

Area Median Income (AMI) Qualification Information:

Virginia Placer Apartments and Tiny Homes have AMI limitations. These limitations are based on TOTAL Household Income.

Only income tiers B through J are available at Virginia Placer Apartments and Tiny Homes 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.

Table 1 shows the 2024 AMI numbers based on Household size and defines the income limitations which will be applied at Virginia Placer. 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
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 the Virginia Placer Apartments and Tiny Homes.

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	4	\$1187	\$1581	\$1977	\$2372	\$2417	\$3163	\$3559	\$3954	\$4349
2 BR/1 bath	3	\$1316	\$1754	\$2193	\$2631	\$3070	\$3508	\$3947	\$4385	\$4824
2 BR/2 bath	9	\$1357	\$1808	\$2261	\$2712	\$3165	\$3616	\$4049	\$4521	\$4973
Tiny Home	3	\$1151	\$1534	\$1918	\$2301	\$2685	\$3068	\$3452	\$3835	\$4219