-00-4209 Dental Insurance	-	-	-	6	-
20-00-5102 Audit	-	226	-	-	-
20-00-5103 Engineering	-	-	-	-	-
20-00-5104 Financial Services	-	1,200	-	-	-
20-00-5108 Project Management	-	-	-	-	-
20-00-5207 Repair & Maint	76,744	-	-	-	-
20-00-6016 Asphalt, curb & gutter	-	7,675	50,000	-	200,000
20-00-6024 Infrastructure	-	-	-	-	-
Total Expenditures	76,744	10,494	51,420	1,602	201,580
<u>Transfers In/(Out)</u>					
20-00-6097 Transfer to Sales Tax Improvem't Fund	-	-	-	-	-
Total Transfers In/(Out)	-	-	-	-	-
<u>Ending Fund Balance</u>	647,611	674,613	682,216	702,104	525,524

City of IDAHO SPRINGS, Colorado
2026 Proposed Budget

Sales Tax Improvements Fund

	Actual	Actual	Budget	Estimated	Proposed
	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2025</u>	<u>2026</u>
<u>Beginning Funds Balance</u>	5,219,153	3,165,010	3,603,555	1,838,247	433,357
<u>Revenues</u>					
21-00-3130 Sales Tax (1/4)	949,455	961,542	1,025,000	1,000,000	1,216,800
21-00-3135 Building Use Tax (1/3)	5,665	259,897	100,000	14,612	15,000
21-00-3136 Motor Vehicle Use Tax	40,758	44,269	45,000	38,053	40,000
21-00-3400 Int Earned on Advs to Other Fd	-	-	-	-	-
21-00-3601 Interest Earned	52,391	15,437	15,000	-	8,000
21-00-3604 Donations	25,000	375,100	-	-	-
21-00-3695 Sale of Equipment	-	6,261	-	27,100	250,000
21-00-3700 Parking Revenue	-	-	-	-	-
21-00-3750 State Historic Grants	13,496	-	-	-	-
21-00-3760 FOUNDATION GRANTS	125,000	125,000	-	-	-
21-00-3768 AFFODABLE HSG GRNT-IHOP-COUN'	27,500	-	-	-	-
21-00-3769 AFFODABLE HSG GRANT--IHOP--FED	90,971	61,544	-	2,385	-
21-00-3770 Colo Parks & Wildlife Grant	-	-	1,500,000	700,000	-
21-00-3771 GOCO Grant	99,575	359,512	-	459,087	-
21-00-3772 DOLA GRANT--EIAF 9387--FED'L	200,000	-	-	-	-
21-00-3773 DOLA GRANT--EIAF 9457--STATE	37,285	562,715	-	-	-
21-00-3774 DOLA GRANT--EIAF 9908 POLICE	-	-	1,000,000	200,000	800,000
21-00-3790 CDOT Grants	-	-	-	-	-
21-00-3922 Conservation Trust Fund Transfer	-	-	-	-	120,000
Total Revenues	1,667,096	2,771,277	3,685,000	2,441,237	2,449,800
<u>Expenditures--Improvements</u>					
21-00-4102 Administrative Salary	-	34,148	34,831	39,884	31,825
21-00-4103 Administrative Hourly	-	1,393	1,420	1,262	1,262
21-00-4104 Overtime	-	-	-	8	8
21-00-4201 FICA	-	-	-	2,498	2,498
21-00-4202 Medicare	-	-	-	500	500
21-00-4203 Health Ins.	-	-	-	5,366	5,366
21-00-4204 Life Ins.	-	-	-	20	20
21-00-4205 Retirement	-	-	-	2,300	1,234
21-00-4206 Unemployment	-	-	-	70	70
21-00-4207 Disability Insurance	-	-	-	250	-
21-00-4209 Dental Insurance	-	-	-	200	-
21-00-5102 Audit	-	452	408	408	408
21-00-5103 Engineering	135,897	40,625	50,000	1,000	-
21-00-5104 Financial Services	-	2,400	2,520	-	-
21-00-6012 Police Vehicle Purchase	86,332	166,112	-	-	-
21-00-6013 City Hall Furnishing/Equipment	-	220	10,000	-	-
21-00-6016 Drainage, Pave/Curb/Gutter CIP	-	23,005	50,000	-	-

**City of IDAHO SPRINGS, Colorado
2026 Proposed Budget**

Sales Tax Improvements Fund

	Actual	Actual	Budget	Estimated	Proposed
	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2025</u>	<u>2026</u>
21-00-6017 Other Street Projects	-	-	50,000	4,333	
21-00-6023 Park Improvements	51,712	37,549	50,000	570	
21-00-6024 Park Improvements	360,070	637,429	350,000	618,254	
21-00-6025 PW vehicle purchase	50,870	43,464	-		
21-00-6026 PD Equipment	32,693	12,518	139,100	127,379	108,000
21-00-6027 IT Equipment	-	-	-	-	-
21-00-6028 Streetscape/Mall Improvements	-	68,057	50,000	7,019	
21-00-6029 PW Tools/Small Equipment	-	-	-	-	-
21-00-6030 Business Improvement Grants	-	-	-	-	-
21-00-6031 Community Promotion	-	-	-	-	-
21-00-6032 Sports & Recreation Complex	18,411	105,834	1,000,000	1,414,917	
21-00-7040 City Hall Building Improvement	3,250	-	-	1,500	-
21-00-7041 Museum Building Improvement	3,480	26,489	10,000		
21-00-7042 Library Building Improvement	421,654	5,396	-	575	-
21-00-7043 Land Acquisition	649,767		500,000	761,000	-
21-00-7044 PW Facility Project	1,749,056	1,980,211	-	6,814	-
21-00-7045 Police Station Improvements	26,137	122,983	1,500,000	750,000	2,500,000
21-00-7046 Downtown Parking Improvements	-	2,829	-	-	-
Total Expenditures--Improvements	3,589,329	3,311,114	3,798,279	3,746,127	2,651,191
Expenditures--Historic Sites & Facilities					
21-61-7040 City Hall Improvements	28,845	514,972	200,000	-	
21-61-7042 Sites & Facilities Improvement	78,065	207,344	100,000	100,000	
Total Expenditures--Historic Sites & Facilities	106,910	722,316	300,000	100,000	-
Expenditures--Debt Service					
21-00-8150 Capital Lease - Principal	-	-	-	-	-
Total Expenditures--Improvements	-	-	-	-	-
Total Expenditures	3,696,239	4,033,430	4,098,279	3,846,127	2,651,191
Transfers In/(Out)					
21-00-8210 Transfer to General Fund	(25,000)	-	-	-	-
21-00-8251 Transfer to Water	-	(64,610)	-	-	-
Total Transfers In/(Out)	(25,000)	(64,610)	-	-	-
Ending Fund Balance	3,165,010	1,838,247	3,190,276	433,357	231,966
Target Operating Reserve @ 10% of revenues					244,980

City of IDAHO SPRINGS, Colorado
2026 Proposed Budget

Water Fund

		Actual	Actual	Budget	Estimated	Proposed
		<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2025</u>	<u>2026</u>
<u>Beginning Funds Available</u>		1,976,353	2,751,045	2,299,554	1,515,173	3,109,031
<u>Revenues</u>						
51-00-3130	Sales Tax	474,727	480,771	511,875	500,000	608,400
51-00-3411	Usage Fees	1,252,133	1,264,344	1,318,493	1,302,274	1,341,343
51-00-3415	Late Charges	10,522	16,846	13,500	19,823	20,000
51-00-3421	Service Charge	100	-	200		200
51-00-3422	Tap Fees	22,589	6,845	100,000	58,265	50,000
51-00-3500	Water Lease	41,156	42,262	50,000	51,239	50,000
51-00-3601	Interest Earned	52,512	82,258	70,000	12,423	15,000
51-00-3606	Hauled	48,077	55,754	65,000	250,492	250,000
51-00-3695	Sale of Equipment	-	2,500	-		
51-00-3699	Other Income	900	600	1,000	500	500
51-00-3720	CDPHE Grants			10,000		
51-00-3880	Federal Grant - ARPA		448,911	448,911		
51-00-3890	DOLA Grant EIAF 9582-Va Can Utilities		199,894	2,875,000	375,000	
51-00-3891	CWCB Grants		150,176	-	289,824	
51-00-3892	DOLA Grant EIAF 9726-Va St Utilities				250,000	
51-00-3893	DOLA Grant EIAF 9983-Montane Tank				1,000,000	
51-00-3894	DOLA Grant EIAF 9648-Chi Crk Water					1,000,000
51-00-3895	DOLA Grant EIAF-9787-Mattie Dam				200,000	
51-00-3720	Miscellaneous Revenue	-	-	-	-	-
Total Revenues		1,902,714	2,751,161	5,463,979	4,309,840	3,335,443
<u>Expenditures--Operations</u>						
51-00-4102	Salaries	32,434	104,454	104,339	110,967	89,588
51-00-4103	Hourly	93,630	128,431	144,156	124,720	144,565
51-00-4104	Overtime	4,865	4,986	7,140	5,001	4,000
51-00-4105	Holiday	746	1,038	1,020	1,020	1,020
51-00-4201	FICA	7,632	8,665	15,913	16,000	14,517
51-00-4202	Medicare	1,785	2,027	3,721	3,600	3,395
51-00-4203	Health Ins.	34,511	35,264	39,677	54,000	61,290
51-00-4204	Life Ins.	164	194	173	240	240
51-00-4205	Retirement	4,376	10,919	12,330	20,000	20,000
51-00-4206	Unemployment	263	298	294	600	300
51-00-4207	Disability Insurance	985	1,349	1,373	2,000	2,000
51-00-4209	Dental Insurance	1,585	1,354	1,491	1,800	1,890
51-00-4301	Compensated Absence Expense	-	3,671	-		
51-00-5000	Plant Operations Contractual	42	7,468	75,000	150,956	75,000
51-00-5101	Legal	3,653	1,168	4,000	299	3,000
51-00-5102	Audit	3,563	2,825	2,825	3,982	3,000

