



**2023 Income Limit and Maximum Rent Tables  
for All Colorado Counties  
20% to 120% of Area Median Income (AMI)**

HUD Effective Date: May 15, 2023

- The IRS allows Housing Tax Credit projects that placed in service as of 12.31.2008 to use higher HERA Special limits.
- All Housing Tax Credit and CHFA Loan projects are "held harmless" from limit decreases. To be "held harmless," a project must be in service before 06.29.2023.
- Housing Tax Credit and CHFA Multifamily Loan projects whose counties experienced a decrease in 2023 limits and that place in service before 06.29.2023 may continue to apply the same limits used in 2022.

County	HERA	AMI	2023 Maximum Rents					2023 Income Limits							
			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
<b>Denver</b>	Y	60%	1,318	1,412	1,695	1,958	2,184	52,740	60,240	67,800	75,300	81,360	87,360	93,420	99,420
<b>Denver</b>	Y	55%	1,208	1,294	1,553	1,795	2,002	48,345	55,220	62,150	69,025	74,580	80,080	85,635	91,135
<b>Denver</b>	Y	50%	1,098	1,176	1,412	1,631	1,820	43,950	50,200	56,500	62,750	67,800	72,800	77,850	82,850
<b>Denver</b>	Y	45%	988	1,059	1,271	1,468	1,638	39,555	45,180	50,850	56,475	61,020	65,520	70,065	74,565
<b>Denver</b>	Y	40%	879	941	1,130	1,305	1,456	35,160	40,160	45,200	50,200	54,240	58,240	62,280	66,280
<b>Denver</b>	Y	30%	659	706	847	979	1,092	26,370	30,120	33,900	37,650	40,680	43,680	46,710	49,710
<b>Denver</b>		120%	2,607	2,793	3,351	3,873	4,320	104,280	119,160	134,040	148,920	160,920	172,800	184,680	196,680
<b>Denver</b>		100%	2,172	2,327	2,792	3,227	3,600	86,900	99,300	111,700	124,100	134,100	144,000	153,900	163,900
<b>Denver</b>		80%	1,738	1,862	2,234	2,582	2,880	69,520	79,440	89,360	99,280	107,280	115,200	123,120	131,120
<b>Denver</b>		70%	1,520	1,629	1,954	2,259	2,520	60,830	69,510	78,190	86,870	93,870	100,800	107,730	114,730
<b>Denver</b>		60%	1,303	1,396	1,675	1,936	2,160	52,140	59,580	67,020	74,460	80,460	86,400	92,340	98,340
<b>Denver</b>		55%	1,194	1,280	1,535	1,775	1,980	47,795	54,615	61,435	68,255	73,755	79,200	84,645	90,145
<b>Denver</b>		50%	1,086	1,163	1,396	1,613	1,800	43,450	49,650	55,850	62,050	67,050	72,000	76,950	81,950
<b>Denver</b>		45%	977	1,047	1,256	1,452	1,620	39,105	44,685	50,265	55,845	60,345	64,800	69,255	73,755
<b>Denver</b>		40%	869	931	1,117	1,291	1,440	34,760	39,720	44,680	49,640	53,640	57,600	61,560	65,560
<b>Denver</b>		30%	651	698	837	968	1,080	26,070	29,790	33,510	37,230	40,230	43,200	46,170	49,170
<b>Denver</b>		20%	434	465	558	645	720	17,380	19,860	22,340	24,820	26,820	28,800	30,780	32,780
<b>Dolores</b>	Y	60%	1,066	1,142	1,371	1,584	1,767	42,660	48,720	54,840	60,900	65,820	70,680	75,540	80,400
<b>Dolores</b>	Y	55%	977	1,047	1,256	1,452	1,619	39,105	44,660	50,270	55,825	60,335	64,790	69,245	73,700
<b>Dolores</b>	Y	50%	888	951	1,142	1,320	1,472	35,550	40,600	45,700	50,750	54,850	58,900	62,950	67,000
<b>Dolores</b>	Y	45%	799	856	1,028	1,188	1,325	31,995	36,540	41,130	45,675	49,365	53,010	56,655	60,300
<b>Dolores</b>	Y	40%	711	761	914	1,056	1,178	28,440	32,480	36,560	40,600	43,880	47,120	50,360	53,600
<b>Dolores</b>	Y	30%	533	571	685	792	883	21,330	24,360	27,420	30,450	32,910	35,340	37,770	40,200
<b>Dolores</b>		120%	1,827	1,957	2,349	2,715	3,030	73,080	83,520	93,960	104,400	112,800	121,200	129,480	137,880
<b>Dolores</b>		100%	1,522	1,631	1,957	2,262	2,525	60,900	69,600	78,300	87,000	94,000	101,000	107,900	114,900
<b>Dolores</b>		80%	1,218	1,305	1,566	1,810	2,020	48,720	55,680	62,640	69,600	75,200	80,800	86,320	91,920
<b>Dolores</b>		70%	1,065	1,141	1,370	1,583	1,767	42,630	48,720	54,810	60,900	65,800	70,700	75,530	80,430
<b>Dolores</b>		60%	913	978	1,174	1,357	1,515	36,540	41,760	46,980	52,200	56,400	60,600	64,740	68,940
<b>Dolores</b>		55%	837	897	1,076	1,244	1,388	33,495	38,280	43,065	47,850	51,700	55,550	59,345	63,195
<b>Dolores</b>		50%	761	815	978	1,131	1,262	30,450	34,800	39,150	43,500	47,000	50,500	53,950	57,450
<b>Dolores</b>		45%	685	734	880	1,018	1,136	27,405	31,320	35,235	39,150	42,300	45,450	48,555	51,705
<b>Dolores</b>		40%	609	652	783	905	1,010	24,360	27,840	31,320	34,800	37,600	40,400	43,160	45,960
<b>Dolores</b>		30%	456	489	587	678	757	18,270	20,880	23,490	26,100	28,200	30,300	32,370	34,470
<b>Dolores</b>		20%	304	326	391	452	505	12,180	13,920	15,660	17,400	18,800	20,200	21,580	22,980