

Fast Track Program: Quick Reference Guide

City of Delta Focus Group - November 18, 2025

What is AMI (Area Median Income)?

AMI = Area Median Income for Delta County (2025) - Used to determine who qualifies for affordable housing - Based on household size and income - Set annually by HUD (U.S. Department of Housing and Urban Development)

2025 Delta County AMI Thresholds

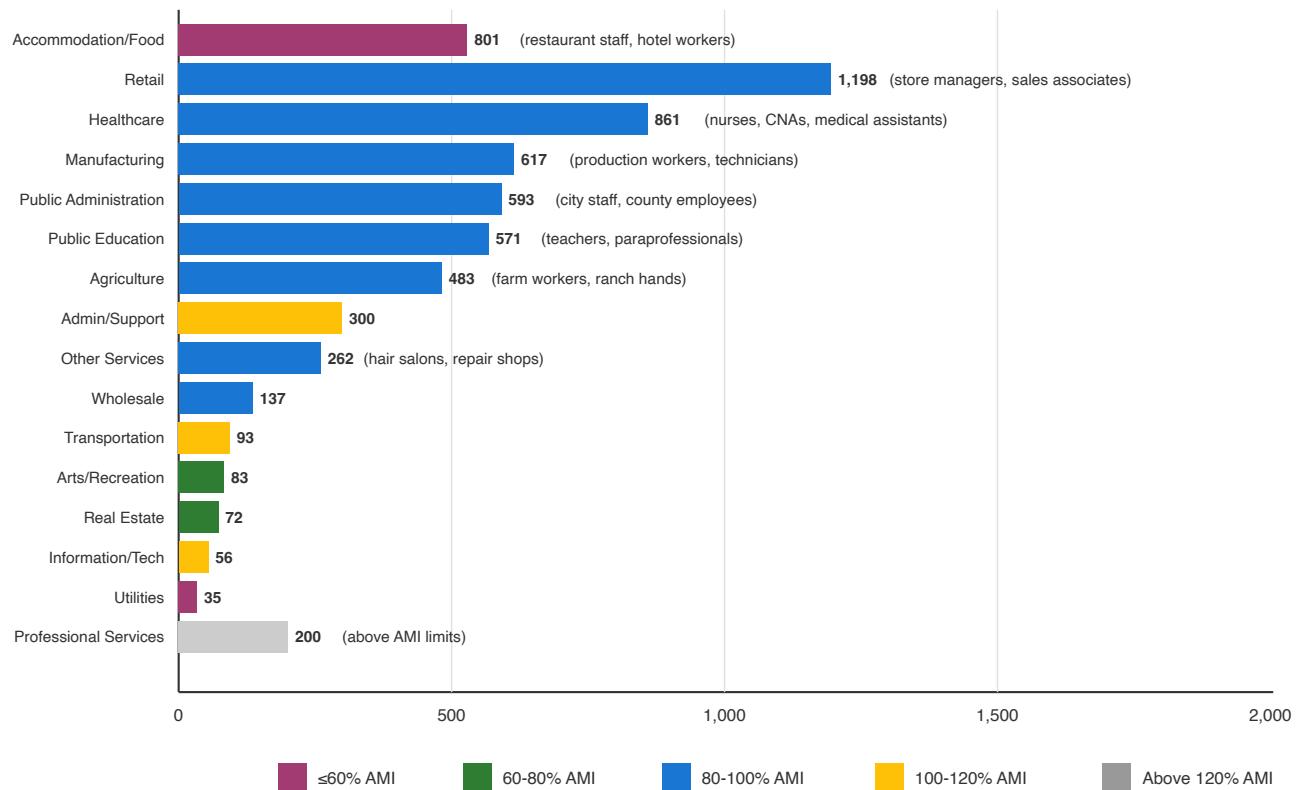
AMI Level	1-Person	2-Person	3-Person	4-Person	Max Rent (2P)*	Max Purchase (2P)**
60% AMI	\$34,140	\$39,020	\$43,900	\$48,780	\$976/mo	\$154,000
80% AMI	\$45,550	\$52,050	\$58,550	\$65,050	\$1,301/mo	\$205,000
100% AMI	\$56,950	\$65,100	\$73,200	\$81,300	\$1,628/mo	\$256,000
110% AMI	\$62,645	\$71,610	\$80,520	\$89,430	\$1,790/mo	\$281,000
120% AMI	\$68,340	\$78,120	\$87,840	\$97,560	\$1,953/mo	\$307,000

*Maximum affordable rent = 30% of monthly income **Maximum affordable purchase price based on standard mortgage qualifications

Who Benefits from Workforce Housing?

