



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
Gunnison		120%	1,968	2,109	2,532	2,923	3,261	78,720	90,000	101,280	112,440	121,440	130,440	139,440	148,440
Gunnison		100%	1,640	1,757	2,110	2,436	2,717	65,600	75,000	84,400	93,700	101,200	108,700	116,200	123,700
Gunnison		80%	1,312	1,406	1,688	1,949	2,174	52,480	60,000	67,520	74,960	80,960	86,960	92,960	98,960
Gunnison		70%	1,148	1,230	1,477	1,705	1,902	45,920	52,500	59,080	65,590	70,840	76,090	81,340	86,590
Gunnison		60%	984	1,054	1,266	1,461	1,630	39,360	45,000	50,640	56,220	60,720	65,220	69,720	74,220
Gunnison		55%	902	966	1,160	1,339	1,494	36,080	41,250	46,420	51,535	55,660	59,785	63,910	68,035
Gunnison		50%	820	878	1,055	1,218	1,358	32,800	37,500	42,200	46,850	50,600	54,350	58,100	61,850
Gunnison		45%	738	790	949	1,096	1,222	29,520	33,750	37,980	42,165	45,540	48,915	52,290	55,665
Gunnison		40%	656	703	844	974	1,087	26,240	30,000	33,760	37,480	40,480	43,480	46,480	49,480
Gunnison		30%	492	527	633	730	815	19,680	22,500	25,320	28,110	30,360	32,610	34,860	37,110
Gunnison		20%	328	351	422	487	543	13,120	15,000	16,880	18,740	20,240	21,740	23,240	24,740
Hinsdale		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
Hinsdale		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
Hinsdale		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
Hinsdale		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
Hinsdale		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
Hinsdale		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
Hinsdale		50%	761	815	978	1,131	1,262	30,450	34,800	39,150	43,500	47,000	50,500	53,950	57,450
Hinsdale		45%	685	734	880	1,018	1,136	27,405	31,320	35,235	39,150	42,300	45,450	48,555	51,705
Hinsdale		40%	609	652	783	905	1,010	24,360	27,840	31,320	34,800	37,600	40,400	43,160	45,960
Hinsdale		30%	456	489	587	678	757	18,270	20,880	23,490	26,100	28,200	30,300	32,370	34,470
Hinsdale		20%	304	326	391	452	505	12,180	13,920	15,660	17,400	18,800	20,200	21,580	22,980