



Colorado Housing and Finance Authority
 2018 Colorado County Income and Rent Tables
 30% 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 LIHTC project must have PIS as of 12.31.2008.
- To be “held harmless,” a LIHTC project must PIS prior to 05.14.2018. This year, LIHTC projects whose counties experienced a decrease in limits AND that PIS before 05.14.2018 may continue to apply the same limits used in 2017.

County	2018 MAXIMUM RENTS							2018 INCOME LIMITS							
	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
Adams		120%	1,890	2,025	2,430	2,805	3,129	75,600	86,400	97,200	107,880	116,520	125,160	133,800	142,440
Adams		100%	1,575	1,687	2,025	2,337	2,607	63,000	72,000	81,000	89,900	97,100	104,300	111,500	118,700
Adams		80%	1,260	1,350	1,620	1,870	2,086	50,400	57,600	64,800	71,920	77,680	83,440	89,200	94,960
Adams		65%	1,023	1,096	1,316	1,519	1,694	40,950	46,800	52,650	58,435	63,115	67,795	72,475	77,155
Adams		60%	945	1,012	1,215	1,402	1,564	37,800	43,200	48,600	53,940	58,260	62,580	66,900	71,220
Adams		55%	866	928	1,113	1,285	1,434	34,650	39,600	44,550	49,445	53,405	57,365	61,325	65,285
Adams		50%	787	843	1,012	1,168	1,303	31,500	36,000	40,500	44,950	48,550	52,150	55,750	59,350
Adams		45%	708	759	911	1,051	1,173	28,350	32,400	36,450	40,455	43,695	46,935	50,175	53,415
Adams		40%	630	675	810	935	1,043	25,200	28,800	32,400	35,960	38,840	41,720	44,600	47,480
Adams		30%	472	506	607	701	782	18,900	21,600	24,300	26,970	29,130	31,290	33,450	35,610