

**APPENDIX A
MAXIMUM INCOMES BY CATEGORY
(January 2010)**

Maximum rental incomes are different than maximum sales incomes. Due to the nature of the working adult in Pitkin County and the wages that are required to maintain a consistent employee base, the APCA and Housing Board have recognized the need for a higher allowable income adjusted by the number of adults and the bedroom mix. Maximum sales incomes are not attributed to the number of bedrooms, but will remain the same per household, with an adjustment to dependents only.

However, should a household's net assets exceed \$900,000, that household will be ineligible for deed-restricted housing.

Maximum Incomes for RENTAL Units Only (See Income Verification, Part II, Section 2, No. 1)				
No. Of Adults	Category 1	Category 2	Category 3	Category 4
One Adult	\$33,000	\$50,000	\$82,000	\$133,000
Two Adults	47,000	75,000	123,000	198,000
Three Adults	56,000	88,000	143,000	232,000
Net Assets not in Excess of	100,000	125,000	150,000	175,000

Maximum Incomes for SALES/OWNERSHIP Units Only (See Income Verification, Part III, Section 2, No. 1)				
No. Of Dependents	Category 1	Category 2	Category 3	Category 4
0 Dependents	\$33,000	\$50,000	\$82,000	\$133,000
1 Dependent	40,500	57,500	89,500	140,500
2 Dependents	48,000	65,000	97,000	148,000
3 or More Dependents	55,500	72,500	104,500	155,500
Net Assets Not in Excess of	100,000	125,000	150,000	175,000

Maximum Incomes for SALES/OWNERSHIP Units Only (See Income Verification, Part III, Section 2, No. 1)				
No. of Dependents	Category 5	Category 6	Category 7	Category RO
0 Dependents	\$142,000	\$155,000	\$172,000	N/A
1 Dependent	149,500	162,500	179,500	N/A
2 Dependents	157,000	170,000	187,000	N/A
3 or More Dependents	164,500	177,500	194,500	N/A
Net Assets Not in Excess of	200,000	225,000	250,000	\$900,000

NOTE: A household can qualify to purchase a unit in a higher category.