



2025 Income Limit and Maximum Rent Tables for All Colorado Counties

HUD Effective Date: April 1, 2025

20% to 120% of Area Median Income (AMI) [20% to 160% AMI for rural resort counties]

- 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 05.16.2025.
- Housing Tax Credit and CHFA Multifamily Loan projects whose counties experienced a decrease in 2025 limits and that place in service before 05.16.2025 may continue to apply the same limits used in 2024.

County	HERA	AMI	2025 Maximum Rents					2025 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
Arapahoe		120%	2,943	3,153	3,783	4,372	4,878	117,720	134,520	151,320	168,120	181,680	195,120	208,560	222,000
Arapahoe		110%	2,697	2,890	3,467	4,008	4,471	107,910	123,310	138,710	154,110	166,540	178,860	191,180	203,500
Arapahoe		100%	2,452	2,627	3,152	3,643	4,065	98,100	112,100	126,100	140,100	151,400	162,600	173,800	185,000
Arapahoe		90%	2,207	2,364	2,837	3,279	3,658	88,290	100,890	113,490	126,090	136,260	146,340	156,420	166,500
Arapahoe		80%	1,962	2,102	2,522	2,915	3,252	78,480	89,680	100,880	112,080	121,120	130,080	139,040	148,000
Arapahoe		70%	1,716	1,839	2,206	2,550	2,845	68,670	78,470	88,270	98,070	105,980	113,820	121,660	129,500
Arapahoe		60%	1,471	1,576	1,891	2,186	2,439	58,860	67,260	75,660	84,060	90,840	97,560	104,280	111,000
Arapahoe		55%	1,348	1,445	1,733	2,004	2,081	53,955	61,655	69,355	77,055	83,270	89,430	95,590	101,750
Arapahoe		50%	1,226	1,313	1,576	1,821	2,032	49,050	56,050	63,050	70,050	75,700	81,300	86,900	92,500
Arapahoe		45%	1,103	1,182	1,418	1,639	1,829	44,145	50,445	56,745	63,045	68,130	73,170	78,210	83,250
Arapahoe		40%	981	1,051	1,261	1,457	1,626	39,240	44,840	50,440	56,040	60,560	65,040	69,520	74,000
Arapahoe		30%	735	788	945	1,093	1,219	29,430	33,630	37,830	42,030	45,420	48,780	52,140	55,500
Arapahoe		20%	490	525	630	728	813	19,620	22,420	25,220	28,020	30,280	32,520	34,760	37,000
Archuleta		160%	2,856	3,060	3,672	4,244	4,736	114,240	130,560	146,880	163,200	176,320	189,440	202,400	215,520
Archuleta		150%	2,677	2,868	3,442	3,978	4,440	107,100	122,400	137,700	153,000	165,300	177,600	189,750	202,050
Archuleta		140%	2,499	2,677	3,213	3,713	4,144	99,960	114,240	128,520	142,800	154,280	165,760	177,100	188,580
Archuleta		130%	2,320	2,486	2,983	3,448	3,848	92,820	106,080	119,340	132,600	143,260	153,920	164,450	175,110
Archuleta		120%	2,142	2,295	2,754	3,183	3,552	85,680	97,920	110,160	122,400	132,240	142,080	151,800	161,640
Archuleta		110%	1,963	2,103	2,524	2,917	3,256	78,540	89,760	100,980	112,200	121,220	130,240	139,150	148,170
Archuleta		100%	1,785	1,912	2,295	2,652	2,960	71,400	81,600	91,800	102,000	110,200	118,400	126,500	134,700
Archuleta		90%	1,606	1,721	2,065	2,387	2,664	64,260	73,440	82,620	91,800	99,180	106,560	113,850	121,230
Archuleta		80%	1,428	1,530	1,836	2,122	2,368	57,120	65,280	73,440	81,600	88,160	94,720	101,200	107,760
Archuleta		70%	1,249	1,338	1,606	1,856	2,072	49,980	57,120	64,260	71,400	77,140	82,880	88,550	94,290
Archuleta		60%	1,071	1,147	1,377	1,591	1,776	42,840	48,960	55,080	61,200	66,120	71,040	75,900	80,820
Archuleta		55%	981	1,051	1,262	1,458	1,628	39,270	44,880	50,490	56,100	60,610	65,120	69,575	74,085
Archuleta		50%	892	956	1,147	1,326	1,480	35,700	40,800	45,900	51,000	55,100	59,200	63,250	67,350
Archuleta		45%	803	860	1,032	1,193	1,332	32,130	36,720	41,310	45,900	49,590	53,280	56,925	60,615
Archuleta		40%	714	765	918	1,061	1,184	28,560	32,640	36,720	40,800	44,080	47,360	50,600	53,880
Archuleta		30%	535	573	688	795	888	21,420	24,480	27,540	30,600	33,060	35,520	37,950	40,410
Archuleta		20%	357	382	459	530	592	14,280	16,320	18,360	20,400	22,040	23,680	25,300	26,940