

Colorado Housing and Finance Authority
 2017 Colorado County Income and Rent Tables
 30% to 120% of Area Median Income (AMI)

- Since 2008, the IRS allows some LIHTC projects to use higher HERA limits and to be "held harmless" from limit decreases.
- To identify the correct limits for your LIHTC project, it is essential to know its placed in service (PIS) date.
- To use HERA limits, a LIHTC project must have PIS as of 12.31.2008.
- To be "held harmless," a LIHTC project must PIS prior to 05.29.2017. This year, LIHTC projects whose counties experienced a decrease in limits AND that PIS before 05.29.2017 may continue to apply the same limits used in 2016.

2017 MAXIMUM RENTS								2017 INCOME LIMITS							
County	HERA	AMI	0 BDRM	1 BDRM	2 BDRM	3 BDRM	4 BDRM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Bent		120%	1,341	1,437	1,725	1,992	2,223	53,640	61,320	69,000	76,560	82,800	88,920	95,040	101,160
Bent		100%	1,117	1,197	1,437	1,660	1,852	44,700	51,100	57,500	63,800	69,000	74,100	79,200	84,300
Bent		80%	894	958	1,150	1,328	1,482	35,760	40,880	46,000	51,040	55,200	59,280	63,360	67,440
Bent		65%	726	778	934	1,079	1,204	29,055	33,215	37,375	41,470	44,850	48,165	51,480	54,795
Bent		60%	670	718	862	996	1,111	26,820	30,660	34,500	38,280	41,400	44,460	47,520	50,580
Bent		55%	614	658	790	913	1,018	24,585	28,105	31,625	35,090	37,950	40,755	43,560	46,365
Bent		50%	558	598	718	830	926	22,350	25,550	28,750	31,900	34,500	37,050	39,600	42,150
Bent		45%	502	538	646	747	833	20,115	22,995	25,875	28,710	31,050	33,345	35,640	37,935
Bent		40%	447	479	575	664	741	17,880	20,440	23,000	25,520	27,600	29,640	31,680	33,720
Bent		30%	335	359	431	498	555	13,410	15,330	17,250	19,140	20,700	22,230	23,760	25,290
<i>Boulder</i>	<i>Y</i>	<i>60%</i>	<i>1,068</i>	<i>1,144</i>	<i>1,374</i>	<i>1,587</i>	<i>1,770</i>	<i>42,720</i>	<i>48,840</i>	<i>54,960</i>	<i>61,020</i>	<i>65,940</i>	<i>70,800</i>	<i>75,720</i>	<i>80,580</i>
<i>Boulder</i>	<i>Y</i>	<i>55%</i>	<i>979</i>	<i>1,049</i>	<i>1,259</i>	<i>1,454</i>	<i>1,622</i>	<i>39,160</i>	<i>44,770</i>	<i>50,380</i>	<i>55,935</i>	<i>60,445</i>	<i>64,900</i>	<i>69,410</i>	<i>73,865</i>
<i>Boulder</i>	<i>Y</i>	<i>50%</i>	<i>890</i>	<i>953</i>	<i>1,145</i>	<i>1,322</i>	<i>1,475</i>	<i>35,600</i>	<i>40,700</i>	<i>45,800</i>	<i>50,850</i>	<i>54,950</i>	<i>59,000</i>	<i>63,100</i>	<i>67,150</i>
<i>Boulder</i>	<i>Y</i>	<i>45%</i>	<i>801</i>	<i>858</i>	<i>1,030</i>	<i>1,190</i>	<i>1,327</i>	<i>32,040</i>	<i>36,630</i>	<i>41,220</i>	<i>45,765</i>	<i>49,455</i>	<i>53,100</i>	<i>56,790</i>	<i>60,435</i>
<i>Boulder</i>	<i>Y</i>	<i>40%</i>	<i>712</i>	<i>763</i>	<i>916</i>	<i>1,058</i>	<i>1,180</i>	<i>28,480</i>	<i>32,560</i>	<i>36,640</i>	<i>40,680</i>	<i>43,960</i>	<i>47,200</i>	<i>50,480</i>	<i>53,720</i>
<i>Boulder</i>	<i>Y</i>	<i>30%</i>	<i>534</i>	<i>572</i>	<i>687</i>	<i>793</i>	<i>885</i>	<i>21,360</i>	<i>24,420</i>	<i>27,480</i>	<i>30,510</i>	<i>32,970</i>	<i>35,400</i>	<i>37,860</i>	<i>40,290</i>
Boulder		120%	2,064	2,211	2,652	3,064	3,420	82,560	94,320	106,080	117,840	127,320	136,800	146,160	155,640
Boulder		100%	1,720	1,842	2,210	2,553	2,850	68,800	78,600	88,400	98,200	106,100	114,000	121,800	129,700
Boulder		80%	1,376	1,474	1,768	2,043	2,280	55,040	62,880	70,720	78,560	84,880	91,200	97,440	103,760
Boulder		65%	1,118	1,197	1,436	1,659	1,852	44,720	51,090	57,460	63,830	68,965	74,100	79,170	84,305
Boulder		60%	1,032	1,105	1,326	1,532	1,710	41,280	47,160	53,040	58,920	63,660	68,400	73,080	77,820
Boulder		55%	946	1,013	1,215	1,404	1,567	37,840	43,230	48,620	54,010	58,355	62,700	66,990	71,335
Boulder		50%	860	921	1,105	1,276	1,425	34,400	39,300	44,200	49,100	53,050	57,000	60,900	64,850
Boulder		45%	774	829	994	1,149	1,282	30,960	35,370	39,780	44,190	47,745	51,300	54,810	58,365
Boulder		40%	688	737	884	1,021	1,140	27,520	31,440	35,360	39,280	42,440	45,600	48,720	51,880
Boulder		30%	516	552	663	766	855	20,640	23,580	26,520	29,460	31,830	34,200	36,540	38,910