



**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	HERA	2020 MAXIMUM RENTS						2020 INCOME LIMITS							
		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
Denver	120%	2,100	2,250	2,700	3,120	3,480	84,000	96,000	108,000	120,000	129,600	139,200	148,800	158,400	
Denver	100%	1,750	1,875	2,250	2,600	2,900	70,000	80,000	90,000	100,000	108,000	116,000	124,000	132,000	
Denver	80%	1,400	1,500	1,800	2,080	2,320	56,000	64,000	72,000	80,000	86,400	92,800	99,200	105,600	
Denver	70%	1,225	1,312	1,575	1,820	2,030	49,000	56,000	63,000	70,000	75,600	81,200	86,800	92,400	
Denver	60%	1,050	1,125	1,350	1,560	1,740	42,000	48,000	54,000	60,000	64,800	69,600	74,400	79,200	
Denver	55%	962	1,031	1,237	1,430	1,595	38,500	44,000	49,500	55,000	59,400	63,800	68,200	72,600	
Denver	50%	875	937	1,125	1,300	1,450	35,000	40,000	45,000	50,000	54,000	58,000	62,000	66,000	
Denver	45%	787	843	1,012	1,170	1,305	31,500	36,000	40,500	45,000	48,600	52,200	55,800	59,400	
Denver	40%	700	750	900	1,040	1,160	28,000	32,000	36,000	40,000	43,200	46,400	49,600	52,800	
Denver	30%	525	562	675	780	870	21,000	24,000	27,000	30,000	32,400	34,800	37,200	39,600	
Denver	20%	350	375	450	520	580	14,000	16,000	18,000	20,000	21,600	23,200	24,800	26,400	