City of IDAHO SPRINGS, Colorado
2026 Proposed Budget

Water Fund

		Actual	Actual	Budget	Estimated	Proposed
		<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2025</u>	<u>2026</u>
51-00-5103	Design/Engineering	39,917	762	5,000	4,000	5,000
51-00-5104	Financial Services	10,983	11,800	23,000	6,669	12,000
51-00-5106	IT Consulting	-	17,387	10,332	3,820	10,000
51-00-5108	Other Professional Fees	24,471	14,159	30,000	28,392	30,000
51-00-5109	Process Control Equipment	2,098	4,168	2,000	4,663	4,000
51-00-5201	Lab Tests	9,228	6,119	5,500	7,508	6,000
51-00-5202	Trash Disposal	1,306	2,534	3,000	2,248	2,500
51-00-5204	Repair/Maint-Plant	2,270	5,326	5,400	4,748	5,000
51-00-5205	Repair/Maint-Distribution	-	-	-	-	-
51-00-5206	Chicago Creek Sanitation District	-	-	3,000	-	-
51-00-5207	Repair/Maint.-Services	3,739	5,386	6,000	20,000	10,000
51-00-5208	Repair/Maint. - Instruments	401	2,313	2,500	2,739	4,000
51-00-5209	Instrument Calibration	17,190	16,830	20,000	24,284	22,000
51-00-5212	Training	329	2,979	3,000	-	3,000
51-00-5213	Medical	-	-	100	-	-
51-00-5215	Employee Incentive	1,047	459	300	500	500
51-00-5300	CIRSA W/C Insurance	3,348	3,069	3,500	5,695	5,828
51-00-5301	CIRSA P/C Insurance	14,032	21,771	18,000	45,595	119,447
51-00-5302	Discharge Permits/Licenses	1,446	1,818	2,000	2,319	2,400
51-00-5303	Telephone	1,859	2,530	2,000	2,359	2,500
51-00-5304	Dues & Publications	500	862	1,000	2,582	2,500
51-00-5305	Travel & Meals	-	-	100	-	-
51-00-5309	Contract Office Equipment	26,958	96,542	30,000	10,984	30,000
51-00-5310	Postage	1,663	2,416	1,500	2,475	2,500
51-00-5312	Legal Publications	-	-	500	-	-
51-00-5313	Advertising	-	-	100	-	-
51-00-5314	Insurance Deductible	-	-	2,000	-	-
51-00-5316	Recording Documents	-	-	100	-	-
51-00-5325	Printing	1,047	3,428	1,000	100	-
51-00-5330	Communication Equipment	-	-	100	-	-
51-00-5335	Cell/Internet Service	7,157	5,519	8,000	4,364	5,000
51-00-6001	Electricity & Gas	85,430	84,323	85,000	70,867	70,000
51-00-6004	Materials/Supplies/Plant	677	895	2,000	25	2,000
51-00-6007	Materials/Supplies/Equip	3,308	926	1,000	6	1,000
51-00-6010	Materials/Supplies/Office	76	689	1,000	300	500
51-00-6012	Gas/Oil-Equipment	109	723	1,100	1,000	1,000
51-00-6022	Safety Items	453	953	800	500	800
51-00-6025	Tools	73	35	200	200	200
51-00-6040	Occupational Equip/Safety	-	72	500	100	400
51-00-6050	Water Sewer	288	-	-	-	-
51-00-6150	Fleet Repair & Maintenance	999	1,294	1,000	784	1,000

City of IDAHO SPRINGS, Colorado
2026 Proposed Budget

Water Fund

	Actual	Actual	Budget	Estimated	Proposed
	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2025</u>	<u>2026</u>
51-00-6191 Fleet Fuel	2,777	1,981	3,000	1,553	2,000
51-00-6192 Fleet Tires	1,999	406	1,000	1,508	1,200
51-00-6201 Chemicals-Chlorine	19,105	17,105	18,000	14,000	18,000
51-00-6207 Chemicals/Lab	768	601	2,000	1,717	2,000
51-00-6210 Chemicals-Misc.	9,520	5,586	8,000	9,617	8,000
51-00-6215 Chemicals - Citric Acid	-	1,422	2,000		2,000
51-00-6216 Chemicals-Sodium Hydroxide	-	1,852	3,000	3,633	4,000
51-00-6500 Miscellaneous Expenses	493	-	-	431	
51-00-7010 Office Equipment/Computer	-	2,475	2,000		2,000
51-00-7011 Computer Software	-	54	54		
51-10-9800 Depr. & Amort. Expense	-	-	-	-	-
Total Expenditures--Operations	487,297	663,680	734,138	787,470	824,080
 <u>Expenditures--Distribution</u>					
51-15-4102 Salaries	31,165	39,440	38,465	6,200	
51-15-4103 Hourly	48,680	43,197	41,273	46,000	74,670
51-15-4104 Overtime	3,794	3,327	4,000	4,000	4,000
51-15-4201 FICA	5,049	5,179	5,037	3,400	4,630
51-15-4202 Medicare	1,181	1,211	1,178	800	1,083
51-15-4203 Health Ins.	7,917	9,214	10,205	8,000	9,080
51-15-4204 Life Ins.	82	95	96	74	90
51-15-4205 Retirement	329	6,710	6,515	3,200	3,200
51-15-4206 Unemployment	159	170	165	110	170
51-15-4207 Disability Insurance	494	778	788	500	500
51-15-4209 Dental Insurance	310	342	352	260	273
51-15-5111 Maintenance Leak Detection	-	-	1,500		
51-15-5205 Repair/Maint-Distribution	1,830	1,816	5,000	3,717	5,000
51-15-5206 Repair/Maint Hydrants	19	388	3,000	600	1,000
51-15-5212 Training	-	-	350		
51-15-5309 Contract equipment	8,392	-	-		
51-15-6003 Materials/Supplies/Reservoir	508	420	3,000	500	3,000
51-15-6005 Materials/Supplies/Distrib.	7,747	3,446	6,000	1,293	5,000
51-15-6006 Materials/Supplies/Hydrant	339	-	3,000	500	3,000
51-15-6022 Safety Items	165	240	500		500
51-15-6025 Tools	510	4,500	500	118	500
51-15-6150 Fleet Repair & Maintenance			10,000		30,000
51-15-7006 Meters/Antenna Read Box	74,889	37,160		12,996	50,000
Total Expenditures--Distribution	193,558	157,633	140,924	92,268	195,696

City of IDAHO SPRINGS, Colorado
2026 Proposed Budget

Water Fund

	Actual <u>2023</u>	Actual <u>2024</u>	Budget <u>2025</u>	Estimated Actual <u>2025</u>	Proposed <u>2026</u>
<u>Expenditures--Capital Projects</u>					
Land Acquisition - Reservoir		509,008			
51-72-7310 Water Treatment Plant Upgrades	13,210	10,473	150,000	259,671	50,000
51-72-7320 Water Distribution Projects	225,214	2,137,182	5,500,000	1,500,000	3,650,000
51-73-7310 Mattie Dam Improvements	104,925	786,138			
51-73-7313 Water Treatment Plant Upgrades		115,110			
51-73-7315 Capital Outlay - Equipment		56,320			15,000
Total Expenditures--Capital Projects	343,349	3,614,231	5,650,000	1,759,671	3,715,000
<u>Expenditures--Debt Service</u>					
51-79-5108 Bank Fees	105	-	-	-	-
51-79-8131 Lease-Interest Expense	28,950	2,314	-	-	-
51-79-8140 2004 CWCB Note--Principal	47,164	49,576	52,112	52,112	54,778
51-79-8141 2004 CWCB Note--Interest	27,600	25,095	24,461	24,461	21,795
Total Expenditures--Debt Service	103,819	76,985	76,573	76,573	76,573
Total Expenditures	1,128,023	4,512,529	6,601,635	2,715,982	4,811,349
<u>Transfers In/(Out)</u>					
51-00-3921 Transfer from STI Fund	-	64,610	-	-	-
51-00-3923 Transfer from Street 1% Fund	-	460,886	-	-	-
Total Transfers In/(Out)	-	525,496	-	-	-
<u>Ending Funds Available</u>	2,751,045	1,515,173	1,161,898	3,109,031	1,633,124
Target Operating Reserves @ 20% of expenditures +				619,769	1,038,843
TABOR Reserve @ 3% of expenditures				81,479	144,340
Uncommitted/Unreserved				2,407,782	449,941

