

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:COLORADO

----- A J U S T E D I N C O M E L I M I T S -----

P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Boulder, CO MSA								
VERY LOW INCOME	32850	37550	42250	46900	50700	54450	58200	61950
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350
Colorado Springs, CO MSA								
Colorado Springs, CO HUD Metro FMR Area								
VERY LOW INCOME	25700	29400	33050	36700	39650	42600	45550	48450
LOW INCOME	41100	46950	52850	58700	63400	68100	72800	77500
MOD.INC-GUAR.LOAN	84400	84400	84400	84400	111400	111400	111400	111400
Teller County, CO HUD Metro FMR Area								
VERY LOW INCOME	25450	29050	32700	36300	39250	42150	45050	47950
LOW INCOME	40650	46500	52300	58100	62750	67400	72050	76700
MOD.INC-GUAR.LOAN	83500	83500	83500	83500	110200	110200	110200	110200
Denver-Aurora, CO MSA								
Elbert County, CO SEA								
VERY LOW INCOME	29100	33250	37400	41550	44850	48200	51500	54850
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350
Gilpin County, CO SEA								
VERY LOW INCOME	28600	32700	36750	40850	44100	47400	50650	53900
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350
Denver-Aurora-Broomfield, CO MSA								
Denver-Aurora-Broomfield, CO MSA								
VERY LOW INCOME	27800	31750	35700	39650	42850	46000	49200	52350
LOW INCOME	44400	50750	57100	63450	68550	73600	78700	83750
MOD.INC-GUAR.LOAN	91200	91200	91200	91200	120400	120400	120400	120400
Fort Collins-Loveland, CO MSA								
VERY LOW INCOME	27200	31100	35000	38850	42000	45100	48200	51300
LOW INCOME	43500	49700	55950	62150	67100	72100	77050	82050
MOD.INC-GUAR.LOAN	89350	89350	89350	89350	117950	117950	117950	117950
Grand Junction, CO MSA								
VERY LOW INCOME	22850	26100	29350	32600	35250	37850	40450	43050
LOW INCOME	36500	41700	46950	52150	56300	60500	64650	68850
MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT
02/07/2013 SPECIAL PN

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:COLORADO

----- A J U S T E D I N C O M E L I M I T S -----

P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Greeley, CO MSA								
VERY LOW INCOME	23950	27400	30800	34200	36950	39700	42450	45150
LOW INCOME	38300	43750	49250	54700	59100	63450	67850	72200
MOD.INC-GUAR.LOAN	78650	78650	78650	78650	103800	103800	103800	103800
Pueblo, CO MSA								
VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Alamosa County, CO								
VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Archuleta County, CO								
VERY LOW INCOME	22850	26100	29350	32600	35250	37850	40450	43050
LOW INCOME	36500	41700	46950	52150	56300	60500	64650	68850
MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Baca County, CO								
VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Bent County, CO								
VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Chaffee County, CO								
VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Cheyenne County, CO								
VERY LOW INCOME	22850	26100	29350	32600	35250	37850	40450	43050
LOW INCOME	36500	41700	46950	52150	56300	60500	64650	68850
MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Conejos County, CO								
VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG.

OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:COLORADO

----- A J U S T E D I N C O M E L I M I T S -----

P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Costilla County, CO								
VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Crowley County, CO								
VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Custer County, CO								
VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Delta County, CO								
VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Dolores County, CO								
VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Eagle County, CO								
VERY LOW INCOME	30300	34650	38950	43300	46750	50250	53700	57150
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350
Fremont County, CO								
VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Garfield County, CO								
VERY LOW INCOME	27300	31200	35100	38950	42100	45200	48300	51450
LOW INCOME	43600	49850	56050	62300	67300	72250	77250	82250
MOD.INC-GUAR.LOAN	89550	89550	89550	89550	118200	118200	118200	118200
Grand County, CO								
VERY LOW INCOME	25850	29550	33250	36900	39900	42850	45800	48750
LOW INCOME	41350	47250	53150	59050	63750	68500	73200	77950
MOD.INC-GUAR.LOAN	84900	84900	84900	84900	112050	112050	112050	112050

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:COLORADO

----- A J U S T E D I N C O M E L I M I T S -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Gunnison County, CO								
VERY LOW INCOME	24050	27450	30900	34300	37050	39800	42550	45300
LOW INCOME	38450	43900	49400	54900	59300	63700	68100	72450
MOD.INC-GUAR.LOAN	78900	78900	78900	78900	104150	104150	104150	104150
Hinsdale County, CO								
VERY LOW INCOME	23600	26950	30300	33650	36350	39050	41750	44450
LOW INCOME	37700	43100	48450	53850	58150	62450	66750	71100
MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Huerfano County, CO								
VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Jackson County, CO								
VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Kiowa County, CO								
VERY LOW INCOME	21850	24950	28050	31150	33650	36150	38650	41150
LOW INCOME	34900	39900	44850	49850	53850	57850	61800	65800
MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Kit Carson County, CO								
VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
La Plata County, CO								
VERY LOW INCOME	25950	29650	33350	37050	40050	43000	45950	48950
LOW INCOME	41500	47450	53350	59300	64050	68800	73550	78300
MOD.INC-GUAR.LOAN	85250	85250	85250	85250	112550	112550	112550	112550
Lake County, CO								
VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Las Animas County, CO								
VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

