



**2026 Income Limit and Maximum Rent Tables  
for All Colorado Counties**

HUD Effective Date: May 1, 2026

20%-120% of Area Median Income (AMI) [20%-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 06.15.2026.
- Housing Tax Credit and CHFA Multifamily Loan projects whose counties experienced a decrease in 2026 limits and that place in service before 06.15.2026 may continue to apply the same limits used in 2025.

County	HERA	AMI	2026 Maximum Rents					2026 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%	3,024	3,240	3,888	4,494	5,013	120,960	138,240	155,520	172,800	186,720	200,520	214,320	228,120
Arapahoe		110%	2,772	2,970	3,564	4,119	4,595	110,880	126,720	142,560	158,400	171,160	183,810	196,460	209,110
Arapahoe		100%	2,520	2,700	3,240	3,745	4,177	100,800	115,200	129,600	144,000	155,600	167,100	178,600	190,100
Arapahoe		90%	2,268	2,430	2,916	3,370	3,759	90,720	103,680	116,640	129,600	140,040	150,390	160,740	171,090
Arapahoe		80%	2,016	2,160	2,592	2,996	3,342	80,640	92,160	103,680	115,200	124,480	133,680	142,880	152,080
Arapahoe		70%	1,764	1,890	2,268	2,621	2,924	70,560	80,640	90,720	100,800	108,920	116,970	125,020	133,070
Arapahoe		60%	1,512	1,620	1,944	2,247	2,506	60,480	69,120	77,760	86,400	93,360	100,260	107,160	114,060
Arapahoe		55%	1,386	1,485	1,782	2,059	2,139	55,440	63,360	71,280	79,200	85,580	91,905	98,230	104,555
Arapahoe		50%	1,260	1,350	1,620	1,872	2,088	50,400	57,600	64,800	72,000	77,800	83,550	89,300	95,050
Arapahoe		45%	1,134	1,215	1,458	1,685	1,879	45,360	51,840	58,320	64,800	70,020	75,195	80,370	85,545
Arapahoe		40%	1,008	1,080	1,296	1,498	1,671	40,320	46,080	51,840	57,600	62,240	66,840	71,440	76,040
Arapahoe		30%	756	810	972	1,123	1,253	30,240	34,560	38,880	43,200	46,680	50,130	53,580	57,030
Arapahoe		20%	504	540	648	749	835	20,160	23,040	25,920	28,800	31,120	33,420	35,720	38,020