**City of IDAHO SPRINGS, Colorado
2026 Proposed Budget**

Wastewater Fund

	Actual <u>2023</u>	Actual <u>2024</u>	Budget <u>2025</u>	Estimated Actual <u>2025</u>	Proposed <u>2026</u>
<u>Beginning Funds Available</u>	1,650,110	1,734,123	5,811,949	1,034,891	682,760
<u>Revenues</u>					
52-00-3130 Sales Taxes	474,727	480,771	511,875	500,000	608,400
52-00-3411 User Fees	1,251,136	1,216,864	1,210,279	1,241,201	1,266,025
52-00-3415 Late Charges	8,755	13,266	11,000	16,092	16,000
52-00-3421 Service	-	-	-	-	-
52-00-3422 Tap Fees	-	13,372	20,000	60,265	20,000
52-00-3601 Interest Earned	42,226	58,719	50,000	7,267	10,000
52-00-3695 Sale of Equipment	-	2,500	-	-	-
52-00-3699 Other Income	4,800	6,200	6,000	4,800	4,800
52-00-3720 CDPHE Grants	-	-	10,000	10,000	-
52-00-3890 DOLA Grant EIAF 9582-Va Can Utilities	-	-	875,000	375,000	-
52-00-3892 DOLA Grant EIAF 9726-Va St Utilities	-	-	-	250,000	-
Total Revenues	1,781,644	1,791,692	2,694,154	2,464,625	1,925,225
<u>Expenditures--Operations</u>					
52-00-4102 Salaries	32,434	104,454	106,245	110,967	89,588
52-00-4103 Hourly	93,630	128,431	146,752	124,720	144,565
52-00-4104 Overtime	4,865	4,985	6,630	5,001	6,000
52-00-4105 Holiday	746	1,038	842	1,100	825
52-00-4201 FICA	7,631	8,665	16,149	14,151	14,517
52-00-4202 Medicare	1,784	2,027	3,777	3,309	3,395
52-00-4203 Health Insurance	31,310	35,263	39,677	52,500	59,588
52-00-4204 Life Ins.	164	194	173	229	229
52-00-4205 Retirement	4,376	10,919	12,330	18,548	18,548
52-00-4206 Unemployment	263	297	294	484	484
52-00-4207 Disability Insurance	985	1,348	1,373	2,011	2,011
52-00-4209 Dental Insurance	1,586	1,354	1,491	1,747	1,834
52-00-4301 Compensated Absence Expense	-	3,393	-	-	-
52-00-5000 Plant Operations Contractual	18,774	9,526	42,000	100,000	52,200
52-00-5101 Legal	-	-	1,000	-	1,000
52-00-5102 Audit	3,563	2,825	2,550	3,982	4,000
52-00-5103 Design/Engineering	-	306	2,000	-	2,000
52-00-5104 Financial Services	22,255	11,800	13,000	17,460	18,000
51-00-5106 IT Consulting	-	17,378	10,332	3,819	4,000
52-00-5108 Other Professional Fees	14,277	25,226	33,000	14,869	20,000
52-00-5109 Process Control Equipment	3,288	1,062	2,000	1,400	2,000
52-00-5201 Lab Tests	16,131	7,899	10,000	8,047	10,000
52-00-5202 Disposal-Trash	5,441	5,436	6,000	6,163	6,200
52-00-5204 Repair/Maint.-Plant	13,802	2,134	15,000	5,135	6,000
52-00-5206 Ch. Creek San Dist Maint Fee	2,034	5,671	-	2,076	-
52-00-5207 Repair/Maint-Services	7,692	3,340	5,500	17,547	10,000
52-00-5208 Repair Maint - Instruments	449	3,878	5,500	9,472	10,000
52-00-5209 Instrument Calibration	22,555	21,849	33,000	33,340	33,000
52-00-5212 Training	1,518	2,345	4,000	1,000	2,000
52-00-5213 Medical	-	-	-	-	-
52-00-5215 Employee Incentive	872	424	500	300	300

**City of IDAHO SPRINGS, Colorado
2026 Proposed Budget**

Wastewater Fund

		Actual	Actual	Budget	Estimated	Proposed
		<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2025</u>	<u>2026</u>
52-00-5250	Sludge Removal	39,519	39,256	45,000	21,233	40,000
52-00-5300	Cirsa W/C Insurance	3,348	4,964	5,000	5,695	5,828
52-00-5301	CIRSA P/C Insurance	14,032	21,771	22,000	45,595	119,447
52-00-5302	Discharge Permits/Licenses	5,083	10,001	15,000	6,051	6,500
52-00-5303	Telephone	1,076	1,604	1,200	2,237	2,300
52-00-5305	Travel & Meals	-	-	150	150	150
52-00-5309	Contract Office Equipment	2,225	18,985	20,000	4,320	5,000
52-00-5310	Postage & Shipping	1,310	1,889	2,000	2,475	2,500
52-00-5312	Legal Publications	-	-	300	-	-
52-00-5313	Advertising	-	-	-	-	-
52-00-5314	Insurance Deductible	-	-	2,000	10,584	2,000
52-00-5316	Recording Documents	-	260	300	-	-
52-00-5325	Printing	1,215	786	1,200	100	500
52-00-5330	Communication Equipment	-	-	-	-	-
52-00-5335	Cell/Internet Service	35,680	28,835	35,000	27,856	30,000
52-00-5390	UCCWA	2,062	2,062	2,062	-	2,062
52-00-6001	Utilities	181,683	186,884	200,000	127,213	180,000
52-00-6004	Materials/Supplies/Plant	2,432	3,067	4,200	523	3,000
52-00-6007	Materials/Supplies/Equip	1,143	-	3,000	165	2,000
52-00-6010	Materials/Supplies/Office	1,224	333	1,000	619	1,000
52-00-6012	Gas/Oil-Equipment	131	1,608	2,500	2,095	2,100
52-00-6022	Safety Items	62	945	900	328	500
52-00-6025	Tools	14	232	500	321	500
52-00-6030	Uniforms	-	-	200	-	200
52-00-6040	Occupational Equip/Safety	375	10	500	87	500
52-00-6150	Fleet Maint	860	1,040	1,000	288	1,000
52-00-6191	Fleet Fuel	2,777	2,082	2,000	1,553	2,000
52-00-6192	Fleet Tires	645	406	1,500	2,078	1,500
52-00-6193	Fleet Supplies	51	6	250	-	250
52-00-6201	Chemicals-Chlorine	-	-	200	-	200
52-00-6205	Chemicals-Sulfur Dioxide	-	-	350	-	350
52-00-6206	Chemicals-Polymer	-	-	22,000	12,824	15,000
52-00-6207	Chemicals/Lab	12,585	4,387	5,000	4,040	5,000
52-00-6210	Chemicals-Misc.	9,890	13,735	20,000	-	15,000
52-00-6500	Miscellaneous Expenses	-	10,000	-	633	5,000
52-00-7010	Office Equipment/Computer	1,015	2,475	1,000	-	1,000
52-00-7011	Computer Software	-	48	50	-	100
52-00-9110	Cap Improvemts-Other	7035	-	-	-	-
52-10-9800	Deprec. & Amort. Expense	-	-	-	-	-
Total Expenditures--Operations		639,898	781,138	938,477	838,440	974,771
<u>Expenditures--Collection</u>						
52-16-4102	Salaries	31,165	39,440	38,465	6,200	-
52-16-4103	Hourly	48,680	43,197	41,273	45,761	74,670
52-16-4104	Overtime	3,794	3,327	4,000	3,851	4,000
52-16-4201	FICA	5,048	5,179	5,036	3,213	4,630
52-16-4202	Medicare	1,181	1,211	1,178	752	1,083

**City of IDAHO SPRINGS, Colorado
2026 Proposed Budget**

Wastewater Fund

		Actual	Actual	Budget	Estimated	Proposed
		<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2025</u>	<u>2026</u>
52-16-4203	Health Insurance	7,917	9,214	10,205	7,448	8,453
52-16-4204	Life Ins.	82	94	96	72	90
52-16-4205	Retirement	329	6,710	6,515	3,077	3,077
52-16-4206	Unemployment	159	169	165	108	170
52-16-4207	Disability Insurance	493	778	788	488	488
52-16-4209	Dental Insurance	310	342	352	251	273
52-16-5205	Repair/Maint.-Collection	18	449	2,500	36,879	75,000
52-16-5212	Training	-	-	500		
52-16-6005	Materials/Supplies/Collection	2,510	2,763	5,000	2,349	3,000
52-16-6022	Safety Items	120	-	750		750
52-16-6025	Tools	134	-	1,000	500	1,000
52-16-6191	Fleet Fuel	51	-	-		
52-16-7007	Equipment Purchase	-	-	1,000		
Total Expenditures--Collection		101,991	112,873	118,823	110,949	176,684
<u>Expenditures--Capital Projects</u>						
52-72-7310	WWTP Upgrades	95,120	13,686	200,000	148,919	50,000
52-72-7320	WW Collection Projects	13,527	14,484	2,500,000	1,500,000	-
51-73-7315	Capital Outlay - Equipment					15,000
Total Expenditures--Capital Projects		108,647	28,170	2,700,000	1,648,919	65,000
<u>Expenditures--Debt Service</u>						
52-79-8101	2020 CWRPDA--Principal	94,853	95,328	95,805	95,805	96,284
52-79-8102	2020 CWRPDA--Interest	14,292	13,817	13,419	13,419	12,939
52-79-8109	2019 CWRPDA--Principal	95,566	96,044	96,525	96,525	97,008
52-79-8110	2019 CWRPDA--Interest	13,578	13,099	12,699	12,699	12,215
52-00-8131	Lease - Interest Expense	1,015	455	-		
52-00-8161	2018 Stx Impvnt Adv--Prin	179,443	-			
52-00-8171	2019 Stx Imprvnt Adv--Prin	448,348	1,350,000			
Total Expenditures--Debt Service		847,095	1,568,743	218,448	218,448	218,447
Total Expenditures		1,697,631	2,490,924	3,975,748	2,816,756	1,434,902
Transfers In/(Out)						
52-00-3921	Transfer from STI Fund	-	-	-	-	-
Total Transfers In/(Out)		-	-	-	-	-
Ending Funds Available		1,734,123	1,034,891	4,530,355	682,760	1,173,083
Target Operating Reserves @ 20% of expenditures +					781,799	505,428
TABOR Reserve @ 20% of expenditures					84,503	43,047