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OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:COLORADO

----- A J U S T E D I N C O M E L I M I T S -----

P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Lincoln County, CO								
VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Logan County, CO								
VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Mineral County, CO								
VERY LOW INCOME	23600	26950	30300	33650	36350	39050	41750	44450
LOW INCOME	37700	43100	48450	53850	58150	62450	66750	71100
MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Moffat County, CO								
VERY LOW INCOME	23100	26400	29700	33000	35650	38300	40950	43600
LOW INCOME	36950	42250	47500	52800	57000	61250	65450	69700
MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Montezuma County, CO								
VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Montrose County, CO								
VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Morgan County, CO								
VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Otero County, CO								
VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Ouray County, CO								
VERY LOW INCOME	24500	28000	31500	34950	37750	40550	43350	46150
LOW INCOME	39150	44700	50300	55900	60350	64850	69300	73800
MOD.INC-GUAR.LOAN	80350	80350	80350	80350	106050	106050	106050	106050

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OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:COLORADO

----- A J U S T E D I N C O M E L I M I T S -----

P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Phillips County, CO								
VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Pitkin County, CO								
VERY LOW INCOME	37050	42350	47650	52900	57150	61400	65600	69850
LOW INCOME	46950	53650	60350	67050	72400	77800	83150	88500
MOD.INC-GUAR.LOAN	96400	96400	96400	96400	127250	127250	127250	127250
Prowers County, CO								
VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Rio Blanco County, CO								
VERY LOW INCOME	22900	26150	29400	32650	35300	37900	40500	43100
LOW INCOME	36600	41800	47050	52250	56450	60600	64800	68950
MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Rio Grande County, CO								
VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Routt County, CO								
VERY LOW INCOME	28450	32500	36550	40600	43850	47100	50350	53600
LOW INCOME	45450	51950	58450	64950	70150	75350	80550	85750
MOD.INC-GUAR.LOAN	93350	93350	93350	93350	123200	123200	123200	123200
Saguache County, CO								
VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
San Juan County, CO								
VERY LOW INCOME	22850	26100	29350	32600	35250	37850	40450	43050
LOW INCOME	36500	41700	46950	52150	56300	60500	64650	68850
MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
San Miguel County, CO								
VERY LOW INCOME	30800	35200	39600	43950	47500	51000	54500	58050
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:COLORADO

----- A J U S T E D I N C O M E L I M I T S -----

P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Sedgwick County, CO								
VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Summit County, CO								
VERY LOW INCOME	32250	36850	41450	46050	49750	53450	57150	60800
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350
Washington County, CO								
VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500
Yuma County, CO								
VERY LOW INCOME	21350	24400	27450	30500	32950	35400	37850	40300
LOW INCOME	34150	39050	43900	48800	52700	56600	60500	64400
MOD.INC-GUAR.LOAN	77650	77650	77650	77650	102500	102500	102500	102500

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02/07/2013 SPECIAL PN

08 COLORADO

-----METROPOLITAN AREA-----

-----Counties of FMR AREA within STATE-----

Boulder, CO MSA - 14500	
Boulder, CO MSA - METRO14500M14500	013-Boulder
Colorado Springs, CO MSA - 17820	
Colorado Springs, CO HMFA - METRO17820M17820	041-El Paso
Teller County, CO HMFA - METRO17820N08119	119-Teller
Denver-Aurora, CO MSA - 19740	
SEA: Elbert County, CO - METRO19740MM2080	039-Elbert
SEA: Gilpin County, CO - METRO19740MM2081	047-Gilpin
Denver-Aurora-Broomfield, CO MSA - 19740	
Denver-Aurora-Broomfield, CO MSA - METRO19740M19740	001-Adams, 005-Arapahoe, 014-Broomfield, 019-Clear Creek, 031-Denver, 035-Douglas, 059-Jefferson, 093-Park
Fort Collins-Loveland, CO MSA - 22660	
Fort Collins-Loveland, CO MSA - METRO22660M22660	069-Larimer
Grand Junction, CO MSA - 24300	
Grand Junction, CO MSA - METRO24300M24300	077-Mesa
Greeley, CO MSA - 24540	
Greeley, CO MSA - METRO24540M24540	123-Weld
Pueblo, CO MSA - 39380	
Pueblo, CO MSA - METRO39380M39380	101-Pueblo

-----NONMETROPOLITAN COUNTIES-----

003-Alamosa	007-Archuleta	009-Baca	011-Bent	015-Chaffee
017-Cheyenne	021-Conejos	023-Costilla	025-Crowley	027-Custer
029-Delta	033-Dolores	037-Eagle	043-Fremont	045-Garfield
049-Grand	051-Gunnison	053-Hinsdale	055-Huerfano	057-Jackson
061-Kiowa	063-Kit Carson	067-La Plata	065-Lake	071-Las Animas
073-Lincoln	075-Logan	079-Mineral	081-Moffat	083-Montezuma
085-Montrose	087-Morgan	089-Otero	091-Ouray	095-Phillips
097-Pitkin	099-Prowers	103-Rio Blanco	105-Rio Grande	107-Routt
109-Saguache	111-San Juan	113-San Miguel	115-Sedgwick	117-Summit
121-Washington	125-Yuma			