



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
Fremont		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
Fremont		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
Fremont		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
Fremont		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
Fremont		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
Fremont		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
Fremont		50%	761	815	978	1,131	1,262	30,450	34,800	39,150	43,500	47,000	50,500	53,950	57,450
Fremont		45%	685	734	880	1,018	1,136	27,405	31,320	35,235	39,150	42,300	45,450	48,555	51,705
Fremont		40%	609	652	783	905	1,010	24,360	27,840	31,320	34,800	37,600	40,400	43,160	45,960
Fremont		30%	456	489	587	678	757	18,270	20,880	23,490	26,100	28,200	30,300	32,370	34,470
Fremont		20%	304	326	391	452	505	12,180	13,920	15,660	17,400	18,800	20,200	21,580	22,980
Garfield		120%	2,085	2,233	2,679	3,096	3,453	83,400	95,280	107,160	119,040	128,640	138,120	147,720	157,200
Garfield		100%	1,737	1,861	2,232	2,580	2,877	69,500	79,400	89,300	99,200	107,200	115,100	123,100	131,000
Garfield		80%	1,390	1,489	1,786	2,064	2,302	55,600	63,520	71,440	79,360	85,760	92,080	98,480	104,800
Garfield		70%	1,216	1,302	1,562	1,806	2,014	48,650	55,580	62,510	69,440	75,040	80,570	86,170	91,700
Garfield		60%	1,042	1,116	1,339	1,548	1,726	41,700	47,640	53,580	59,520	64,320	69,060	73,860	78,600
Garfield		55%	955	1,023	1,227	1,419	1,582	38,225	43,670	49,115	54,560	58,960	63,305	67,705	72,050
Garfield		50%	868	930	1,116	1,290	1,438	34,750	39,700	44,650	49,600	53,600	57,550	61,550	65,500
Garfield		45%	781	837	1,004	1,161	1,294	31,275	35,730	40,185	44,640	48,240	51,795	55,395	58,950
Garfield		40%	695	744	893	1,032	1,151	27,800	31,760	35,720	39,680	42,880	46,040	49,240	52,400
Garfield		30%	521	558	669	774	863	20,850	23,820	26,790	29,760	32,160	34,530	36,930	39,300
Garfield		20%	347	372	446	516	575	13,900	15,880	17,860	19,840	21,440	23,020	24,620	26,200