



**2020 Income Limit and Maximum Rent Limit Tables
for All Colorado Counties**
20% to 120% of Area Median Income (AMI)

HUD Effective Date: April 01, 2020

- The IRS allows LIHTC projects that placed in service as of 12.31.2008 to use higher HERA Special limits.
- All LIHTC and CHFA Loan projects are "held harmless" from limit decreases. To be "held harmless," a project must be in service before 05.15.2020.
- This year, LIHTC and CHFA Loan projects whose counties experienced a decrease in limits and that place in service before 05.15.2020 may continue to apply the same limits used in 2019.

COUNTY	2020 MAXIMUM RENTS							2020 INCOME LIMITS							
	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
Washington	Y	60%	808	866	1,039	1,200	1,339	32,340	36,960	41,580	46,140	49,860	53,580	57,240	60,960
Washington	Y	55%	741	794	952	1,100	1,227	29,645	33,880	38,115	42,295	45,705	49,115	52,470	55,880
Washington	Y	50%	673	721	866	1,000	1,116	26,950	30,800	34,650	38,450	41,550	44,650	47,700	50,800
Washington	Y	45%	606	649	779	900	1,004	24,255	27,720	31,185	34,605	37,395	40,185	42,930	45,720
Washington	Y	40%	539	577	693	800	893	21,560	24,640	27,720	30,760	33,240	35,720	38,160	40,640
Washington	Y	30%	404	433	519	600	669	16,170	18,480	20,790	23,070	24,930	26,790	28,620	30,480
Washington		120%	1,491	1,597	1,917	2,215	2,472	59,640	68,160	76,680	85,200	92,040	98,880	105,720	112,560
Washington		100%	1,242	1,331	1,597	1,846	2,060	49,700	56,800	63,900	71,000	76,700	82,400	88,100	93,800
Washington		80%	994	1,065	1,278	1,477	1,648	39,760	45,440	51,120	56,800	61,360	65,920	70,480	75,040
Washington		70%	869	931	1,118	1,292	1,442	34,790	39,760	44,730	49,700	53,690	57,680	61,670	65,660
Washington		60%	745	798	958	1,107	1,236	29,820	34,080	38,340	42,600	46,020	49,440	52,860	56,280
Washington		55%	683	732	878	1,015	1,133	27,335	31,240	35,145	39,050	42,185	45,320	48,455	51,590
Washington		50%	621	665	798	923	1,030	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900
Washington		45%	559	599	718	830	927	22,365	25,560	28,755	31,950	34,515	37,080	39,645	42,210
Washington		40%	497	532	639	738	824	19,880	22,720	25,560	28,400	30,680	32,960	35,240	37,520
Washington		30%	372	399	479	553	618	14,910	17,040	19,170	21,300	23,010	24,720	26,430	28,140
Washington		20%	248	266	319	369	412	9,940	11,360	12,780	14,200	15,340	16,480	17,620	18,760
Weld		120%	1,773	1,899	2,277	2,631	2,934	70,920	81,000	91,080	101,160	109,320	117,360	125,520	133,560
Weld		100%	1,477	1,582	1,897	2,192	2,445	59,100	67,500	75,900	84,300	91,100	97,800	104,600	111,300
Weld		80%	1,182	1,266	1,518	1,754	1,956	47,280	54,000	60,720	67,440	72,880	78,240	83,680	89,040
Weld		70%	1,034	1,107	1,328	1,534	1,711	41,370	47,250	53,130	59,010	63,770	68,460	73,220	77,910
Weld		60%	886	949	1,138	1,315	1,467	35,460	40,500	45,540	50,580	54,660	58,680	62,760	66,780
Weld		55%	812	870	1,043	1,205	1,344	32,505	37,125	41,745	46,365	50,105	53,790	57,530	61,215
Weld		50%	738	791	948	1,096	1,222	29,550	33,750	37,950	42,150	45,550	48,900	52,300	55,650
Weld		45%	664	712	853	986	1,100	26,595	30,375	34,155	37,935	40,995	44,010	47,070	50,085
Weld		40%	591	633	759	877	978	23,640	27,000	30,360	33,720	36,440	39,120	41,840	44,520
Weld		30%	443	474	569	657	733	17,730	20,250	22,770	25,290	27,330	29,340	31,380	33,390
Weld		20%	295	316	379	438	489	11,820	13,500	15,180	16,860	18,220	19,560	20,920	22,260