

# FY 2024 City of Boulder Income & Rent Limits

Definitions	MAXIMUM RENT LIMITS							MAXIMUM INCOME LIMITS							
	AMI	Unit <475 SF	0BR	1BR	2BR	3BR	4BR	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Median	100%							102,200	116,800	131,400	146,000	157,700	169,400	181,100	192,800
	84%							85,850	98,110	110,375	122,640	132,470	142,295	152,125	161,950
	80%	1,431	2,044	2,190	2,628	3,037	3,388	81,760	93,440	105,120	116,800	126,160	135,520	144,880	154,240
HUD Low	70.8%	1,357	1,809	1,938	2,326	2,688	2,998	72,350	82,700	93,050	103,350	111,650	119,900	128,200	136,450
	60%	1,288	1,553	1,642	1,971	2,277	2,541	61,320	70,080	78,840	87,600	94,620	101,640	108,660	115,680
HUD Very Low	50%	1,264	1,277	1,368	1,642	1,898	2,117	51,100	58,400	65,700	73,000	78,850	84,700	90,550	96,400
	45%	1,149	1,149	1,231	1,478	1,708	1,905	45,990	52,560	59,130	65,700	70,965	76,230	81,495	76,760
	40%	1,022	1,022	1,095	1,314	1,518	1,694	40,880	46,720	52,560	58,400	63,080	67,760	72,440	77,120
HUD Extremely Low	30%	766	766	821	985	1,138	1,270	30,660	35,040	39,420	43,800	47,310	50,820	54,330	57,840

2024 HOME & FMR Rent Limits	0 BR	1 BR	2 BR	3 BR	4 BR
Low HOME Rent	1,277	1,368	1,642	1,898	2,117
High HOME Rent	1,585	1,760	2,114	2,434	2,695
Fair Market Rent	1,585	1,823	2,217	2,898	3,394
Single Room Occupancy (SRO)	1,188.75	75% of FMR for 0 BR unit.			

**Important Reminders:**

- The city's Maximum Income Policy allows household income to increase after initial occupancy (at recertification) up to 140% of 60% AMI or 84% of the Median Income Limit.
- There are special rents for small units less than 475 square feet and Single Room Occupancy units.
- Questions about this chart should be directed to Shelly Conley, Housing Senior Compliance Manager at [conleys@bouldercolorado.gov](mailto:conleys@bouldercolorado.gov) or 303-441-3231.