**City of IDAHO SPRINGS, Colorado
2026 Proposed Budget**

Parking Enterprise Fund

	Actual	Actual	Budget	Estimated	
	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2025</u>	<u>2026</u>
<u>Beginning Funds Available</u>	362,333	660,097	975,987	1,015,013	1,220,563
Revenues					
59-00-3135 Bond Proceeds	-	-			
59-00-3491 Parking Fees	595,232	680,763	580,000	603,360	970,000
59-00-3601 Interest Earned	11,442	29,128	25,000	25,176	35,000
59-00-3790 Contributions	-	-		-	
59-00-3791 Federal Highway Admin Grant	-	-	3,235,200	700,000	1,710,000
59-00-3891 P.I.L.O. Construction	10,000	1,833	833	2,000	2,000
Loan Proceeds - Land Purchase		914,000			
Total Additions	616,673	1,625,724	3,841,033	1,330,536	2,717,000
<u>Expenditures</u>					
59-70-4102 Salaries	-	47,601	48,552	53,996	46,379
59-70-4103 Administrative Hourly	-	20,174	20,578	16,900	107,469
59-70-4104 Overtime	-		-	114	227
59-70-4201 FICA	-		-	4,268	4,268
59-70-4202 Medicare	-		-	997	2,231
59-70-4203 Health Ins.	-		-	11,332	11,332
59-70-4204 Life Ins.	-		-	53	53
59-70-4205 Retirement	-		-	3,435	2,127
59-70-4206 Unemployment Ins.	-		-	144	144
59-70-4207 Disability Insurance	-		-	575	575
59-70-4209 Dental Insurance	-		-	396	396
59-70-4301 Compensated Absence Expense	-	2,638	-	-	
59-70-5102 Audit	-	226	204	-	204
59-70-5104 Financial Services	-	1,200	1,260	-	1,260
59-70-5108 Design/Engineering	175,906	-	3,129,000	700,000	1,710,000
59-70-7901 Capital Projects	19,543	914,000	200,000	70,000	1,000,000
59-70-7905 Mobility Hub Project	51,938	30,763			
59-70-7906 CAPITAL PROJ - PARKING IMPROVE	71,523	-			50,000
59-79-8140 Lease Purch 1856 Colo-Principa		218,750		218,750	218,750
59-79-8141 Lease Purch 1856 Colo--Int		24,609		32,813	21,875
59-79-8145 Lease Purch Harmon-Principal		9,750		9,750	9,750
59-79-8146 Lease Purch Harmon-Interest		1,097		1,463	488
Total Expenditures	318,910	1,270,808	3,399,594	1,124,986	3,187,528
Transfers In/(Out)					
59-00-3910 Transfer from General Fund	-	-	-	-	-
59-00-3921 Transfer from Sales Tax Impvt Fund	-	-	-	-	-
Total Transfers In/(Out)	-	-	-	-	-
<u>Ending Funds Available</u>	660,097	1,015,013	1,417,427	1,220,563	750,035
Target Operating Reserves @ 20% of expenditures +				224,997	637,506

**City of IDAHO SPRINGS, Colorado
2026 Proposed Budget**

Hansen's Cemetery Trust Fund

	Actual	Actual	Budget	Estimated	Proposed
	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2025</u>	<u>2026</u>
<u>Beginning Funds Available</u>	9,488	9,727	10,127	10,112	10,412
<u>Additions</u>					
15-00-3601 Interest Earned	239	385	400	300	300
Total Additions	239	385	400	300	300
<u>Deductions</u>					
15-70-7100 Capital Projects	-	-	-	-	-
Total Deductions	-	-	-	-	-
<u>Ending Funds Available</u>	9,727	10,112	10,527	10,412	10,712

**CITY OF IDAHO SPRINGS
Clear Creek County, Colorado**

Resolution No. 33, Series 2025

A RESOLUTION LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2025 TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE CITY OF IDAHO SPRINGS, COLORADO FOR THE 2026 BUDGET YEAR.

WHEREAS, on December 8, 2025, the City Council of the City of Idaho Springs adopted the annual budget for fiscal year 2026 in accordance with the Local Government Budget Law; and

WHEREAS, the amount of revenue from property tax necessary to balance the budget for general operating purposes is \$277,991, and:

WHEREAS, the 2025 valuation for assessment for the City of Idaho Springs as certified by the County Assessor on November 24, 2025 is \$44,055,640.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF IDAHO SPRINGS, COLORADO, THAT:

Section 1. For the purpose of meeting all general operating expenses of the City of Idaho Springs during the 2026 budget year, there is hereby levied a tax of 6.310 mills upon each dollar of the total valuation for assessment of all taxable properties within the City of Idaho Springs for the tax year 2025.

Section 2. The City Clerk is hereby authorized and directed to certify to the County Commissioners of Clear Creek County, Colorado the mill levy for the City as hereinabove determined and set.

RESOLVED, ADOPTED AND APPROVED at a Regular Meeting of the City Council of the City of Idaho Springs, Colorado, held on the 8th day of December, 2025.

Chuck Harmon, Mayor

ATTESTED AND CERTIFIED:

Diane Breece, City Clerk

CERTIFICATION

I, Diane Breece, do hereby certify that I am City Clerk of the City of Idaho Springs, Colorado, and that the foregoing Resolution was adopted and approved at a regular meeting of the City Council of the City of Idaho Springs, Colorado, held December 8, 2025.

{S E A L}

Diane Breece, City Clerk

**CITY OF IDAHO SPRINGS
County of Clear Creek
State of Colorado**

Resolution No. 34, Series 2025

A RESOLUTION APPROVING A SENIOR AFFORDABLE HOUSING RESTRICTIVE COVENANT AND AGREEMENT BETWEEN THE CITY AND ALFRED E. BROWN FOR PROPERTY KNOWN AS 839 CO-103, IDAHO SPRINGS, CO 80452

WHEREAS, on May 28, 2024, the City of Idaho Springs, Colorado (the “City”) acting through its City Council (the “Council”) entered into a certain Contract to Buy and Sell Real Estate – Residential (the “Agreement”) with Alfred E. Brown (“Brown”) to purchase the property known by street address as 839 CO-103, Idaho Springs, CO 80452 (the “Property”) with a closing date of January 6, 2025 (the “Closing Date”); and

WHEREAS, the Agreement contained a condition that the City and Brown agree to, and record, a permanent deed restriction to restrict all future residential uses of the Property to senior affordable housing within one calendar year from the Closing Date;

WHEREAS, City and Brown have agreed to terms on a Restrictive Covenant and Agreement (the “Covenant”) which restricts the Property to senior affordable housing uses in line with the desires of the parties and the purpose of the Agreement; and

WHEREAS, the City Council and Brown desire to enter into the Covenant prior to the January 6, 2026 deadline provided by the Agreement; and

WHEREAS, the Council finds that approval of the Covenant furthers the health, safety, and welfare of area residents by providing much needed affordable senior housing options in the region.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF IDAHO SPRINGS, COLORADO, AS FOLLOWS:

The Restrictive Covenant and Agreement, by and between the City of Idaho Springs and Alfred E. Brown, attached hereto and incorporated herein by this reference, is hereby approved.

RESOLVED, APPROVED and ADOPTED this 8th day of December, 2025.

CITY OF IDAHO SPRINGS, COLORADO

Chuck Harmon, Mayor

ATTEST:

Diane Breece, City Clerk

RESTRICTIVE COVENANT AND AGREEMENT

THIS RESTRICTIVE COVENANT AND AGREEMENT (“Restrictive Covenant”) dated December __, 2025 (the “Effective Date”), is entered into by Alfred E. Brown (“Brown”) and the City of Idaho Springs, Colorado, a Colorado statutory municipal corporation (the “City”) who are referred to individually as a “party” and collectively as the “parties.”

A. Brown was the owner of the real property described in Section 1 of this Restrictive Covenant (the “Property”);

B. The City and Brown entered into a May 28, 2024 Agreement concerning the Property (the “Purchase Agreement”), under which the City purchased the Property with a closing date of January 6, 2025; and

C. It is a condition of the Purchase Agreement that, within one year of the closing date, the City record a permanent deed restriction to restrict all future residential uses of the Property (after Brown’s occupancy has ceased) to senior affordable housing..

NOW, THEREFORE, for good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Property Subject to Covenant. The following real property is hereby made subject to this Restriction:

A tract of land being a portion of the J.J. Elliott Placer Mining Claim, U.S. Mineral Survey No. 2331, described as follows:

Beginning at Corner No. 1 of said J.J. Elliott Placer; thence N. 26°29' E ., along line 1-2 of said Placer, a distance of 157.00 feet to a point on the Southerly Right-of-Way line of State Highway 103; thence S. 80°42' W., along the said Right-of-Way line, a distance of 219.74 feet to the point of curvature; thence along a curve to the left having a radius of 727.73 feet through a central angle of 24°05'36" a distance of 306.02 feet to a point on the Easterly line of that parcel described in Deed recorded in Book 124, Page 201; thence S. 24°15' E., along said Easterly line, a distance of 199.19 feet to the Southeast Corner thereof; thence along the Northerly line of that tract described in Book 116, Page 476, N. 87°40' E., a distance of 118.83 feet to an angle point in said line; thence N. 5130' E., a distance of 292.90 feet to the Point of Beginning, County of Clear Creek, State of Colorado.

