



Colorado Housing and Finance Authority
 2018 Colorado County Income and Rent Tables
 20% to 120% of Area Median Income (AMI)

HUD Effective Date: April 1, 2018

- 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 project must have PIS as of 12.31.2008. To be "held harmless," a LIHTC project must PIS prior to 05.16.2018.
- This year, LIHTC projects whose counties experienced a decrease in limits AND that PIS before 05.16.2018 may apply the same limits used in 2017.

2018 MAXIMUM RENTS								2018 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%	1,416	1,516	1,818	2,100	2,343	56,640	64,680	72,720	80,760	87,240	93,720	100,200	106,680
Bent		100%	1,180	1,263	1,515	1,750	1,952	47,200	53,900	60,600	67,300	72,700	78,100	83,500	88,900
Bent		80%	944	1,011	1,212	1,400	1,562	37,760	43,120	48,480	53,840	58,160	62,480	66,800	71,120
Bent		70%	826	943	1,060	1,177	1,272	33,040	37,730	42,420	47,110	50,890	54,670	58,450	62,230
Bent		65%	767	821	984	1,137	1,269	30,680	35,035	39,390	43,745	47,255	50,765	54,275	57,785
Bent		60%	708	758	909	1,050	1,171	28,320	32,340	36,360	40,380	43,620	46,860	50,100	53,340
Bent		55%	649	695	833	962	1,073	25,960	29,645	33,330	37,015	39,985	42,955	45,925	48,895
Bent		50%	590	631	757	875	976	23,600	26,950	30,300	33,650	36,350	39,050	41,750	44,450
Bent		45%	531	568	681	787	878	21,240	24,255	27,270	30,285	32,715	35,145	37,575	40,005
Bent		40%	472	505	606	700	781	18,880	21,560	24,240	26,920	29,080	31,240	33,400	35,560
Bent		30%	354	379	454	525	585	14,160	16,170	18,180	20,190	21,810	23,430	25,050	26,670
Bent		20%	236	252	303	350	390	9,440	10,780	12,120	13,460	14,540	15,620	16,700	17,780
Boulder	Y	60%	1,168	1,251	1,501	1,734	1,935	46,740	53,400	60,060	66,720	72,060	77,400	82,740	88,080
Boulder	Y	55%	1,071	1,147	1,376	1,590	1,773	42,845	48,950	55,055	61,160	66,055	70,950	75,845	80,740
Boulder	Y	50%	973	1,043	1,251	1,445	1,612	38,950	44,500	50,050	55,600	60,050	64,500	68,950	73,400
Boulder	Y	45%	876	938	1,126	1,301	1,451	35,055	40,050	45,045	50,040	54,045	58,050	62,055	66,060
Boulder	Y	40%	779	834	1,001	1,156	1,290	31,160	35,600	40,040	44,480	48,040	51,600	55,160	58,720
Boulder	Y	30%	584	625	750	867	967	23,370	26,700	30,030	33,360	36,030	38,700	41,370	44,040
Boulder		120%	2,283	2,445	2,934	3,388	3,780	91,320	104,280	117,360	130,320	140,760	151,200	161,640	172,080
Boulder		100%	1,902	2,037	2,445	2,823	3,150	76,100	86,900	97,800	108,600	117,300	126,000	134,700	143,400
Boulder		80%	1,522	1,630	1,956	2,259	2,520	60,880	69,520	78,240	86,880	93,840	100,800	107,760	114,720
Boulder		70%	1,331	1,426	1,711	1,976	2,205	53,270	60,830	68,460	76,020	82,110	88,200	94,290	100,380
Boulder		65%	1,236	1,324	1,589	1,835	2,047	49,465	56,485	63,570	70,590	76,245	81,900	87,555	93,210
Boulder		60%	1,141	1,222	1,467	1,694	1,890	45,660	52,140	58,680	65,160	70,380	75,600	80,820	86,040
Boulder		55%	1,046	1,120	1,344	1,553	1,732	41,855	47,795	53,790	59,730	64,515	69,300	74,085	78,870
Boulder		50%	951	1,018	1,222	1,411	1,575	38,050	43,450	48,900	54,300	58,650	63,000	67,350	71,700
Boulder		45%	856	916	1,100	1,270	1,417	34,245	39,105	44,010	48,870	52,785	56,700	60,615	64,530
Boulder		40%	761	815	978	1,129	1,260	30,440	34,760	39,120	43,440	46,920	50,400	53,880	57,360
Boulder		30%	570	611	733	847	945	22,830	26,070	29,340	32,580	35,190	37,800	40,410	43,020
Boulder		20%	380	407	489	564	630	15,220	17,380	19,560	21,720	23,460	25,200	26,940	28,680