

Colorado Housing and Finance Authority
2017 Colorado County Income and Rent Tables
 30% to 120% of Area Median Income (AMI)

-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 05.29.2017. This year, LIHTC projects whose counties experienced a decrease in limits AND that PIS before 05.29.2017 may continue to apply the same limits used in 2016.

2017 MAXIMUM RENTS			2017 INCOME LIMITS												
County	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
Larimer	Y	60%	834	893	1,071	1,237	1,380	33,360	38,100	42,840	47,580	51,420	55,200	59,040	62,820
Larimer	Y	55%	764	818	981	1,134	1,265	30,580	34,925	39,270	43,615	47,135	50,600	54,120	57,585
Larimer	Y	50%	695	744	892	1,031	1,150	27,800	31,750	35,700	39,650	42,850	46,000	49,200	52,350
Larimer	Y	45%	625	669	803	928	1,035	25,020	28,575	32,130	35,685	38,565	41,400	44,280	47,115
Larimer	Y	40%	556	595	714	825	920	22,240	25,400	28,560	31,720	34,280	36,800	39,360	41,880
Larimer	Y	30%	417	446	535	618	690	16,680	19,050	21,420	23,790	25,710	27,600	29,520	31,410
Larimer		120%	1,614	1,729	2,076	2,397	2,673	64,560	73,800	83,040	92,160	99,600	106,920	114,360	121,680
Larimer		100%	1,345	1,441	1,730	1,997	2,227	53,800	61,500	69,200	76,800	83,000	89,100	95,300	101,400
Larimer		80%	1,076	1,153	1,384	1,598	1,782	43,040	49,200	55,360	61,440	66,400	71,280	76,240	81,120
Larimer		65%	874	936	1,124	1,298	1,447	34,970	39,975	44,980	49,920	53,950	57,915	61,945	65,910
Larimer		60%	807	864	1,038	1,198	1,336	32,280	36,900	41,520	46,080	49,800	53,460	57,180	60,840
Larimer		55%	739	792	951	1,098	1,225	29,590	33,825	38,060	42,240	45,650	49,005	52,415	55,770
Larimer		50%	672	720	865	998	1,113	26,900	30,750	34,600	38,400	41,500	44,550	47,650	50,700
Larimer		45%	605	648	778	898	1,002	24,210	27,675	31,140	34,560	37,350	40,095	42,885	45,630
Larimer		40%	538	576	692	799	891	21,520	24,600	27,680	30,720	33,200	35,640	38,120	40,560
Larimer		30%	403	432	519	599	668	16,140	18,450	20,760	23,040	24,900	26,730	28,590	30,420