



**2024 Income Limit and Maximum Rent Tables
for All Colorado Counties**
20% to 120% of Area Median Income (AMI)

HUD Effective Date: April 1, 2024

- 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 05.16.2024.
- Housing Tax Credit and CHFA Multifamily Loan projects whose counties experienced a decrease in 2024 limits and that place in service before 05.16.2024 may continue to apply the same limits they used in 2023.

County	HERA	AMI	2024 Maximum Rents					2024 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
Archuleta		160%	2,640	2,828	3,392	3,920	4,372	105,600	120,640	135,680	150,720	162,880	174,880	187,040	199,040
Archuleta		150%	2,475	2,651	3,180	3,675	4,098	99,000	113,100	127,200	141,300	152,700	163,950	175,350	186,600
Archuleta		140%	2,310	2,474	2,968	3,430	3,825	92,400	105,560	118,720	131,880	142,520	153,020	163,660	174,160
Archuleta		130%	2,145	2,297	2,756	3,185	3,552	85,800	98,020	110,240	122,460	132,340	142,090	151,970	161,720
Archuleta		120%	1,980	2,121	2,544	2,940	3,279	79,200	90,480	101,760	113,040	122,160	131,160	140,280	149,280
Archuleta		100%	1,650	1,767	2,120	2,450	2,732	66,000	75,400	84,800	94,200	101,800	109,300	116,900	124,400
Archuleta		80%	1,320	1,414	1,696	1,960	2,186	52,800	60,320	67,840	75,360	81,440	87,440	93,520	99,520
Archuleta		70%	1,155	1,237	1,484	1,715	1,912	46,200	52,780	59,360	65,940	71,260	76,510	81,830	87,080
Archuleta		60%	990	1,060	1,272	1,470	1,639	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
Archuleta		55%	907	972	1,166	1,347	1,502	36,300	41,470	46,640	51,810	55,990	60,115	64,295	68,420
Archuleta		50%	825	883	1,060	1,225	1,366	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200
Archuleta		45%	742	795	954	1,102	1,229	29,700	33,930	38,160	42,390	45,810	49,185	52,605	55,980
Archuleta		40%	660	707	848	980	1,093	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
Archuleta		30%	495	530	636	735	819	19,800	22,620	25,440	28,260	30,540	32,790	35,070	37,320
Archuleta		20%	330	353	424	490	546	13,200	15,080	16,960	18,840	20,360	21,860	23,380	24,880