



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	HERA	2018 MAXIMUM RENTS						2018 INCOME LIMITS							
		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
Weld		120%	1,719	1,842	2,211	2,553	2,847	68,760	78,600	88,440	98,160	106,080	113,880	121,800	129,600
Weld		100%	1,432	1,535	1,842	2,127	2,372	57,300	65,500	73,700	81,800	88,400	94,900	101,500	108,000
Weld		80%	1,146	1,228	1,474	1,702	1,898	45,840	52,400	58,960	65,440	70,720	75,920	81,200	86,400
Weld		65%	931	997	1,197	1,382	1,542	37,245	42,575	47,905	53,170	57,460	61,685	65,975	70,200
Weld		60%	859	921	1,105	1,276	1,423	34,380	39,300	44,220	49,080	53,040	56,940	60,900	64,800
Weld		55%	787	844	1,013	1,170	1,304	31,515	36,025	40,535	44,990	48,620	52,195	55,825	59,400
Weld		50%	716	767	921	1,063	1,186	28,650	32,750	36,850	40,900	44,200	47,450	50,750	54,000
Weld		45%	644	690	829	957	1,067	25,785	29,475	33,165	36,810	39,780	42,705	45,675	48,600
Weld		40%	573	614	737	851	949	22,920	26,200	29,480	32,720	35,360	37,960	40,600	43,200
Weld		30%	429	460	552	638	711	17,190	19,650	22,110	24,540	26,520	28,470	30,450	32,400
Yuma		120%	1,416	1,516	1,818	2,100	2,343	56,640	64,680	72,720	80,760	87,240	93,720	100,200	106,680
Yuma		100%	1,180	1,263	1,515	1,750	1,952	47,200	53,900	60,600	67,300	72,700	78,100	83,500	88,900
Yuma		80%	944	1,011	1,212	1,400	1,562	37,760	43,120	48,480	53,840	58,160	62,480	66,800	71,120
Yuma		65%	767	821	984	1,137	1,269	30,680	35,035	39,390	43,745	47,255	50,765	54,275	57,785
Yuma		60%	708	758	909	1,050	1,171	28,320	32,340	36,360	40,380	43,620	46,860	50,100	53,340
Yuma		55%	649	695	833	962	1,073	25,960	29,645	33,330	37,015	39,985	42,955	45,925	48,895
Yuma		50%	590	631	757	875	976	23,600	26,950	30,300	33,650	36,350	39,050	41,750	44,450
Yuma		45%	531	568	681	787	878	21,240	24,255	27,270	30,285	32,715	35,145	37,575	40,005
Yuma		40%	472	505	606	700	781	18,880	21,560	24,240	26,920	29,080	31,240	33,400	35,560
Yuma		30%	354	379	454	525	585	14,160	16,170	18,180	20,190	21,810	23,430	25,050	26,670