

FY 2023 City of Boulder Income & Rent Limits

2023 MAXIMUM RENTS								2023 MAXIMUM INCOME LIMITS							
Definitions	AMI	Unit	0BR	1BR	2BR	3BR	4BR	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
		<475 SF													
Median	100%							93,000	106,300	119,600	132,800	143,500	154,100	164,700	175,300
	84%							78,120	89,290	100,465	111,550	120,540	129,445	138,350	147,250
	80%	1,302	1,860	1,993	2,392	2,763	3,082	74,400	85,040	95,680	106,240	114,800	123,280	131,760	140,240
HUD Low	71.7%	1,250	1,667	1,786	2,144	2,476	2,762	66,700	76,200	85,750	95,250	102,900	110,500	118,150	125,750
	70%	1,229	1,537	1,646	1,975	2,283	2,546	65,100	74,410	83,720	92,960	100,450	107,870	115,290	122,710
	60%	1,186	1,395	1,494	1,794	2,072	2,311	55,800	63,780	71,760	79,680	86,100	92,460	98,820	105,180
HUD Very Low	50%		1,162	1,245	1,495	1,726	1,926	46,500	53,150	59,800	66,400	71,750	77,050	82,350	87,650
	45%		1,046	1,121	1,345	1,554	1,733	41,850	47,835	53,820	59,760	64,575	69,345	74,115	78,885
	40%		930	996	1,196	1,381	1,541	37,200	42,520	47,840	53,120	57,400	61,640	65,880	70,120
HUD Extremely Low	30%		697	747	897	1,036	1,155	27,900	31,890	35,880	39,840	43,050	46,230	49,410	52,590

2023 HOME & FMR Rent Limits	0 BR	1 BR	2 BR	3 BR	4 BR
Low HOME Rent	1,162	1,245	1,495	1,726	1,926
High HOME Rent	1,397	1,578	1,911	2,210	2,446
Fair Market Rent	1,397	1,578	1,911	2,541	3,005
Single Room Occupancy (SRO)	1,047	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 Sr Compliance Manager at conleys@bouldercolorado.gov or 303-441-3231.