

income limits



effective January 22, 2018

chfa advantagesm

chfa preferredsm and chfa preferred plussm

chfa smartstepsm, chfa smartstep plussm, chfa smartstep 203k, and chfa smartstep plus 203k program

chfa sectioneightsm homeownership and chfa sectioneightsm homeownership plus program

Borrower qualifying income may not exceed:

county	income limit non-targeted		income limit targeted	
	1-2 person	3+ person	1-2 person	3+ person
Adams	\$83,900	\$96,400	\$100,600	\$117,400
Alamosa	\$93,300	\$108,900	\$93,300	\$108,900
Arapahoe	\$83,900	\$96,400	\$100,600	\$117,400
Archuleta	\$77,800	\$89,400	\$77,800	\$89,400
Baca	\$93,300	\$108,900	\$93,300	\$108,900
Bent	\$93,300	\$108,900	\$93,300	\$108,900
Boulder	\$98,200	\$112,900	\$117,800	\$137,400
Broomfield	\$83,900	\$96,400	\$83,900	\$96,400
Chaffee	\$93,300	\$108,900	\$93,300	\$108,900
Cheyenne	\$77,800	\$89,400	\$77,800	\$89,400
Clear Creek	\$83,900	\$96,400	\$83,900	\$96,400
Conejos	\$93,300	\$108,900	\$93,300	\$108,900
Costilla	\$93,300	\$108,900	\$93,300	\$108,900
Crowley	\$93,300	\$108,900	\$93,300	\$108,900
Custer	\$77,800	\$89,400	\$77,800	\$89,400
Delta	\$93,300	\$108,900	\$93,300	\$108,900
Denver	\$83,900	\$96,400	\$100,600	\$117,400
Dolores	\$77,800	\$89,400	\$77,800	\$89,400
Douglas	\$83,900	\$96,400	\$83,900	\$96,400
Eagle	\$89,500	\$102,900	\$89,500	\$102,900
Elbert	\$83,900	\$96,400	\$83,900	\$96,400
El Paso	\$77,800	\$89,400	\$93,300	\$108,900
Fremont	\$77,800	\$89,400	\$93,300	\$108,900
Garfield	\$77,800	\$89,400	\$77,800	\$89,400
Gilpin	\$83,900	\$96,400	\$83,900	\$96,400
Grand	\$77,800	\$89,400	\$77,800	\$89,400
Gunnison	\$77,800	\$89,400	\$93,300	\$108,900
Hinsdale	\$77,800	\$89,400	\$77,800	\$89,400
Huerfano	\$93,300	\$108,900	\$93,300	\$108,900
Jackson	\$77,800	\$89,400	\$77,800	\$89,400
Jefferson	\$83,900	\$96,400	\$100,600	\$117,400
Kiowa	\$77,800	\$89,400	\$77,800	\$89,400

county	income limit non-targeted		income limit targeted	
	1-2 person	3+ person	1-2 person	3+ person
Kit Carson	\$93,300	\$108,900	\$93,300	\$108,900
Lake	\$77,800	\$89,400	\$93,300	\$108,900
La Plata	\$77,800	\$89,400	\$77,800	\$89,400
Larimer	\$77,800	\$89,400	\$93,300	\$108,900
Las Animas	\$93,300	\$108,900	\$93,300	\$108,900
Lincoln	\$77,800	\$89,400	\$77,800	\$89,400
Logan	\$77,800	\$89,400	\$93,300	\$108,900
Mesa	\$77,800	\$89,400	\$77,800	\$89,400
Mineral	\$93,300	\$108,900	\$93,300	\$108,900
Moffat	\$77,800	\$89,400	\$77,800	\$89,400
Montezuma	\$93,300	\$108,900	\$93,300	\$108,900
Montrose	\$77,800	\$89,400	\$93,300	\$108,900
Morgan	\$77,800	\$89,400	\$93,300	\$108,900
Otero	\$93,300	\$108,900	\$93,300	\$108,900
Ouray	\$77,800	\$89,400	\$77,800	\$89,400
Park	\$83,900	\$96,400	\$83,900	\$96,400
Phillips	\$77,800	\$89,400	\$77,800	\$89,400
Pitkin	\$98,000	\$112,700	\$98,000	\$112,700
Prowers	\$93,300	\$108,900	\$93,300	\$108,900
Pueblo	\$93,300	\$108,900	\$93,300	\$108,900
Rio Blanco	\$78,100	\$89,800	\$78,100	\$89,800
Rio Grande	\$93,300	\$108,900	\$93,300	\$108,900
Routt	\$79,300	\$91,100	\$79,300	\$91,100
Saguache	\$93,300	\$108,900	\$93,300	\$108,900
San Juan	\$93,300	\$108,900	\$93,300	\$108,900
San Miguel	\$79,000	\$90,800	\$79,000	\$90,800
Sedgwick	\$77,800	\$89,400	\$77,800	\$89,400
Summit	\$88,600	\$101,800	\$88,600	\$101,800
Teller	\$79,100	\$90,900	\$79,100	\$90,900
Washington	\$77,800	\$89,400	\$77,800	\$89,400
Weld	\$93,300	\$108,900	\$93,300	\$108,900
Yuma	\$93,300	\$108,900	\$93,300	\$108,900

The maximum loan limit for all mortgage loans under the above-referenced programs is the lower of \$453,100 or the loan limit required by FHA, VA, or RD, Fannie Mae, or Freddie Mac, as applicable.*

Some counties have certain tracts or areas within the county that are designated as a Targeted Area. Please refer to Chapter 11 of the Seller's Guide for targeted areas census tract descriptions.

*CHFA SectionEightsm Homeownership and CHFA SectionEight^tsm Homeownership Plus programs' loan limit is the lower of \$424,100 or the loan limit required by FHA or RD, as applicable.

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