



**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
Larimer	Y	60%	1,246	1,335	1,603	1,851	2,065	49,860	57,000	64,140	71,220	76,920	82,620	88,320	94,020
Larimer	Y	55%	1,142	1,224	1,469	1,697	1,893	45,705	52,250	58,795	65,285	70,510	75,735	80,960	86,185
Larimer	Y	50%	1,038	1,113	1,336	1,543	1,721	41,550	47,500	53,450	59,350	64,100	68,850	73,600	78,350
Larimer	Y	45%	934	1,001	1,202	1,388	1,549	37,395	42,750	48,105	53,415	57,690	61,965	66,240	70,515
Larimer	Y	40%	831	890	1,069	1,234	1,377	33,240	38,000	42,760	47,480	51,280	55,080	58,880	62,680
Larimer	Y	30%	623	667	801	925	1,032	24,930	28,500	32,070	35,610	38,460	41,310	44,160	47,010
Larimer		120%	2,388	2,557	3,069	3,544	3,954	95,520	109,080	122,760	136,320	147,240	158,160	169,080	180,000
Larimer		100%	1,990	2,131	2,557	2,953	3,295	79,600	90,900	102,300	113,600	122,700	131,800	140,900	150,000
Larimer		80%	1,592	1,705	2,046	2,363	2,636	63,680	72,720	81,840	90,880	98,160	105,440	112,720	120,000
Larimer		70%	1,393	1,491	1,790	2,067	2,306	55,720	63,630	71,610	79,520	85,890	92,260	98,630	105,000
Larimer		60%	1,194	1,278	1,534	1,772	1,977	47,760	54,540	61,380	68,160	73,620	79,080	84,540	90,000
Larimer		55%	1,094	1,172	1,406	1,624	1,812	43,780	49,995	56,265	62,480	67,485	72,490	77,495	82,500
Larimer		50%	995	1,065	1,278	1,476	1,647	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
Larimer		45%	895	959	1,150	1,329	1,482	35,820	40,905	46,035	51,120	55,215	59,310	63,405	67,500
Larimer		40%	796	852	1,023	1,181	1,318	31,840	36,360	40,920	45,440	49,080	52,720	56,360	60,000
Larimer		30%	597	639	767	886	988	23,880	27,270	30,690	34,080	36,810	39,540	42,270	45,000
Larimer		20%	398	426	511	590	659	15,920	18,180	20,460	22,720	24,540	26,360	28,180	30,000
Las Animas		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
Las Animas		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
Las Animas		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
Las Animas		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
Las Animas		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
Las Animas		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
Las Animas		50%	761	815	978	1,131	1,262	30,450	34,800	39,150	43,500	47,000	50,500	53,950	57,450
Las Animas		45%	685	734	880	1,018	1,136	27,405	31,320	35,235	39,150	42,300	45,450	48,555	51,705
Las Animas		40%	609	652	783	905	1,010	24,360	27,840	31,320	34,800	37,600	40,400	43,160	45,960
Las Animas		30%	456	489	587	678	757	18,270	20,880	23,490	26,100	28,200	30,300	32,370	34,470
Las Animas		20%	304	326	391	452	505	12,180	13,920	15,660	17,400	18,800	20,200	21,580	22,980