Who Benefits: Delta County's Working Families

Over 5,800 workers earn at or below 100% AMI – these are the neighbors who need workforce housing



Delta County Workforce Benefits

Over 5,800 Delta County workers (88% of the workforce) earn at or below 100% AMI. These are the nurses, teachers, retail workers, restaurant staff, and public employees who serve Delta's community and economy every day.

Decision #1: Rental AMI Threshold

Fast Track AMI Threshold: Balancing Community Need with Feasibility

Comparing affordability levels for rental housing eligibility (based on 2BR units, Delta's most common rental type)



Source: 2023 City of Delta Housing Needs Assessment; RPI Incentive Policy Assessment (Feb 2025); HUD income limits (2025); Current market rent analysis

Rental AMI Policy Tradeoffs

Current Delta Market Context

- **Market Rate:** \$1,425/month (2BR rental)
- **Renter Households:** 1,869 total households seeking housing

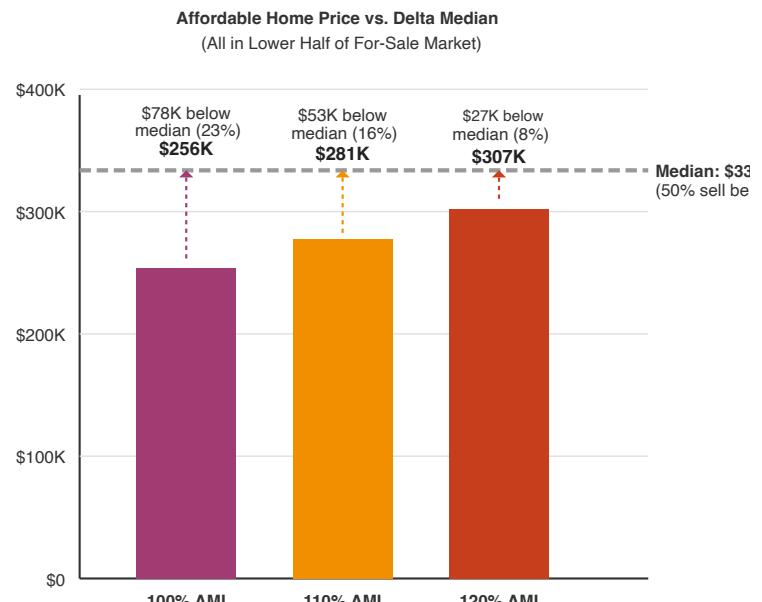
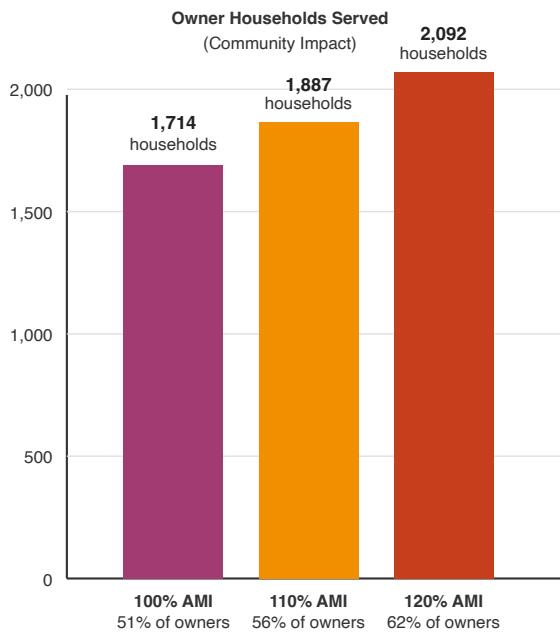
Threshold	Affordable Rent	Market Gap	Households Served	% of Renters
60% AMI	\$1,377/mo	\$48 below market	966 households	52%
80% AMI	\$1,836/mo	\$411 above market	1,203 households	64%

Question for Discussion: Are eligibility requirements reflective of Delta's housing needs and development demands?

