

Area Median Income (AMI) Qualification Information:

Shandoka Apartments have AMI limitations. These limitations are based on TOTAL Household Income.

The Shandoka Apartments will be separated into two different categories: **1.** Building F **2.** Buildings A – E and G/H

Tiers B through J are available at Shandoka Apartments category 1 and Tiers A through J are available at Shandoka Apartments category 2 based on the Telluride Employee Rental Housing Policies (RHP) adopted on November 19, 2024.

Households may only initially qualify to occupy under Tiers B through G for category 1 and A through D for category 2.

Table 1 shows the 2024 AMI numbers based on Household size and defines the income limitations which will be applied at Shandoka Apartments. AMI numbers used for rent calculations will be from the prior calendar year.

Table 1

TIER	Income Limit	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
A	60% AMI	\$46,020	\$52,620	\$59,220	\$65,760	\$71,040	\$76,320
B	80% AMI	\$61,360	\$70,160	\$78,960	\$87,680	\$94,720	\$101,760
C	100% AMI	\$76,700	\$87,700	\$98,700	\$109,600	\$118,400	\$127,200
D	120% AMI	\$92,040	\$105,240	\$118,440	\$131,520	\$142,080	\$152,640
E	140% AMI	\$107,380	\$122,780	\$138,180	\$153,440	\$165,760	\$178,080
F	160% AMI	\$122,720	\$140,320	\$157,920	\$175,360	\$189,440	\$203,520
G	180% AMI	\$138,060	\$157,860	\$177,660	\$197,280	\$213,120	\$228,960
H	200% AMI	\$153,400	\$175,400	\$197,400	\$219,200	\$236,800	\$254,400
I	220% AMI	\$168,740	\$192,940	\$217,140	\$241,120	\$260,480	\$279,840
J	240% AMI	\$184,080	\$210,480	\$236,880	\$263,040	\$284,160	\$305,280

Table 2 outlines the 2025 rent rates based on Household Tier for Shandoka Apartments category 1 (Building F).

Table 2 – 2025 Rent Rates

Unit Type	# of Units	Tier B	Tier C	Tier D	Tier E	Tier F	Tier G	Tier H	Tier I	Tier J
Studio	3	\$1187	\$1581	\$1977	\$2372	\$2417	\$3163	\$3559	\$3954	\$4349
2 BR/1 bath	5	\$1316	\$1754	\$2193	\$2631	\$3070	\$3508	\$3947	\$4385	\$4824
3BR/2 bath	3	\$1481	\$1974	\$2468	\$2961	\$3455	\$3948	\$4442	\$4787	\$5266
4 BR/2 bath	1	\$1644	\$2192	\$2740	\$3288	\$3836	\$4384	\$4932	\$5316	\$5847

Table 3 outlines the 2025 rent rates based on Household Tier for Shandoka Apartments category 2 (Buildings A-E and G/H).

Table 3 – 2025 Rent Rates

Unit Type	# of Units	Tier A	Tier B	Tier C	Tier D	Tier E	Tier F	Tier G	Tier H	Tier I	Tier J
1 BR/1 bath	32	\$777	\$1035	\$1381	\$1726	\$2071	\$2416	\$2761	\$3106	\$3452	\$3797
1 BR/1 bath (G)	11	\$801	\$1067	\$1424	\$1779	\$2135	\$2490	\$2846	\$3202	\$3559	\$3914
2 BR/1 bath	34	\$861	\$1148	\$1532	\$1914	\$2297	\$2680	\$3062	\$3445	\$3829	\$4211
2 BR/1 bath (H)	8	\$888	\$1184	\$1579	\$1973	\$2368	\$2763	\$3157	\$3552	\$3947	\$4341
2 BR/2 bath/loft	5	\$915	\$1221	\$1628	\$2034	\$2441	\$2848	\$3255	\$3661	\$4069	\$4475
3 BR/1 bath	6	\$999	\$1332	\$1777	\$2221	\$2665	\$3109	\$3553	\$3997	\$4442	\$4886
3BR/2 bath (G/H)	5	\$1052	\$1402	\$1871	\$2338	\$2805	\$3273	\$3740	\$4207	\$4676	\$5143
3BR/2 bath/loft	6	\$1085	\$1445	\$1929	\$2410	\$2892	\$3374	\$3856	\$4337	\$4821	\$5302
4 BR/2 bath	4	\$1110	\$1480	\$1973	\$2466	\$2959	\$3452	\$3946	\$4439	\$4932	\$5425