Also known by street address as: 839 CO-103, Idaho Springs, CO 80452.

2. Definitions. In addition to those terms that are defined parenthetically, as used in this Restrictive Covenant:

“Area Median Income” or “AMI” means the median annual income for Clear Creek County, Colorado (or such next larger statistical area calculated by CHFA that includes the County, if CHFA does not calculate the area median income for the

County on a distinct basis from other areas), as adjusted for household size, that is calculated and published annually by CHFA (or any successor index thereto).

“County” means Clear Creek County, Colorado.

“CHFA” means the Colorado Housing and Finance Authority, or any successor index thereto.

“Gross Income” shall mean an individual’s or household’s income earned from wages, dividends, capital gains, business income, retirement distributions and other income prior to adjustments.

“Property” means the real property described in Section 1 of this Restrictive Covenant and restricted pursuant to the terms contained herein.

“Qualified Occupant” means a natural person who meet the following requirements at time of occupancy of a Senior Housing Unit is:

- (i) A natural person aged 62 or older;
- (ii) Who has resided within the County for at least the twelve (12) months preceding their occupancy of a Senior Housing Unit;
 - (a) In the event there are Senior Housing Units which are not occupied by a Qualified Occupant following a reasonable marketing period, a person who satisfies all other requirements of a Qualified Occupant shall otherwise be considered a Qualified Occupant if that person has immediate family members that have resided within the County for at least the preceding twelve (12) months.
- (iii) Does not own any other real property;
- (ii) Has a gross income that does not exceed 50% of the AMI for the County; and
- (iii) Shall occupy the Senior Housing Unit as his/her sole and exclusive primary residence.

Live-in professionals serving a senior living community, as contemplated by Section 4 herein, shall be considered a Qualified Occupant, and shall not be required to satisfy any of the eligibility requirements identified herein to be considered a Qualified Occupant.

“Senior Housing Unit(s)” means units located within the Property subject to this Restrictive Covenant.

3. Occupancy of Property. From and after the date of recording of this Restrictive Covenant, the Property shall only be used for the construction and operation of Senior Housing Units to be occupied as the primary residence of Qualified Occupants.

4. Purpose of Occupancy and Rent Restrictions.

A. The purpose of this Restrictive Covenant is to restrict the occupancy of each Senior Housing Unit in such a fashion as to provide, on a permanent basis, reasonably priced housing for senior individuals who, because of their advanced age and lack of continuing income, may not otherwise be in a position to afford to occupy or lease other similar properties and are otherwise priced out of living within the City of Idaho Springs or the wider County area. This Restrictive Covenant shall be interpreted and enforced in accordance with this purpose.

B. It is the understanding and intent of the parties that the Property shall initially be used as senior affordable housing which shall, over time, be converted into affordable senior assisted living facilities (or other similar senior healthcare facilities). This Restrictive Covenant shall be enforced, and may be amended from time to time pursuant to Section 9, in furtherance of this stated goal.

5. Rent Restriction and Income Limitations.

A. Rent and Income Restriction in line with CHFA Rents. With respect to the rental rates and income limitations set forth herein, said limitations shall be determined by reference to the then-current CHFA-published rental amounts, if available. The 2025 CHFA-published rent limits are attached hereto as **Exhibit A** for purposes of example only. In the event the applicable limit cannot be extrapolated from CHFA-published rent limits, then the methodology set forth in Section 5(B) shall govern. Notwithstanding the foregoing and any other provision herein, such monthly rental amount charged to Qualified Occupants for tenancy within a Senior Housing Unit shall not include, and City shall be entitled to charge tenant(s) of the Senior Housing Units separately for, (i) all utilities attributable to the applicable Senior Housing Unit(s) and (ii) lease application fees, move-in administration fees, pet fees, NSF-related fees, late rent fees, lease termination fees, covered parking fees, and fees related to damage to the applicable Senior Housing Unit, in each case to the extent applicable.

B. Rent Restriction if CHFA Rents are Unavailable. In the event CHFA has not provided an updated rent/income chart similar to that attached as **Exhibit A**, or applicable and comparable CHFA data is otherwise unavailable, then the rental and income data will be determined in accordance with the following:

1. Determine the AMI in effect immediately prior to the beginning of the term of each sublease or rental of the Senior Housing Unit; and
2. Multiply the AMI times the applicable AMI set aside set by City for the applicable Senior Housing Unit (i.e., 120%)
3. Multiply that amount by 30%; and

4. Divide the product thereof by 12 to obtain the maximum permissible monthly rent (excluding utilities) for such Senior Housing Unit.

In the event AMI is flat or declines, as compared to the prior period, the maximum permissible monthly rental amount (excluding utilities) may increase by the annual percentage increase in the Denver-Aurora-Lakewood Consumer Price Index or its successor index, but in no event shall the annual rent increase more than 3% per year.

6. Default; Notice.

A. If the City fails to comply with this Restrictive Covenant, Brown may notify the City by written notice of such failure (including a writing in e-mail) and provide the City a period of time to correct such failure. If the failure is not corrected to the satisfaction of the City within the specified time, which will be at least thirty (30) days but not more than sixty (60) days after the date Brown mails the written notice to the City, or within such longer time as the City determines is necessary to correct the violation (but not to exceed any limitation set by applicable law), Brown may, without further notice, declare a default under this Restrictive Covenant effective on the date of such declaration of default. Brown may then proceed to enforce this Restrictive Covenant, subject to any applicable “tenant protections” required by applicable law. Upon the death of Brown, the rights granted to Brown by this Section 6 shall be extinguished and may not be exercised by any successor in interest or any other natural person.

7. Authority to Enforce. The restrictions, covenants, and limitations created by this Restrictive Covenant are only for the benefit of Brown. Upon the death of Brown, the rights granted to Brown by this Section 7 shall be extinguished and may not be exercised by any successor in interest or any other natural person.

8. Equitable Relief. Brown may specifically enforce this Restrictive Covenant. Brown may obtain from any court of competent jurisdiction a temporary restraining order, preliminary injunction, and permanent injunction to obtain specific performance. Any equitable relief provided for in this Section may be sought singly or in combination with such legal remedies as Brown may be entitled to, either pursuant to the provisions of this Restrictive Covenant or under the laws of the State of Colorado.

9. Waiver; Termination; Modification of Covenant. During the term of this Restrictive Covenant, the restrictions, covenants, and limitations hereof may be waived, terminated, or modified only with the written consent of both Brown and the City; provided, however, that this Restrictive Covenant may also be terminated pursuant to an order from a court of competent jurisdiction (an “Order”). Notwithstanding the foregoing, the parties agree that the City may unilaterally amend this Restrictive Covenant where deemed necessary to effectuate the purpose and intent of this Restrictive Covenant. No waiver, modification, or termination pursuant to this Section 9 will be effective until the proper instrument is executed and recorded in the office of the Clerk and Recorder of Clear Creek County, Colorado, unless otherwise required or provided for in an Order.

10. Waiver. The failure of the City to exercise any of its rights under this Restrictive Covenant shall not be a waiver of those rights. The City may waive its rights under this Restrictive Covenant by a signed instrument specifically waiving its rights.

11. Attorney's Fees. To the extent permitted by law, if at all, if any action is brought in a court of law by either party concerning the enforcement, interpretation, or construction of this Restrictive Covenant, the prevailing party, either at trial or upon appeal, is entitled to reasonable attorney's fees, as well as costs, including expert witness's fees, incurred in the prosecution or defense of such action.

12. Notices. All notices provided for or required under this Restrictive Covenant must be in writing, signed by the party giving the notice, and will be deemed properly given when received or two (2) days after mailed, postage prepaid, certified, return receipt requested, addressed to the parties hereto at their addresses appearing on the signature pages. Each party, by written notice to the other party, may specify any other address for the receipt of such instruments or communications. E-mail is a valid method of giving notice under this Restrictive Covenant. As of the date of this Restrictive Covenant, unless modified, notices shall be delivered to the parties as follows:

If to Brown: Al Brown
P.O. Box 428
Idaho Springs, 80452
Via e-mail: definestration@gmail.com

If to City:

13. Recording And Filing; Covenant Running With The Land.

A. This Restrictive Covenant is to be recorded in the real property records of Clear Creek County, Colorado (the "Recorder's Office").

B. The parties agree that the regulatory and restrictive covenants contained in this Restrictive Covenant are covenants running with the land and are binding upon the City, and the City's successors and assigns in and to any other interest in the Property, during the Term. All requirements of privity of estate are intended to be satisfied, or in the alternative, an equitable servitude is created to ensure that these restrictions run with the land.

14. Applicable Law. This Restrictive Covenant is to be interpreted in accordance with the laws of the State of Colorado without regard to its conflict of laws rules.

15. Vesting and Term. The parties' rights and interests under this Restrictive Covenant are vested immediately, and this Restrictive Covenant, and any amendments hereto, are binding and in full force and effect in perpetuity, unless terminated as provided in Section 9. Each provision contained in this Restrictive Covenant that is subject to the laws or rules sometimes referred to as the rule against perpetuities or the rule prohibiting unreasonable restraints on alienation will continue and remain in full force and effect for the period of twenty-one years following the death of the last survivor of the issue of President Donald J. Trump, and the now

living children of said issue, or until this Restrictive Covenant is terminated earlier by recorded instrument as provided in Section 9.

16. Section Headings. Section headings are inserted for convenience only and in no way limit or define the interpretation to be placed upon this Restrictive Covenant.

17. Terminology. Wherever applicable, the pronouns in this Restrictive Covenant designating the masculine or neuter apply equally to all genders. Wherever applicable within this Restrictive Covenant, the singular includes the plural, and the plural includes the singular.

