



Home Ownership Reference Charts

Maximum Household Incomes of Buyers (2023 HUD-derived numbers)

AMI	Number of Persons in Household							
	1	2	3	4	5	6	7	8+
50%	\$36,400	\$41,600	\$46,800	\$51,950	\$56,150	\$60,300	\$64,450	\$68,600
60%	\$43,680	\$49,920	\$56,160	\$62,340	\$67,380	\$72,360	\$77,340	\$82,320
65%	\$47,320	\$54,080	\$60,840	\$67,535	\$72,995	\$78,390	\$83,785	\$89,180
70%	\$50,960	\$58,240	\$65,520	\$72,730	\$78,610	\$84,420	\$90,230	\$96,040
80%	\$58,240	\$66,560	\$74,880	\$83,120	\$89,840	\$96,480	\$103,120	\$109,760
90%	\$65,520	\$74,880	\$84,240	\$93,510	\$101,070	\$108,540	\$116,010	\$123,480
95%	\$69,160	\$79,040	\$88,920	\$98,705	\$106,685	\$114,570	\$122,455	\$130,340
100%	\$72,800	\$83,200	\$93,600	\$103,900	\$112,300	\$120,600	\$128,900	\$137,200
110%	\$80,080	\$91,520	\$102,960	\$114,290	\$123,530	\$132,660	\$141,790	\$150,920
125%	\$91,000	\$104,000	\$117,000	\$129,875	\$140,375	\$150,750	\$161,125	\$171,500
140%	\$101,920	\$116,480	\$131,040	\$145,460	\$157,220	\$168,840	\$180,460	\$192,080
160%	\$116,480	\$133,120	\$149,760	\$166,240	\$179,680	\$192,960	\$206,240	\$219,520

Affordable Purchase Price (2023 HUD-derived numbers)

AMI	Number of Persons in Household							
	1	2	3	4	5	6	7	8+
50%	\$93,569	\$100,283	\$124,050	\$126,242	\$145,439	\$129,842	\$148,810	\$167,778
60%	\$126,844	\$138,311	\$166,831	\$173,731	\$196,767	\$184,964	\$207,725	\$230,487
65%	\$143,481	\$157,324	\$188,222	\$197,475	\$222,431	\$212,525	\$237,183	\$261,842
70%	\$160,118	\$176,338	\$209,612	\$221,219	\$248,095	\$240,085	\$266,641	\$293,196
80%	\$193,392	\$214,366	\$252,393	\$268,708	\$299,423	\$295,207	\$325,556	\$355,905
90%	\$226,666	\$252,393	\$295,174	\$316,197	\$350,751	\$350,329	\$384,471	\$418,614
95%	\$243,303	\$271,407	\$316,565	\$339,941	\$376,415	\$377,890	\$413,929	\$449,968
100%	\$259,940	\$290,421	\$337,955	\$363,686	\$402,079	\$405,450	\$443,387	\$481,323
110%	\$293,214	\$328,449	\$380,736	\$411,174	\$453,407	\$460,572	\$502,302	\$544,032
125%	\$343,125	\$385,490	\$444,908	\$482,408	\$530,399	\$543,255	\$590,675	\$638,095
140%	\$393,037	\$442,531	\$509,079	\$553,641	\$607,391	\$625,937	\$679,048	\$732,158
160%	\$459,585	\$518,586	\$594,642	\$648,618	\$710,047	\$736,181	\$796,878	\$857,576



Home Rental Reference Charts

Maximum Household Incomes of Renters (2023 HUD-derived numbers)

	Number of Persons in Household		
AMI	2	3	4
30%	\$24,960	\$28,080	\$31,170
50%	\$41,600	\$46,800	\$51,950
60%	\$49,920	\$56,160	\$62,340
80%	\$66,560	\$74,880	\$83,120
100%	\$83,200	\$93,600	\$103,900
120%	\$99,840	\$112,320	\$124,680
140%	\$116,480	\$131,040	\$145,460

Affordable Rental Price based on Bedroom Size (2023 HUD-derived numbers)

	Bedroom Size		
AMI	1	2	3
30%	\$585.00	\$702.00	\$810.00
50%	\$975.00	\$1,170.00	\$1,351.00
60%	\$1,170.00	\$1,404.00	\$1,621.00
80%	\$1,560.00	\$1,872.00	\$2,162.00
100%	\$1,950.00	\$2,340.00	\$2,702.00
120%	\$2,340.00	\$2,808.00	\$3,242.00
140%	\$2,730.00	\$3,276.00	\$3,783.00

* Calculations assume (1) an Interest Rate of 6.32, (2) ability to contribute 33% of income to housing costs, & (3) a 3% down payment.

** Sources: Affordable Home Ownership rates based on HomesFund formula, Affordable Rental Rates based on Colorado Housing and Finance Authority (CHFA) formula.