



ECONOMIC DEVELOPMENT
ALLIANCE



REGIONAL
HOUSING
ALLIANCE

Home Ownership Reference Charts

Maximum Household Incomes of Buyers (2025 lower of CHFA or HUD/DOH-derived numbers)

AMI	Number of Persons in Household							
	1	2	3	4	5	6	7	8+
50%	\$41,150	\$47,000	\$52,900	\$58,750	\$63,450	\$68,150	\$72,850	\$77,550
60%	\$49,380	\$56,400	\$63,480	\$70,500	\$76,140	\$81,780	\$87,420	\$93,060
65%	\$53,495	\$61,100	\$68,770	\$76,375	\$82,485	\$88,595	\$94,705	\$100,815
70%	\$57,610	\$65,800	\$74,060	\$82,250	\$88,830	\$95,410	\$101,990	\$108,570
80%	\$65,800	\$75,200	\$84,600	\$94,000	\$101,520	\$109,040	\$116,560	\$124,080
90%	\$74,070	\$84,600	\$95,220	\$105,750	\$114,210	\$122,670	\$131,130	\$139,590
95%	\$78,185	\$89,300	\$100,510	\$111,625	\$120,555	\$129,485	\$138,415	\$147,345
100%	\$82,300	\$94,000	\$105,800	\$117,500	\$126,900	\$136,300	\$145,700	\$155,100
110%	\$90,530	\$112,800	\$126,960	\$141,000	\$152,280	\$163,560	\$174,840	\$186,120
120%	\$98,760	\$112,800	\$126,960	\$141,000	\$152,280	\$163,560	\$174,840	\$186,120
125%	\$102,875	\$117,500	\$132,250	\$146,875	\$158,625	\$170,375	\$182,125	\$193,875
140%	\$115,220	\$131,600	\$148,120	\$164,500	\$177,660	\$190,820	\$203,980	\$217,140
160%	\$131,680	\$150,400	\$169,280	\$188,000	\$203,040	\$218,080	\$217,140	\$248,160

Affordable Purchase Price (2025 HUD-derived numbers)

AMI	Number of Persons in Household							
	1	2	3	4	5	6	7	8+
50%	\$81,916	\$86,207	\$112,126	\$131,794	\$152,441	\$129,697	\$150,344	\$170,992
60%	\$118,071	\$127,502	\$158,605	\$183,413	\$208,190	\$189,575	\$214,352	\$239,129
65%	\$136,149	\$148,149	\$181,844	\$209,222	\$236,064	\$219,513	\$246,355	\$273,197
70%	\$154,226	\$168,797	\$205,084	\$235,031	\$263,938	\$249,452	\$278,359	\$307,265
80%	\$190,206	\$210,092	\$251,387	\$286,650	\$319,686	\$309,330	\$342,366	\$375,402
90%	\$226,536	\$251,387	\$298,041	\$338,269	\$375,435	\$369,208	\$406,374	\$443,539
95%	\$244,614	\$272,034	\$321,281	\$364,078	\$403,309	\$399,147	\$438,377	\$477,608
100%	\$262,692	\$292,682	\$344,520	\$389,888	\$431,183	\$429,086	\$470,381	\$511,676
110%	\$298,847	\$333,977	\$390,999	\$441,507	\$486,931	\$488,964	\$534,388	\$579,813
120%	\$353,079	\$395,919	\$460,718	\$518,935	\$570,554	\$578,780	\$630,399	\$682,018
125%	\$407,312	\$457,862	\$530,436	\$596,363	\$654,176	\$668,597	\$726,410	\$784,223
140%	\$479,622	\$540,452	\$623,394	\$699,601	\$765,673	\$788,353	\$784,223	\$920,497
160%	\$444,162	\$487,473	\$562,443	\$646,585	\$706,731	\$770,612	\$830,758	\$890,480



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Home Rental Reference Charts

Maximum Household Incomes of Renters (2025 CHFA-derived numbers)

AMI	Number of Persons in Household			
	1	2	3	4
30%	\$24,690	\$28,200	\$31,740	\$35,250
50%	\$41,150	\$47,000	\$52,900	\$58,750
60%	\$49,380	\$56,400	\$63,480	\$70,500
80%	\$65,840	\$75,200	\$84,640	\$94,000
100%	\$82,300	\$94,000	\$105,800	\$117,500
120%	\$98,760	\$112,800	\$126,960	\$141,000
140%	\$115,220	\$131,600	\$148,120	\$164,500

Affordable Rental Price based on Bedroom Size (2025 CHFA-derived numbers)

AMI	Bedroom Size				
	0	1	2	3	4
30%	\$617	\$661	\$793	\$916	\$1,022
50%	\$1,028	\$1,101	\$1,322	\$1,527	\$1,703
60%	\$1,234	\$1,322	\$1,587	\$1,833	\$2,044
80%	\$1,646	\$1,763	\$2,116	\$2,444	\$2,726
100%	\$2,057	\$2,203	\$2,645	\$3,055	\$3,407
120%	\$2,469	\$2,644	\$3,174	\$3,666	\$4,089
140%	\$2,880	\$3,085	\$3,703	\$4,277	\$4,770

* Calculations assume (1) a 30-Year Fixed Mortgage Interest Rate of 7%, (2) ability to contribute 33% of income to housing costs, & (3) a 3% downpayment (4) property taxes at .04% of home value, (5) homeowners insurance at .055% of home value, and (5) mortgage insurance. The purchase price table assumes NO down payment assistance programs. The table is meant to be used as a guideline. Any of these assumptions can change with market conditions.

** 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.