SCHA

2024 SUMMIT COUNTY AREA MEDIAN INCOME (AMI)

Numbers provided by Colorado Housing and Finance Authority (CHFA) and based on HUD Effective Date of April 1, 2024 (HUD 50% AMI Rate in RED)

Any number that has not been derived from CHFA has been extrapolated (for example, the 1.5 and 4.5 household income rates)

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AMIs																		
		HUD Very Low																
		Income																
Household size	<u>30%</u>	<u>50%</u>	<u>60%</u>	<u>70%</u>	<u>80%</u>	<u>85%</u>	90%	<u>95%</u>	<u>100%</u>	105%	110%	<u>115%</u>	<u>120%</u>	<u>125%</u>	<u>130%</u>	140%	<u>150%</u>	<u>160%</u>
1 person	\$25,590	\$42,650	\$51,180	\$59,710	\$68,240	\$72,505	\$76,770	\$81,035	\$85,300	\$89,565	\$93,830	\$98,095	\$102,360	\$106,625	\$110,890	\$119,420	\$127,950	\$136,480
1.5 person	\$27,420	\$45,700	\$54,840	\$63,980	\$73,120	\$77,690	\$82,260	\$86,830	\$91,400	\$95,970	\$100,540	\$105,110	\$109,680	\$114,250	\$118,820	\$127,960	\$137,100	\$146,240
2 person	\$29,250	\$48,750	\$58,500	\$68,250	\$78,000	\$82,875	\$87,750	\$92,625	\$97,500	\$102,375	\$107,250	\$112,125	\$117,000	\$121,875	\$126,750	\$136,500	\$146,250	\$156,000
3 person	\$32,910	\$54,850	\$65,820	\$76,790	\$87,760	\$93,245	\$98,730	\$104,215	\$109,700	\$115,185	\$120,670	\$126,155	\$131,640	\$137,125	\$142,610	\$153,580	\$164,550	\$175,520
4 person	\$36,540	\$60,900	\$73,080	\$85,260	\$97,440	\$103,530	\$109,620	\$115,710	\$121,800	\$127,890	\$133,980	\$140,070	\$146,160	\$152,250	\$158,340	\$170,520	\$182,700	\$194,880
4.5 person	\$38,010	\$63,350	\$76,020	\$88,690	\$101,360	\$107,695	\$114,030	\$120,365	\$126,700	\$133,035	\$139,370	\$145,705	\$152,040	\$158,375	\$164,710	\$177,380	\$190,050	\$202,720
5 person	\$39,480	\$65,800	\$78,960	\$92,120	\$105,280	\$111,860	\$118,440	\$125,020	\$131,600	\$138,180	\$144,760	\$151,340	\$157,920	\$164,500	\$171,080	\$184,240	\$197,400	\$210,560
6 person	\$42,390	\$70,650	\$84,780	\$98,910	\$113,040	\$120,105	\$127,170	\$134,235	\$141,300	\$148,365	\$155,430	\$162,495	\$169,560	\$176,625	\$183,690	\$197,820	\$211,950	\$226,080
7 person	\$45,330	\$75,550	\$90,660	\$105,770	\$120,880	\$128,435	\$135,990	\$143,545	\$151,100	\$158,655	\$166,210	\$173,765	\$181,320	\$188,875	\$196,430	\$211,540	\$226,650	\$241,760
8 person	\$48,240	\$80,400	\$96,480	\$112,500	\$128,640	\$136,680	\$144,720	\$152,760	\$160,800	\$168,840	\$176,880	\$184,920	\$192,960	\$201,000	\$209,040	\$225,120	\$241,200	\$257,280
D 4 - 1 -																		
Rentals																		
Maximum affordable																		
Assumes affordability :																		
Maximum affordable m	nonthly rent amo	unts should also	include the foll	owing utilities: 6	electric, gas, wat	er, sewer, trash	, & snow remova	al										
U-14 Oi	200/	500 /	CON/	700/	000/	0.50/	000/	0.50/	4000/	4050/	4400/	4450/	4000/	4050/	4000/	4.400/	4500/	4000/
