



2025 Income Limit and Maximum Rent Tables for All Colorado Counties

HUD Effective Date: April 1, 2025

20% to 120% of Area Median Income (AMI) [20% to 160% AMI for rural resort counties]

- 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 05.16.2025.
- Housing Tax Credit and CHFA Multifamily Loan projects whose counties experienced a decrease in 2025 limits and that place in service before 05.16.2025 may continue to apply the same limits used in 2024.

County	HERA	AMI	2025 Maximum Rents					2025 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
Boulder	Y	60%	1,618	1,734	2,080	2,404	2,682	64,740	73,980	83,220	92,460	99,900	107,280	114,660	122,100
Boulder	Y	55%	1,483	1,589	1,907	2,204	2,458	59,345	67,815	76,285	84,755	91,575	98,340	105,105	111,925
Boulder	Y	50%	1,348	1,445	1,733	2,003	2,235	53,950	61,650	69,350	77,050	83,250	89,400	95,550	101,750
Boulder	Y	45%	1,213	1,300	1,560	1,803	2,011	48,555	55,485	62,415	69,345	74,925	80,460	85,995	91,575
Boulder	Y	40%	1,079	1,156	1,387	1,603	1,788	43,160	49,320	55,480	61,640	66,600	71,520	76,440	81,400
Boulder	Y	30%	809	867	1,040	1,202	1,341	32,370	36,990	41,610	46,230	49,950	53,640	57,330	61,050
Boulder		120%	3,165	3,390	4,068	4,699	5,241	126,600	144,600	162,720	180,720	195,240	209,640	224,160	238,560
Boulder		110%	2,901	3,107	3,729	4,307	4,804	116,050	132,550	149,160	165,660	178,970	192,170	205,480	218,680
Boulder		100%	2,637	2,825	3,390	3,916	4,367	105,500	120,500	135,600	150,600	162,700	174,700	186,800	198,800
Boulder		90%	2,373	2,542	3,051	3,524	3,930	94,950	108,450	122,040	135,540	146,430	157,230	168,120	178,920
Boulder		80%	2,110	2,260	2,712	3,133	3,494	84,400	96,400	108,480	120,480	130,160	139,760	149,440	159,040
Boulder		70%	1,846	1,977	2,373	2,741	3,057	73,850	84,350	94,920	105,420	113,890	122,290	130,760	139,160
Boulder		60%	1,582	1,695	2,034	2,349	2,620	63,300	72,300	81,360	90,360	97,620	104,820	112,080	119,280
Boulder		55%	1,450	1,553	1,864	2,153	2,402	58,025	66,275	74,580	82,830	89,485	96,085	102,740	109,340
Boulder		50%	1,318	1,412	1,695	1,958	2,183	52,750	60,250	67,800	75,300	81,350	87,350	93,400	99,400
Boulder		45%	1,186	1,271	1,525	1,762	1,965	47,475	54,225	61,020	67,770	73,215	78,615	84,060	89,460
Boulder		40%	1,055	1,130	1,356	1,566	1,747	42,200	48,200	54,240	60,240	65,080	69,880	74,720	79,520
Boulder		30%	791	847	1,017	1,174	1,310	31,650	36,150	40,680	45,180	48,810	52,410	56,040	59,640
Boulder		20%	527	565	678	783	873	21,100	24,100	27,120	30,120	32,540	34,940	37,360	39,760