DENVER
HOUSING STABILITY

2026 MANDATORY AFFORDABLE HOUSING (LIHTC) INCOME LIMITS

(Effective: May 1, 2026)

Area Median Income	HOUSEHOLD SIZE					
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
120%	120,960	138,240	155,520	172,800	186,720	200,520
100%	100,800	115,200	129,600	144,000	155,600	167,100
95%	95,760	109,440	123,120	136,800	147,820	158,745
90%	90,720	103,680	116,640	129,600	140,040	150,390
80%	80,640	92,160	103,680	115,200	124,480	133,680
70%	70,560	80,640	90,720	100,800	108,920	116,970
60%	60,480	69,120	77,760	86,400	93,360	100,260
50%	50,400	57,600	64,800	72,000	77,800	83,550
40%	40,320	46,080	51,840	57,600	62,240	66,840
30%	30,240	34,560	38,880	43,200	46,680	50,130

Source Data: https://www.huduser.gov/portal/datasets/mtsp.html

The above incomes are applicable, but not limited to, the following affordable housing programs:

- MANDATORY AFFORDABLE HOUSING
- CITY FUNDED HOUSING/DEDICATED FUNDING FOR AFFORDABLE HOUSING (Linkage Fee)
- CHFA LIHTC/ HUD MULTIFAMILY TAX SUBSIDY (Low Income Housing Tax Credits)
- REZONES (Limited)

Department of Housing Stability
201 West Colfax Ave. | Denver, CO 80202
www.denvergov.org/housing

Updated: 5/13/2026

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2026 MANDATORY AFFORDABLE HOUSING (LIHTC) RENT LIMITS

(Effective: May 1, 2026)

Area Median Income	UNIT TYPE				
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
120%	3024	3240	3888	4494	5013
100%	2520	2700	3240	3745	4178
95%	2394	2565	3078	3558	3969
90%	2268	2430	2916	3371	3760
80%	2016	2160	2592	2996	3342
70%	1764	1890	2268	2622	2924
60%	1512	1620	1944	2247	2507
50%	1260	1350	1620	1873	2089
40%	1008	1080	1296	1498	1671
30%	756	810	972	1124	1253

Source Data: https://www.chfainfo.com/rental-housing/asset-management/rent-income-limits

The above rents are applicable to, but not limited, to the following affordable housing programs:

- MANDATORY AFFORDABLE HOUSING
- CITY FUNDED HOUSING/DEDICATED FUNDING FOR AFFORDABLE HOUSING (Linkage Fee)
- CHFA LIHTC/ HUD MULTIFAMILY TAX SUBSIDY (Low Income Housing Tax Credits)
- REZONES (Limited)

The Fair Market Rents (FMRs) are provided for those agreements that must compare the current AMI limit to the FMR.

Final FY 2026 FMRs By Unit Bedrooms (Eff. 10/1/2025)					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2026 FMR	$1,643	$1,754	$2,089	$2,734	$3,049

Source Data: https://www.huduser.gov/portal/datasets/fmr.html

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