Unit Size	<u>30%</u> \$640	<u>50%</u> \$1,066	<u>60%</u> \$1,280	<u>70%</u> \$1.493	<u>80%</u> \$1.706	<u>85%</u> \$1,813	<u>90%</u> \$1.919	<u>95%</u> \$2,026	<u>100%</u> \$2,133	105% \$2,239	<u>110%</u> \$2.346	<u>115%</u> \$2.452	<u>120%</u> \$2,559	<u>125%</u> \$2.666	<u>130%</u> \$2,772	<u>140%</u> \$2.986	<u>150%</u> \$3.199	<u>160%</u> \$3.412
Studio (1 person)	\$640 \$686	\$1,000	\$1,280	\$1,493 \$1,600	\$1,706	\$1,813 \$1,942	, ,	\$2,026 \$2,171		\$2,239 \$2,399	\$2,346 \$2,514	\$2,452 \$2,628		\$2,856		\$2,986 \$3,199	\$3,199 \$3,428	\$3,412 \$3,656
1 bed (1.5 person) 2 bed (3 person)	\$686 \$823	\$1,143 \$1,371	\$1,371 \$1,646	\$1,600 \$1,920	\$1,828	\$1,942	\$2,057 \$2,468	\$2,171	\$2,285 \$2,743	\$2,399 \$2,880	\$2,514 \$3,017	\$2,028 \$3,154	\$2,742 \$3,291	\$2,856 \$3,428	\$2,971 \$3,565	\$3,199 \$3,840	\$3,428 \$4,114	\$3,000 \$4,388
	\$950	\$1,571 \$1.584	\$1,646	\$1,920	\$2,194	\$2,331 \$2.692	\$2,466 \$2.851	\$2,605	\$2,743 \$3.168	\$3,326	\$3,017	\$3,154	\$3,291	\$3,426 \$3.959	\$3,565 \$4.118	\$3,640 \$4.435	\$4,114 \$4.751	\$4,366 \$5.068
3 bed (4.5 person)	\$1,060	\$1,564 \$1,766	\$2,120	\$2,217 \$2,473	\$2,534 \$2,826	\$3,003	\$3,179	\$3,356	\$3,533	\$3,709	\$3,464 \$3,886	\$4,062	\$4,239	\$3,959 \$4,416	\$4,116 \$4,592	\$4,435 \$4,946	\$4,751 \$5,299	\$5,000 \$5,652
4 bed (6 person)	\$1,000	\$1,700	Φ 2,120	Φ2,473	\$2,020	Φ 3,003	Ф 3,179	\$3,330	Ф 3,333	φ3,70 9	Ф 3,000	\$4,U0Z	\$4,239	\$4,410	\$4,59Z	\$4,940	Ф 5,299	\$5,052
For Sale																		
Maximum Monthly Pri	incinal 9 Intere	at Daymant																
		st Payment																
		maunta abaua	laca a CEOO alla															
	le monthly rent a	amounts above,	less a \$500 allo	wance to cover	taxes, insurance	e, and HOA due	S											
	le monthly rent a	amounts above,	less a \$500 allo	wance to cover	taxes, insurance	e, and HOA due 85%	s <u>90%</u>	95%	<u>100%</u>	105%	<u>110%</u>	<u>115%</u>	120%	<u> 125%</u>	<u>130%</u>	<u>140%</u>	<u>150%</u>	160%
<u>Unit Size</u>	•							95% \$1,526	<u>100%</u> \$1,633	<u>105%</u> \$1,739	<u>110%</u> \$1,846	<u>115%</u> \$1,952	<u>120%</u> \$2,059	<u>125%</u> \$2,166	<u>130%</u> \$2,272	<u>140%</u> \$2,486	<u>150%</u> \$2,699	<u>160%</u> \$2,912
<u>Unit Size</u> Studio (1 person)	<u>30%</u>	<u>50%</u>	60%	<u>70%</u>	80%	<u>85%</u>	<u>90%</u>											
Unit Size Studio (1 person) 1 bed (1.5 person) 2 bed (3 person)	30% \$140	<u>50%</u> \$566	<u>60%</u> \$780	70% \$993	<u>80%</u> \$1,206	<u>85%</u> \$1,313	90% \$1,419	\$1,526	\$1,633	\$1,739	\$1,846	\$1,952	\$2,059	\$2,166	\$2,272	\$2,486	\$2,699	\$2,912
Unit Size Studio (1 person) 1 bed (1.5 person) 2 bed (3 person)	30% \$140 \$186	<u>50%</u> \$566 \$643	60% \$780 \$871	<u>70%</u> \$993 \$1,100	80% \$1,206 \$1,328	<u>85%</u> \$1,313 \$1,442	<u>90%</u> \$1,419 \$1,557	\$1,526 \$1,671	\$1,633 \$1,785	\$1,739 \$1,899	\$1,846 \$2,014	\$1,952 \$2,128	\$2,059 \$2,242	\$2,166 \$2,356	\$2,272 \$2,471	\$2,486 \$2,699	\$2,699 \$2,928	\$2,912 \$3,156