18. Severability. If any provision of this Restrictive Covenant is finally determined to be invalid, illegal, or unenforceable, such determination does not affect the remaining provisions of this Restrictive Covenant.

19. Entire Agreement. This Restrictive Covenant constitutes the entire agreement and understanding between the parties relating to the subject matter of this Restrictive Covenant and supersedes any prior agreement or understanding relating thereto.

20. Binding Effect. This Restrictive Covenant is binding upon and inures to the benefit of parties, and their successors and assigns.

21. Authority. The execution of this Restrictive Covenant has been approved by the City Council of the City of Idaho Springs, Colorado under its approval of the Purchase Agreement.

[The rest of this page is intentionally left blank.]

Exhibit A

Current 2025 CHFA Rent Limits

[attached]



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]

- The IRS allows Housing Tax Credit projects that placed in service as of 12.31.2008 to use higher HERA Special limits.
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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



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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
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
Baca		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
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
Baca		30%	535	573	688	795	888	21,420	24,480	27,540	30,600	33,060	35,520	37,950	40,410
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
Bent		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
Bent		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
Bent		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
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
Bent		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
Bent		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
Bent		40%	714	765	918	1,061	1,184	28,560	32,640	36,720	40,800	44,080	47,360	50,600	53,880
Bent		30%	535	573	688	795	888	21,420	24,480	27,540	30,600	33,060	35,520	37,950	40,410
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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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
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

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
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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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
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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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
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



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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
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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- 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
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



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



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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
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

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.
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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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for All Colorado 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
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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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
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



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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

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.
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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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for All Colorado 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
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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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
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
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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
Moffat		40%	714	765	918	1,061	1,184	28,560	32,640	36,720	40,800	44,080	47,360	50,600	53,880
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



**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
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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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
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



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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
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



**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
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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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
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
Rio Grande		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
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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			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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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
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



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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

**CITY OF IDAHO SPRINGS
Clear Creek County, Colorado**

Resolution No. 35, Series 2025

A RESOLUTION APPROVING AND ADOPTING THE CITY COUNCIL RULES OF CONDUCT AND PROCEDURE

WHEREAS, the City of Idaho Springs, Colorado (“City”) is a statutory city, duly organized and existing under the laws of the State of Colorado and governed by the Idaho Springs City Council (“Council”); and

WHEREAS, the Council meets at regular intervals, typically twice a month, to consider and act upon those items of City business that merit or require Council discussion and formal action, such as voting; and

WHEREAS, the Council has not previously adopted a rules of procedure or rules of conduct document to set forth the members’ mutual expectations and standards concerning how regular meetings shall be conducted and how City business outside of regular meetings should be approached by Councilors; and

WHEREAS, the Council now wishes to adopt a Rules of Conduct and Procedure document to set forth their mutual understandings, commitments and expectations for each other concerning the matters addressed therein.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Idaho Springs, Colorado, as follows:

The City Council Rules of Conduct and Procedure with an effective date of December 8, 2025, a copy of which is attached hereto, is hereby approved and adopted.

PASSED, ADOPTED AND APPROVED this 8th day of December, 2025.

CITY OF IDAHO SPRINGS

Chuck Harmon, Mayor

ATTEST:

By: _____
Diane Breece, City Clerk

CITY OF IDAHO SPRINGS, COLORADO
CITY COUNCIL RULES OF CONDUCT AND PROCEDURE

Section 1. Purpose.

The purpose of this document is to set forth rules of conduct and procedure for meetings and City business of Idaho Springs so that business coming before the Idaho Springs City Council is conducted in an orderly and efficient manner and that City Council members are fully apprised of the Rules.

Rule 1. Agendas. Preparation of a meeting agenda and scheduling of matters coming before the City Council results in a more efficient meeting and allows Council members to prepare for the meeting.

- Agendas for all regular meetings, work sessions, and special meetings of the City Council shall be prepared by the City Clerk or their designated agent with approval by the City Administrator in consultation with the Mayor.
- New items on the regular meeting agenda will usually have gone through a work session and be scheduled at that time to move to regular session for action.
- Invoices for City Council payment approval need to be received by the City Treasurer or their designated agent before Tuesday 6:00 p.m. the week before the meeting.
- All supporting materials for any agenda item need to be received by the City Clerk or their designated agent before Wednesday 6:00 p.m. the week before the meeting.
- The agenda shall be finalized by Wednesday 6:00 p.m. the week before the meeting.
- Meeting agenda packets will be finalized, posted on the City's website, and distributed to City Council members by close of business on Thursday the week before the meeting.
- Holidays when City offices are closed that impact this schedule may require the deadlines to be moved up a day.
- In the event an item proposed by a Department Head is not included on the agenda posted in accordance with the Sunshine Law, such matter may not be *discussed* by the City Council absent the express consent of a majority of the City Council members with an amendment at "AGENDA APPROVAL". Any matter not included on the posted agenda may not be *acted upon (voted upon)* by the City Council in the absence of emergency circumstances.
- SCHEDULED AND UNSCHEDULED PUBLIC COMMENT will be allowed a three-minute opportunity to address Council with no action from Council.
- PUBLIC COMMENT REQUESTS, AND POSSIBLE ACTION are items that must have documentation to the City Clerk or their designated agent by Wednesday 6:00 p.m. the week before the meeting.

Rule 2. Requests. Any request from the public shall be submitted in writing as further specified by Rule 1. It is the purpose of this Rule to ensure that the public can

participate while allowing for due consideration of the issues on the agenda to be discussed at the next meeting by the Council Members.

Rule 3. City Council Material. All documents pertinent to an agenda item, as determined by the City Administrator or City Clerk, shall be given to the City Administrator or City Clerk or their designated agent by Wednesday 6:00 p.m. the week before the meeting, for distribution to all City Council members. Failure to submit such documents by this deadline may result in the removal of the agenda item and/or postponement of any discussion on such item absent consent of a majority of the City Council members.

Rule 4. Privileged and Confidential Memoranda or Information. It is important that the integrity of the City Council, and its position in matters of negotiation and litigation and other privileged and confidential matters, be preserved. Any material to be distributed that is privileged and confidential shall be distributed under separate cover to City Council members, to protect its privileged nature.

It is the policy of this City Council to ensure that any documents prepared which are privileged and confidential not be distributed to or discussed by any person with third parties. No City Council member shall distribute such materials or discuss such items with anyone other than City Council members, authorized City staff or the City Attorney. Any such unauthorized distribution or discussion shall not operate as a waiver by the City Council of the privileged and confidential nature of the documents.

Rule 5. Interaction with Staff. Staff is important to the City and the Council wishes to ensure that the City Administrator and Department Heads have adequate direction to execute their duties efficiently and in accordance with the City Council's wishes. City Council members shall be courteous when making any special requests of staff and may be required to obtain authorization from the City Administrator before approaching staff with a request.

Rule 6. Personnel. All issues concerning City Staff shall be directed to the City Administrator and handled by the City as a personnel matter.

Rule 7. Documents. All requests for documents or other material shall be accomplished so as not to unduly burden staff and shall allow staff a minimum of 72 hours to reply.

Effective Date: December 8, 2025.

Office of the City Administrator

To: Mayor and City Council
From: Andrew Marsh
Date: December 8, 2025
Subject: City Administrator Update

Requests for Action:

- None

Updates:

- City Attorney Nick Klein, the Mayor and I met on November 20 with Al Brown to finalize the draft covenant agreement for the property at 839 Colorado Highway 103 that is planned for affordable senior housing.
- Ed and I attended on November 20 at Wildfire Forecasting presentation sponsored by Xcel Energy.
- The Mayor, staff and I attended on November 20 a periodic Community Meeting sponsored by the Business and Community Promotion Board at Tommyknockers.
- The Mayor, Guy and I attended on November 24 a meeting with the Federal Highway Administration and HDR Engineering regarding the environmental review process for the Mobility Hub project.
- The Mayor, staff and I attended on November 24 a check-in meeting with COMBA regarding Virginia Canyon Mountain Park.
- Staff and I met on November 24 with the Clear Creek Fire Authority and SAFEbuilt regarding life safety inspections for the extended stay motel licensing program.
- The Mayor and I attended on November 29 the annual holiday tree lighting at Citizens Park.
- Staff and I attended on December 1 a meeting with Neptune regarding the installation of telemetry devices to read water meters continuously.

Upcoming Events:

- The annual City Holiday Party will be Tuesday, December 9 from 5:00 to 7:00 p.m. at Yards Tap House. City Council members, employees and their significant others are invited.
- City Offices will be closed on Thursday, December 25 in observance of the Christmas holiday.
- City Offices will be closed on Thursday, January 1 in observance of the New Year Holiday.



Office of the Deputy City Clerk

To: Mayor and City Council
From: Wonder Martell, Deputy City Clerk
Date: December 8th, 2025
Subject: Staff Report Regular Meeting

- ✓ October 2025 Sales Tax Report.
- ✓ November 2025 Building Permit Report
- ✓ The annual City of Idaho Springs Employee Christmas Party has been scheduled for Tuesday December 9th from 5 pm to 7 pm at Yards Tap House 2731 Colorado Blvd. Flyer invitation included in packet for City Council.
- ✓ During the 13 working days in November 2025, City Hall processed 876 phone calls. Stats are included in the packet for review.
- ✓ There have been 94 contractors licensed to perform work in Idaho Springs for 2026
- ✓ 60 of the 213 business licenses have been renewed thus far for 2026. I have sent a follow up email on 12/03/2025 to all un-renewed business license holders reminding them of the 12/31/2025 deadline.
- ✓ 4 of the 15 Short Term Rental license holders have renewed for 2026. A follow up/Reminder email was sent to the remaining 11 that have not yet renewed on 12/03/2025.
- ✓ The Ward 1, City Clerk & City Treasurer Vacancy Notice is included in packet for review under the Mayor/Council section. This notice will be in the 12/11 & 12/18/2025 issues of the Clear Creek Courant and is posted on the city's website as well as outside the front door of City Hall.
- ✓ Meter reads are being done for the January 2026 bill. This bill covers usage from October and November 2025 and will not have averaging on the sewer usage.

