

income limits



effective May 15, 2017

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
Arapahoe	\$83,900	\$96,400	\$100,600	\$117,400
Archuleta	\$77,800	\$89,400	-	-
Baca	-	-	\$93,300	\$108,900
Bent	-	-	\$93,300	\$108,900
Boulder	\$98,200	\$112,900	\$117,800	\$137,400
Broomfield	\$83,900	\$96,400	-	-
Chaffee	-	-	\$93,300	\$108,900
Cheyenne	\$77,800	\$89,400	-	-
Clear Creek	\$83,900	\$96,400	-	-
Conejos	-	-	\$93,300	\$108,900
Costilla	-	-	\$93,300	\$108,900
Crowley	-	-	\$93,300	\$108,900
Custer	\$77,800	\$89,400	-	-
Delta	-	-	\$93,300	\$108,900
Denver	\$83,900	\$96,400	\$100,600	\$117,400
Dolores	\$77,800	\$89,400	-	-
Douglas	\$83,900	\$96,400	-	-
Eagle	\$89,500	\$102,900	-	-
Elbert	\$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	-	-
Gilpin	\$83,900	\$96,400	-	-
Grand	\$77,800	\$89,400	-	-
Gunnison	\$77,800	\$89,400	\$93,300	\$108,900
Hinsdale	\$77,800	\$89,400	-	-
Huerfano	-	-	\$93,300	\$108,900
Jackson	\$77,800	\$89,400	-	-
Jefferson	\$83,900	\$96,400	\$100,600	\$117,400
Kiowa	\$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
Lake	\$77,800	\$89,400	\$93,300	\$108,900
La Plata	\$77,800	\$89,400	-	-
Larimer	\$77,800	\$89,400	\$93,300	\$108,900
Las Animas	-	-	\$93,300	\$108,900
Lincoln	\$77,800	\$89,400	-	-
Logan	\$77,800	\$89,400	\$93,300	\$108,900
Mesa	\$77,800	\$89,400	-	-
Mineral	-	-	\$93,300	\$108,900
Moffat	\$77,800	\$89,400	-	-
Montezuma	-	-	\$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
Ouray	\$77,800	\$89,400	-	-
Park	\$83,900	\$96,400	-	-
Phillips	\$77,800	\$89,400	-	-
Pitkin	\$98,000	\$112,700	-	-
Prowers	-	-	\$93,300	\$108,900
Pueblo	-	-	\$93,300	\$108,900
Rio Blanco	\$78,100	\$89,800	-	-
Rio Grande	-	-	\$93,300	\$108,900
Routt	\$79,300	\$91,100	-	-
Saguache	-	-	\$93,300	\$108,900
San Juan	-	-	\$93,300	\$108,900
San Miguel	\$79,000	\$90,800	-	-
Sedgwick	\$77,800	\$89,400	-	-
Summit	\$88,600	\$101,800	-	-
Teller	\$79,100	\$90,900	-	-
Washington	\$77,800	\$89,400	-	-
Weld	-	-	\$93,300	\$108,900
Yuma	-	-	\$93,300	\$108,900

The maximum loan limit for all Mortgage Loans is the lower of \$424,100 or the amount determined by the applicable insurer/guarantor/loan product.

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.

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