Decision #2: Ownership AMI Threshold

Ownership AMI Threshold: All Options in Lower Half of Market

Comparing affordability levels for for-sale housing eligibility (based on 2-person household, 30-year mortgage at 7%, median home price \$334K)



Source: Delta County household income data (2025); HUD income limits (2025); Redfin median sale price (\$334K, current); 7% mortgage rate assumption

Ownership AMI Tradeoffs

Current Delta Market Context

- **Median Home Price:** \$334,000
- **Owner Households:** 3,356 total households seeking housing

Threshold	Affordable Price	Below Median	Households Served	% of Owners
100% AMI	\$256,000	\$78K (23%)	1,714 households	51%
110% AMI	\$281,000	\$53K (16%)	1,887 households	56%
120% AMI	\$307,000	\$27K (8%)	2,092 households	62%

Note: All three options target lower half of Delta's for-sale market (median = 50% sell below)

Question for Discussion: Are eligibility requirements reflective of Delta's housing needs and development demands?

Decision #3: Affordability Term Length

Affordability Term Length Options

Annual community cost based on 20-unit example project with 5 affordable units

5 Years

Annual Community Cost

\$148,880

Must re-incentivize after 5 years

20 Years

Annual Community Cost

\$37,220

Done after 20 years

30+ Years

Annual Community Cost

\$24,813

Permanent community asset

What Other Colorado Communities Require

Durango:	<div style="width: 70%; background-color: orange;"></div>	30-40 years	<div style="width: 15%; background-color: gray;"></div>	5-15 years
Montrose:	<div style="width: 100%; background-color: orange;"></div>	30 years	<div style="width: 100%; background-color: orange;"></div>	20-30 years
Grand Junction:	<div style="width: 100%; background-color: orange;"></div>	30 years (rental)	<div style="width: 100%; background-color: green;"></div>	30+ years / Permanent
Fort Collins:	<div style="width: 20%; background-color: gray;"></div>	50 years (max)		
Breckenridge:	<div style="width: 100%; background-color: green;"></div>	Permanent		
Summit County:	<div style="width: 100%; background-color: green;"></div>	Permanent		

Key Takeaway

Most comparable Western Slope communities (Durango, Montrose, Grand Junction) use **30+ years** as their standard.

Affordability Terms Comparison

Affordability Term Options

Term Length	Annual Cost*	Total Cost*	20-Year Equivalent	Status After Term
5 years	\$148,880/year	\$744,400	\$2,977,600	Must re-incentivize
20 years	\$37,220/year	\$744,400	\$744,400	Done
30+ years	\$24,813/year	\$744,400+	\$744,400	Permanent asset

*Based on 20-unit project, 25% affordable (5 units), \$400/mo rent gap

Prop 123 Requirement: No minimum term required; units must be affordable when counted at end of cycle **Current Draft:** 15 years minimum for Fast Track eligibility and incentives **Neighboring Communities:** Durango, Montrose, Grand Junction use 30+ years **Resort Communities:** Summit County, Breckenridge use permanent restrictions

Question for Discussion: Are eligibility requirements reflective of Delta's housing needs and development demands?

Fast Track: What Changes and What Doesn't

What Changes:

- Timeline:** 90-day review instead of typical 6-12 months
- Process:** Streamlined with clear deadlines and milestones

What Does NOT Change:

- Standards:** All Delta codes, zoning, and design requirements still apply
- Authority:** Delta staff, Planning Commission, and City Council still make final decisions
- Approval:** Can approve, approve with conditions, or deny
- Community Input:** Pre-application consultation and public hearings still required for discretionary reviews

Delta Maintains Control: Fast Track is a local program designed by Delta for Delta. Prop 123 requires expedited review, but Delta decides: eligibility criteria, application requirements, review standards, extension policies, and final approval.

Questions for Group Discussion

1. **Rental AMI Threshold:** Are eligibility requirements reflective of Delta's housing needs and development demands?
 2. **Ownership AMI Threshold:** Are eligibility requirements reflective of Delta's housing needs and development demands?
 3. **Affordability Term:** Are eligibility requirements reflective of Delta's housing needs and development demands?
 4. **Fast Track Process:** Is the 90-day timeline reasonable for applicant, staff, and external reviewers?
 5. **Community Input:** Should more or less community input be required during the pre-application phase?
 6. **Incentives:** Are incentives balanced between developer and community needs?
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Sources: 2023 City of Delta Housing Needs Assessment; RPI Incentive Policy Assessment (Feb 2025); HUD Income Limits (2025); Delta County household income data (2025); Current rental and sales market analysis