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Mo. To Mo. Comparison	YTD Comparison	Current YTD Total	Previous YTD Total
Jan	\$139,731.94	\$200,236.03	\$194,756.37	\$222,532.49	\$235,940.98	\$266,501.90	\$265,799.93	\$344,180.43	\$365,835.89	\$357,076.65	-2.39%	-2.39%	357,076.65	365,835.89
Feb	\$187,483.54	\$177,395.43	\$190,166.90	\$207,177.31	\$232,375.01	\$243,676.11	\$272,972.03	\$361,032.17	\$349,072.52	\$363,464.19	4.12%	0.79%	720,540.84	714,908.41
Mar	\$182,398.01	\$206,563.51	\$223,907.92	\$232,244.57	\$186,300.12	\$291,578.68	\$310,036.11	\$402,899.93	\$402,360.50	\$400,737.88	-0.40%	0.36%	1,121,278.72	1,117,268.91
April	\$134,442.24	\$159,819.04	\$175,580.94	\$178,261.23	\$188,064.67	\$248,167.82	\$256,468.48	\$317,733.49	\$310,527.71	\$341,153.02	9.86%	2.43%	1,462,431.74	1,427,796.62
May	\$181,631.58	\$177,345.32	\$184,601.78	\$213,658.13	\$176,240.37	\$275,287.42	\$280,922.87	\$339,029.09	\$346,473.76	\$356,129.94	2.79%	2.50%	1,818,561.68	1,774,270.38
June	\$233,208.76	\$248,756.18	\$274,310.00	\$285,678.54	\$289,485.68	\$364,020.44	\$364,822.74	\$445,442.74	\$471,665.00	\$492,710.42	4.46%	2.91%	2,311,272.10	2,245,935.38
July	\$261,915.78	\$295,890.20	\$351,932.41	\$393,380.68	\$301,704.63	\$411,802.03	\$422,571.90	\$562,291.21	\$549,871.19	\$562,470.38	2.29%	2.79%	2,873,742.48	2,795,806.57
August	\$247,167.24	\$266,861.70	\$261,825.68	\$308,276.28	\$302,934.73	\$346,174.64	\$396,083.62	\$479,965.55	\$477,026.41	\$472,389.49	-0.97%	2.24%	3,346,131.97	3,272,832.98
Sept	\$237,656.99	\$217,782.08	\$253,207.80	\$268,690.51	\$311,044.04	\$379,340.95	\$370,507.24	\$437,935.60	\$432,939.99	\$440,768.36	1.81%	2.19%	3,786,900.33	3,705,772.97
Oct	\$178,132.16	\$176,952.97	\$186,403.26	\$228,281.95	\$252,727.92	\$294,442.00	\$297,189.14	\$376,787.75	\$386,269.67	\$418,223.69	8.27%	2.76%	4,205,124.02	4,092,042.64
Nov	\$154,218.54	\$154,968.62	\$166,830.68	\$199,661.64	\$209,633.95	\$241,059.18	\$267,471.90	\$312,734.13	\$307,835.28		-100.00%	-4.43%	4,205,124.02	4,399,877.92
Dec	\$194,616.57	\$201,422.32	\$246,761.66	\$258,309.27	\$266,351.19	\$300,210.35	\$326,794.82	\$368,363.25	\$408,265.72		-100.00%	-12.54%	4,205,124.02	4,808,143.64
Total	\$2,332,603.35	\$2,483,993.40	\$2,710,285.40	\$2,996,152.60	\$2,952,803.29	\$3,662,261.52	\$3,831,640.78	\$4,748,395.34	\$4,808,143.64	\$4,205,124.02				
Budget	1,970,000.00	2,344,592.00	2,536,932.00	2,581,078.00	3,002,445.00	3,002,445.00	3,800,000.00	5,125,000.00	5,273,750.00					
% of Bud	118.41%	105.95%	106.83%	116.08%	98.35%	121.98%	100.83%	92.65%	91.17%	#DIV/0!				

Permits Details

Permit Acceptance Date: 11-01-2025 - 11-30-2025

Application Date	Property Address	Permit Number	Contractor	Category	Permit Issued Date	Permit Closed Date	Review Received Date	Review Completed Date	Due Date	Permit Status	Submittal Status	Plan Review Status	Submittal Name	Disciplines	Plans Examiner	Submittal #	Days In Review	SB Review	Valuation	Fees Assessed	Fees Paid
Permit Type: Commercial Remodel Permit Status: In Progress																					
11/04/2025	2350 Riverside Drive, Idaho Springs	25IDSP-00103	Buckley LLC	Commercial Alteration	11/12/2025		11/04/2025	11/07/2025	11/19/2025	In Progress	Delivered	Approved As Is	Safebuilt Plan Review	Electrical	Dennis Graham	1	3	No	\$2,500.00	\$303.72	\$303.72
11/24/2025	2622 Colorado Boulevard, Idaho Springs	25IDSP-00114	AD-K Graphics dba Pro Designs	Commercial Alteration	12/03/2025		11/24/2025	12/03/2025	12/03/2025	In Progress	Delivered	Approved with Comments	Safebuilt Plan Review	Building, Electrical, Mechanical, Plumbing, Structural	Laura Lynn Arteaga	1	7	No	\$4,800.00	\$274.04	\$274.04
Count: 2																				Total: \$7,300.00	
Count: 2																				Total: \$7,300.00	
Permit Type: Commercial Roof - Asphalt Permit Status: In Progress																					
11/20/2025	2812 Colorado Boulevard, Idaho Springs	25IDSP-00112	Roof Tech Restoration	Commercial One Stop			11/20/2025		12/08/2025	In Progress	Not Started	Not Started	Safebuilt Plan Review	Building, Electrical, Mechanical, Plumbing, Structural		1	9	No	\$8,850.00	\$436.43	\$436.43
Count: 1																				Total: \$8,850.00	
Count: 1																				Total: \$8,850.00	
Permit Type: Furnace Replacement Permit Status: In Progress																					
11/17/2025	215 Colorado Boulevard, Idaho Springs	25IDSP-00106	SJ HVAC LLC	One Stop	11/17/2025					In Progress								No	\$10,774.00	\$261.61	\$261.61
Count: 1																				Total: \$10,774.00	
Count: 1																				Total: \$10,774.00	
Permit Type: Life Safety Inspection Permit Status: In Progress																					
11/19/2025	2244 Wall Street, Idaho Springs	25IDSP-00108		One Stop	11/19/2025					In Progress								No	\$75.00	\$75.00	\$75.00
11/19/2025	1848 Miner Street, Idaho Springs	25IDSP-00109		One Stop	11/19/2025					In Progress								No	\$75.00	\$75.00	\$75.00
Count: 2																				Total: \$150.00	
Count: 2																				Total: \$150.00	
Permit Type: Misc. Mechanical, Plumbing or Electrical Permit Status: In Progress																					
11/19/2025	201 Colorado Boulevard, Idaho Springs	25IDSP-00107	SJ HVAC LLC	One Stop	11/25/2025		11/19/2025	11/25/2025	11/26/2025	In Progress	Delivered	Approved with Comments	Safebuilt Plan Review	Mechanical, Plumbing	Barry Kramer	1	4	No	\$19,290.00	\$872.54	\$872.54
11/04/2025	1635 Colorado Boulevard, Idaho Springs	25IDSP-00104	Apex Plumbing	One Stop	11/04/2025					In Progress								No	\$500.00	\$107.50	\$107.50
11/17/2025	1517 Miner Street, Idaho Springs	25IDSP-00105	Forge Electric LLC	One Stop	11/24/2025					In Progress								No	\$2,400.00	\$151.00	\$151.00
Count: 3																				Total: \$22,190.00	
Count: 3																				Total: \$22,190.00	
Permit Type: Public Facility Permit Status: In Progress																					
11/20/2025	2350 Riverside Drive, Idaho Springs	25IDSP-00111	Buckley LLC	Commercial New			11/20/2025		12/08/2025	In Progress	Not Started	Not Started	Safebuilt Plan Review	Building, Electrical, Mechanical, Plumbing, Structural		1	9	No	\$3,000.00	\$151.22	\$151.22
Count: 1																				Total: \$3,000.00	
Count: 1																				Total: \$3,000.00	
Permit Type: Replacement Windows Permit Status: In Progress																					
11/24/2025	808 High Street, Idaho Springs	25IDSP-00113	Renewal by Andersen	One Stop	11/24/2025					In Progress								No	\$3,538.00	\$153.07	\$153.07
Count: 1																				Total: \$3,538.00	
Count: 1																				Total: \$3,538.00	
Permit Type: Water Heater Permit Status: In Progress																					
11/19/2025	3310 Riverside Drive Unit 855, Idaho Springs	25IDSP-00110		One Stop	11/19/2025					In Progress								No	\$2,770.00	\$116.55	\$116.55
Count: 1																				Total: \$2,770.00	
Count: 1																				Total: \$2,770.00	
Total Permits: 12																			Valuation Total: \$58,572.00		



YOU ARE INVITED!

