



Home Ownership Reference Charts

Maximum Household Incomes of Buyers (2024 HUD-derived numbers)

| | Number of Persons in Household | | | | | | | |
|------|--------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| AMI | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8+ |
| 50% | \$38,700 | \$44,200 | \$49,750 | \$55,250 | \$59,700 | \$64,100 | \$68,550 | \$72,950 |
| 60% | \$46,440 | \$53,040 | \$59,700 | \$66,300 | \$71,640 | \$76,920 | \$82,260 | \$87,540 |
| 65% | \$50,294 | \$57,484 | \$64,675 | \$71,825 | \$77,594 | \$83,322 | \$89,091 | \$94,819 |
| 70% | \$54,163 | \$61,906 | \$69,650 | \$77,350 | \$83,563 | \$89,731 | \$95,944 | \$102,113 |
| 80% | \$61,900 | \$70,750 | \$79,600 | \$88,400 | \$95,500 | \$102,550 | \$109,650 | \$116,700 |
| 90% | \$69,638 | \$79,594 | \$89,550 | \$99,450 | \$107,438 | \$115,369 | \$123,356 | \$131,288 |
| 95% | \$73,506 | \$84,016 | \$94,525 | \$104,975 | \$113,406 | \$121,778 | \$130,209 | \$138,581 |
| 100% | \$77,375 | \$88,438 | \$99,500 | \$110,500 | \$119,375 | \$128,188 | \$137,063 | \$145,875 |
| 110% | \$85,113 | \$97,281 | \$109,450 | \$121,550 | \$131,313 | \$141,006 | \$150,769 | \$160,463 |
| 120% | \$92,850 | \$106,125 | \$119,400 | \$132,600 | \$143,250 | \$153,825 | \$164,475 | \$175,050 |
| 125% | \$96,719 | \$110,547 | \$124,375 | \$138,125 | \$149,219 | \$160,234 | \$171,328 | \$182,344 |
| 140% | \$108,325 | \$123,813 | \$139,300 | \$154,700 | \$167,125 | \$179,463 | \$191,888 | \$204,225 |
| 160% | \$123,800 | \$141,500 | \$159,200 | \$176,800 | \$191,000 | \$205,100 | \$219,300 | \$233,400 |

Affordable Purchase Price (2024 HUD-derived numbers)

| | Number of Persons in Household | | | | | | | |
|------|--------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| AMI | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8+ |
| 50% | \$83,712 | \$75,348 | \$98,855 | \$131,747 | \$150,595 | \$173,391 | \$192,239 | \$210,876 |
| 60% | \$116,496 | \$112,790 | \$141,000 | \$178,550 | \$201,168 | \$227,691 | \$250,309 | \$272,673 |
| 65% | \$132,818 | \$131,615 | \$162,072 | \$201,952 | \$226,386 | \$254,807 | \$279,241 | \$303,503 |
| 70% | \$149,205 | \$150,344 | \$183,144 | \$225,354 | \$251,668 | \$281,955 | \$308,268 | \$334,397 |
| 80% | \$181,978 | \$187,803 | \$225,288 | \$272,157 | \$302,230 | \$336,250 | \$366,323 | \$396,184 |
| 90% | \$214,751 | \$225,262 | \$267,433 | \$318,961 | \$352,793 | \$390,545 | \$424,377 | \$457,971 |
| 95% | \$231,138 | \$243,991 | \$288,505 | \$342,363 | \$378,074 | \$417,693 | \$453,404 | \$488,864 |
| 100% | \$247,524 | \$262,721 | \$309,577 | \$365,764 | \$403,355 | \$444,840 | \$482,431 | \$519,758 |
| 110% | \$280,297 | \$300,179 | \$351,721 | \$412,568 | \$453,918 | \$499,136 | \$540,486 | \$581,545 |
| 120% | \$313,070 | \$337,638 | \$393,866 | \$459,371 | \$504,481 | \$553,431 | \$598,540 | \$643,332 |
| 125% | \$329,457 | \$356,367 | \$414,938 | \$482,773 | \$529,762 | \$580,578 | \$627,567 | \$674,225 |
| 140% | \$378,616 | \$412,555 | \$478,154 | \$552,978 | \$605,606 | \$662,021 | \$714,649 | \$766,906 |
| 160% | \$444,162 | \$487,473 | \$562,443 | \$646,585 | \$706,731 | \$770,612 | \$830,758 | \$890,480 |



Home Rental Reference Charts

Maximum Household Incomes of Renters (2024 HUD-derived numbers)

| | Number of Persons in Household | | |
|------|--------------------------------|-----------|-----------|
| AMI | 2 | 3 | 4 |
| 30% | \$26,520 | \$29,850 | \$33,150 |
| 50% | \$44,200 | \$49,750 | \$55,250 |
| 60% | \$53,040 | \$59,700 | \$66,300 |
| 80% | \$70,720 | \$79,600 | \$88,400 |
| 100% | \$88,400 | \$99,500 | \$110,500 |
| 120% | \$106,080 | \$119,400 | \$132,600 |
| 140% | \$123,760 | \$139,300 | \$154,700 |

Affordable Rental Price based on Bedroom Size (2024 CHFA-derived numbers)

| | Bedroom Size | | |
|------|--------------|---------|---------|
| AMI | 2 | 3 | 4 |
| 30% | \$746 | \$862 | \$961 |
| 50% | \$1,243 | \$1,436 | \$1,602 |
| 60% | \$1,492 | \$1,724 | \$1,923 |
| 80% | \$1,990 | \$2,299 | \$2,564 |
| 100% | \$2,487 | \$2,873 | \$3,205 |
| 120% | \$2,985 | \$3,448 | \$3,846 |
| 140% | \$3,482 | \$4,023 | \$4,487 |

* Calculations assume (1) a 30-Year Fixed Mortgage Interest Rate of 7.06%, (2) ability to contribute 33% of income to housing costs, & (3) a 3% down payment.

** Sources: Maximum Household Incomes of Buyers (AMI's) based on U.S. Department of Housing and Urban Development (HUD), Affordable Purchase Prices based on HomesFund formula, Affordable Rental Prices based on Colorado Housing and Finance Authority (CHFA) formula.