

| Job Title | Hourly Wage | Monthly Wage | Annual Wage | Rural Development Direct Loan Program | | |
|---|-------------|--------------|-------------|---------------------------------------|------------------------------|----------------|
| | | | | Rent Affordability | Purchase Price Affordability | Purchase Price |
| Food Server - RE1 | \$12.00 | \$2,080.00 | \$24,960.00 | \$624.00 | \$94,967.00 | \$158,420.00 |
| Substitute Program Staff - Boys & Girls Club | \$12.00 | \$2,080.00 | \$24,960.00 | \$624.00 | \$94,967.00 | \$158,420.00 |
| Guest Liaison - Royal Gorge Route Railroad | \$12.00 | \$2,080.00 | \$24,960.00 | \$624.00 | \$94,967.00 | \$158,420.00 |
| Sandwich Artist - Subway | \$12.00 | \$2,080.00 | \$24,960.00 | \$624.00 | \$94,967.00 | \$158,420.00 |
| Sales Associate - Knecht | \$12.00 | \$2,080.00 | \$24,960.00 | \$624.00 | \$94,967.00 | \$158,420.00 |
| Special Education Paraprofessional - RE2 | \$12.90 | \$2,236.00 | \$26,832.00 | \$670.80 | \$102,090.00 | \$173,670.00 |
| Special Education Paraprofessional - RE1 | \$12.99 | \$2,251.60 | \$27,019.20 | \$675.48 | \$102,801.00 | \$175,240.00 |
| Manager in Training - Domino's | \$13.25 | \$2,296.67 | \$27,560.00 | \$689.00 | \$104,860.00 | \$179,640.00 |
| Custodian I - Nursing Home | \$13.37 | \$2,318.00 | \$27,816.00 | \$695.40 | \$105,834.00 | \$181,690.00 |
| School Clerk - RE1 | \$13.51 | \$2,341.73 | \$28,100.80 | \$702.52 | \$106,914.00 | \$184,040.00 |
| School Clerk - RE2 | \$13.53 | \$2,345.20 | \$28,142.40 | \$703.56 | \$107,074.00 | \$184,330.00 |
| Customer Support - Unbridled Connect | \$14.00 | \$2,426.67 | \$29,120.00 | \$728.00 | \$110,795.00 | \$192,350.00 |
| Entry Level Teacher - RE2 | \$14.90 | \$2,583.33 | \$31,000.00 | \$775.00 | \$117,948.00 | \$207,600.00 |
| Police Records Technician - Canon City | \$14.93 | \$2,587.87 | \$31,054.40 | \$776.36 | \$118,154.00 | \$208,090.00 |
| Entry Level Housing Department - UAACOG | \$15.00 | \$2,600.00 | \$31,200.00 | \$780.00 | \$118,709.00 | \$209,260.00 |
| Cannabis Cultivator - Maggie's | \$16.00 | \$2,773.33 | \$33,280.00 | \$832.00 | \$126,623.00 | \$226,180.00 |
| Entry Level Teacher - RE1 | \$16.77 | \$2,906.50 | \$34,878.00 | \$871.95 | \$132,703.00 | \$239,280.00 |
| 911 Dispatcher | \$17.36 | \$3,009.07 | \$36,108.80 | \$902.72 | \$137,387.00 | \$265,400.00 |
| Florence Police Officer | \$17.71 | \$3,069.73 | \$36,836.80 | \$920.92 | \$140,157.00 | \$265,400.00 |
| Rural Postal Carrier | \$18.56 | \$3,217.07 | \$38,604.80 | \$965.12 | \$146,884.00 | \$265,400.00 |
| Payroll Administrator - Tezak Heavy Equipment | \$19.00 | \$3,293.33 | \$39,520.00 | \$988.00 | \$150,365.00 | \$265,400.00 |
| Sheriff - Patrol Deputy | \$19.53 | \$3,385.20 | \$40,622.40 | \$1,015.56 | \$154,558.00 | \$265,400.00 |
| Canon City Police Officer I | \$20.58 | \$3,567.20 | \$42,806.40 | \$1,070.16 | \$162,867.00 | \$265,400.00 |
| Correctional Officer 1 - Colorado | \$24.47 | \$4,241.00 | \$50,892.00 | \$1,272.30 | \$193,633.00 | \$265,400.00 |
| Average | \$15.35 | \$2,660.40 | \$31,924.75 | \$798.12 | \$121,466.29 | \$208,802.92 |
| Average Market | | | | \$1,020.63 | \$254,038 | |

*wages were taken from employer websites or Indeed

*rental affordability is based on HUD's definition at 30% of income

*mortgage affordability determined with \$0 down and \$0 debt - 36% housing debt to income ratio

*minimum wage is \$12/hour for 2020 and adjusts annually based on the Consumer Price Index used for Colorado

* Average sales price for homes in Fremont County taken from Colorado Association of Realtors

www.coloradorealtors.com/market-trends/regional-and-statewide-statistics/

*Average market rental based on informal market survey completed by me on 8/13/2020

There were eight 2-bedroom units available in Fremont County based on multiple property management websites

Rents ranged from \$695 to \$1200.

*Rural Development Direct Loan Program affordability determined with \$0 debt

Fremont County Income limits - 1-4 person household \$56,800; 5-8 person household \$75,000

The Fremont County loan limit for this program is \$265,400. The amount maxed out at \$17.36/hour in the chart above.

Households making up to \$27.30/hour will still qualify.

The current interest rate is 2.5%