City of Idaho Springs Employee Holiday Party

Where: Yard's Tap House, 2731 Colorado Blvd.

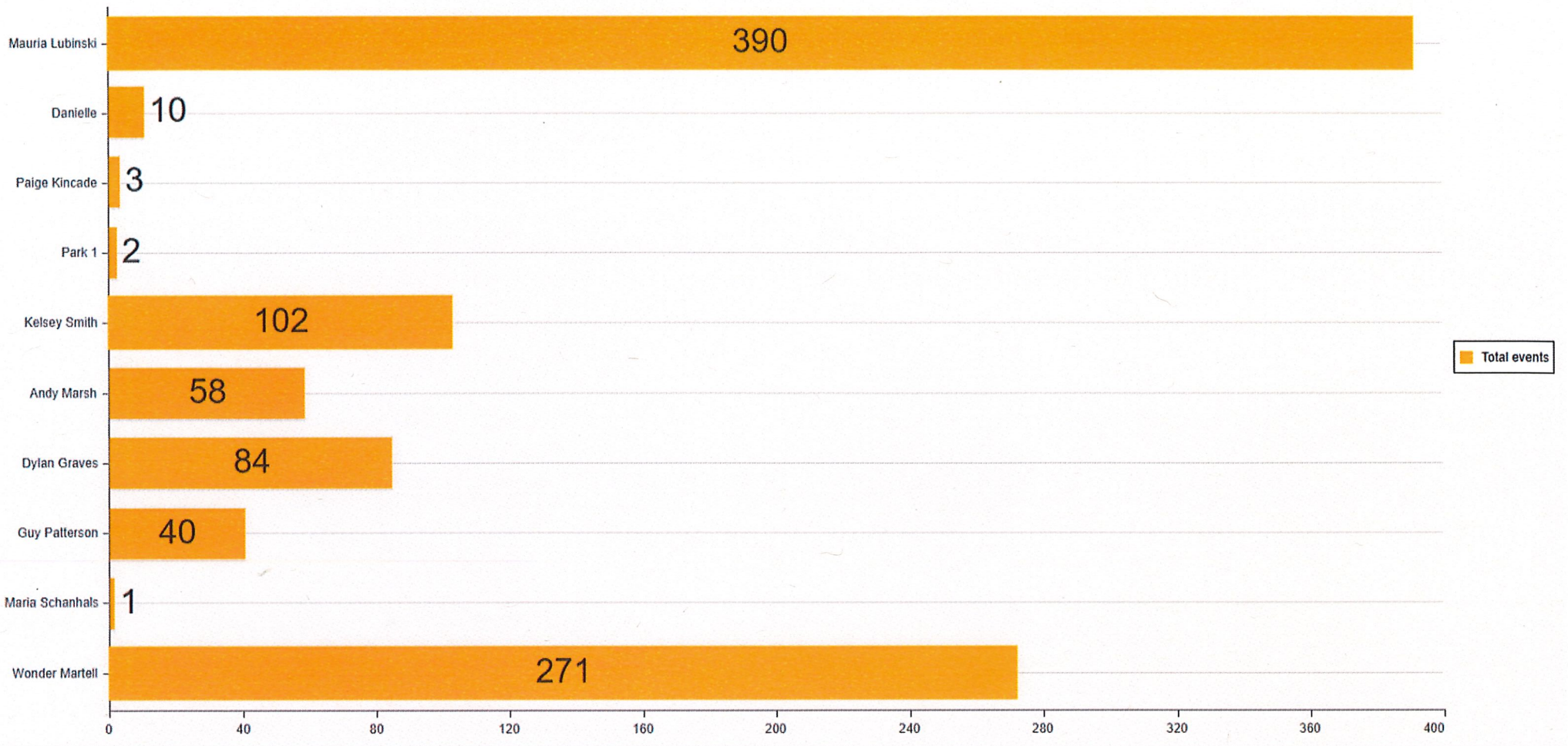
When: Tuesday December 9th 5:00 to 7:00 pm.

Employees and their immediate families are welcome!

We will have a variety of BBQ, sides and cobbler dessert for everyone to enjoy.

See you there!







Interested in serving on the Idaho Springs City Council (Ward 1) or being appointed to the office of City Clerk or City Treasurer?

The City of Idaho Springs will have a Ward 1 Council seat vacancy and vacancies in the offices of City Clerk and City Treasurer effective as of the City Council regular meeting on January 12, 2026.

Eligible appointees for the Ward 1 Council seat must be registered voters in Idaho Springs and a resident of Ward 1 for a period of at least twelve consecutive months prior to the last election day (November 4, 2025). Ward 1 comprises the area West of Seventeenth Avenue, West of Virginia Canyon Road to Placer Street, and West of Soda Creek Road.

Eligible appointees for the City Clerk and City Treasurer positions (at large) must be a registered voter in Idaho Springs, at least eighteen (18) years old and a resident of Idaho Springs for at least 12 consecutive months prior to the last election day (November 4, 2025).

To be considered for appointment, please submit your letter of interest to the Deputy City Clerk by 6 p.m. on January 7th, 2026, at City Hall 1711 Miner Street, PO BOX 907, Idaho Springs, CO 80452, or via email at cityclerk@idahospingsco.com. Two-year appointments will be considered at the City Council regular meeting on January 12, 2026. Appointments may occur at the January 12 meeting or a subsequent City Council meeting.



Idaho Springs Police Department

3000 Colorado Blvd. ★ Post Office Box 907

Idaho Springs, CO 80452

303-567-4291/303-567-1014 Fax

<https://www.idahospringsco.com/police-department>

To: Chuck Harmon, Mayor
City Council
From: Nate Buseck, Chief of Police
Date: December 03, 2025
Subject: Staff Report for December 08, 2025

Request for Action: None.

Chief Buseck Attended:

Out of town the week of 11/24 for the Thanksgiving holiday.

12/02/25 - Dept. Heads meeting
- Meeting with CCHAT, encryption discussion
- Police station OAC, on-site walk-through
- CDOT statewide storm call

12/04/25 - OPS

Code Enforcement:

- Addressing abandoned vehicles and parking complaints
- Follow-up on **108** (YTD) tows for owner retrieval

Staffing:

- ISPD has one patrol vacancy
- One officer continues training in the Field Training Program

Significant Incidents:

On November 26, 2025, an ISPD officer was conducting a traffic stop on westbound I-70 near mile marker 241 with a vehicle he observed traveling at a high rate of speed through the active construction zone. While the officer was writing the female driver a summons for speed and no proof of insurance, the female driver exited the vehicle and started walking away from the scene, the officer gave verbal commands for her to return to her vehicle and after multiple attempts the officer placed the female in custody for obstruction, speeding 25 over in Construction zone, license plates being obstructed, displaying fictitious plates, operating an unregistered vehicle and no proof of insurance.

*Commitment to...**I**ntegrity and **S**afety through constitutional **P**olicing and **D**edication to our community.*

On December 1, 2025, ISPD officers responded to a reported attempted burglary at a restaurant in the 1400 block of Miner Street. The owner reported hearing his office door handle being rattled around 6:00 a.m. and seeing a young male run out the east door and leave in the passenger seat of a silver compact SUV. A locksmith later confirmed damage to the lock consistent with prying/pliers, and officers documented the damage with photographs. No items were reported stolen, and no video footage was available. This case is currently closed, but it will be reopened if new information about the suspect becomes available.

On December 2, 2025, ISPD officers were dispatched to a structure fire in the 2200 block of Miner Street. Officers provided traffic control while the Clear Creek Fire Authority extinguished a chimney fire at the residence.

On December 2, 2025, an ISPD officer conducted speed enforcement on westbound I-70 near mile marker 243 in an active work zone when a vehicle was observed traveling at a high rate of speed. A traffic stop was initiated, and a records check revealed that the driver's license was suspended. The driver was issued a summons for speeding in a work zone, driving without a valid license, and driving while license-restricted or suspended.



City of Idaho Springs Water Quality
 1711 Miner Street
 P.O. Box 907
 Idaho Springs, CO 80452-0907
 Telephone (303) 567-2400
 FAX (303) 567-0124

TO: MAYOR and COUNCIL

FROM: Edward Sigward

DATE: 11/24/2025

Re. STAFF REPORT PUBLIC WORKS / WATER FACILITIES DEPARTMENTS

WASTEWATER

	BOD	TSS	NH4	PO4	TIN
Goal	10	10	3	1	10
Current	ND	ND	0.22	10.2	5.5

- Water line break in Screw Press room – damage to controls equipment repair assessment underway.
- Reactor #2 repair - Continued transfer and process solids.
- Process adjustments to remedy effects from PLC failure.

WATER

Disinfectant Byproducts	TOC	COAGULANT dose	TOC removal	CL2 dose Actual	HAAS Annual average	TTHM Annual average
Goal	<2		25%	system residual (0.8)	<60	<80
Current	<1			Demand 2.0	33.1	32.6

- Clearwell pump install – finish 10th
- Montane Tank Construction – PRV's 90% installed, main lines disinfected

- Idaho Spring reservoir discharge valve inspection, parts identified. Some parts need rebuilt pulled and sent in for welding.

Distribution/ Collection

- Water Meter installs

Public works

- Christmas decorations
- Snow plowing/ removal

Streets

- Pine slope drainage
- Miner Street Open

Parks

- Sprinkler winterization

Building Maintenance

- Cemetery sign hang prep
- Visitor Center Roof repairs – Some siding replaced



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