Unit Size Studio (1 person) 1 bed (1.5 person) 2 bed (3 person) 3 bed (4.5 person)	30% \$140 \$186 \$323	50% \$566 \$643 \$871	60% \$780 \$871 \$1,146	70% \$993 \$1,100 \$1,420	80% \$1,206 \$1,328 \$1,694	<u>85%</u> \$1,313 \$1,442 \$1,831	90% \$1,419 \$1,557 \$1,968	\$1,526 \$1,671 \$2,105	\$1,633 \$1,785 \$2,243	\$1,739 \$1,899 \$2,380	\$1,846 \$2,014 \$2,517	\$1,952 \$2,128 \$2,654	\$2,059 \$2,242 \$2,791	\$2,166 \$2,356 \$2,928	\$2,272 \$2,471 \$3,065	\$2,486 \$2,699 \$3,340	\$2,699 \$2,928 \$3,614	\$2,912 \$3,156 \$3,888
Unit Size Studio (1 person) 1 bed (1.5 person) 2 bed (3 person) 3 bed (4.5 person) 4 bed (6 person) Maximum Sales Price	30% \$140 \$186 \$323 \$450 \$560	50% \$566 \$643 \$871 \$1,084 \$1,266	60% \$780 \$871 \$1,146 \$1,401 \$1,620	70% \$993 \$1,100 \$1,420 \$1,717 \$1,973	80% \$1,206 \$1,328 \$1,694 \$2,034	<u>85%</u> \$1,313 \$1,442 \$1,831 \$2,192	90% \$1,419 \$1,557 \$1,968 \$2,351	\$1,526 \$1,671 \$2,105 \$2,509	\$1,633 \$1,785 \$2,243 \$2,668	\$1,739 \$1,899 \$2,380 \$2,826	\$1,846 \$2,014 \$2,517 \$2,984	\$1,952 \$2,128 \$2,654 \$3,143	\$2,059 \$2,242 \$2,791 \$3,301	\$2,166 \$2,356 \$2,928 \$3,459	\$2,272 \$2,471 \$3,065 \$3,618	\$2,486 \$2,699 \$3,340 \$3,935	\$2,699 \$2,928 \$3,614 \$4,251	\$2,912 \$3,156 \$3,888 \$4,568
Unit Size Studio (1 person) 1 bed (1.5 person) 2 bed (3 person) 3 bed (4.5 person) 4 bed (6 person) Maximum Sales Price	30% \$140 \$186 \$323 \$450 \$560	50% \$566 \$643 \$871 \$1,084 \$1,266	60% \$780 \$871 \$1,146 \$1,401 \$1,620	70% \$993 \$1,100 \$1,420 \$1,717 \$1,973	80% \$1,206 \$1,328 \$1,694 \$2,034	<u>85%</u> \$1,313 \$1,442 \$1,831 \$2,192	90% \$1,419 \$1,557 \$1,968 \$2,351	\$1,526 \$1,671 \$2,105 \$2,509	\$1,633 \$1,785 \$2,243 \$2,668	\$1,739 \$1,899 \$2,380 \$2,826	\$1,846 \$2,014 \$2,517 \$2,984	\$1,952 \$2,128 \$2,654 \$3,143	\$2,059 \$2,242 \$2,791 \$3,301	\$2,166 \$2,356 \$2,928 \$3,459	\$2,272 \$2,471 \$3,065 \$3,618	\$2,486 \$2,699 \$3,340 \$3,935	\$2,699 \$2,928 \$3,614 \$4,251	\$2,912 \$3,156 \$3,888 \$4,568
Unit Size Studio (1 person) 1 bed (1.5 person) 2 bed (3 person) 3 bed (4.5 person) 4 bed (6 person) Maximum Sales Price Assumes interest rate	30% \$140 \$186 \$323 \$450 \$560	50% \$566 \$643 \$871 \$1,084 \$1,266	60% \$780 \$871 \$1,146 \$1,401 \$1,620	70% \$993 \$1,100 \$1,420 \$1,717 \$1,973	80% \$1,206 \$1,328 \$1,694 \$2,034 \$2,326	85% \$1,313 \$1,442 \$1,831 \$2,192 \$2,503	90% \$1,419 \$1,557 \$1,968 \$2,351 \$2,679	\$1,526 \$1,671 \$2,105 \$2,509 \$2,856	\$1,633 \$1,785 \$2,243 \$2,668 \$3,033	\$1,739 \$1,899 \$2,380 \$2,826 \$3,209	\$1,846 \$2,014 \$2,517 \$2,984 \$3,386	\$1,952 \$2,128 \$2,654 \$3,143 \$3,562	\$2,059 \$2,242 \$2,791 \$3,301 \$3,739	\$2,166 \$2,356 \$2,928 \$3,459 \$3,916	\$2,272 \$2,471 \$3,065 \$3,618 \$4,092	\$2,486 \$2,699 \$3,340 \$3,935 \$4,446	\$2,699 \$2,928 \$3,614 \$4,251 \$4,799	\$2,912 \$3,156 \$3,888 \$4,568 \$5,152
Unit Size Studio (1 person) 1 bed (1.5 person) 2 bed (3 person) 3 bed (4.5 person) 4 bed (6 person) Maximum Sales Price Assumes interest rate	30% \$140 \$186 \$323 \$450 \$560 ss	50% \$566 \$643 \$871 \$1,084 \$1,266 pan term, and 90	\$0% \$780 \$871 \$1,146 \$1,401 \$1,620 0% loan-to-value	70% \$993 \$1,100 \$1,420 \$1,717 \$1,973	80% \$1,206 \$1,328 \$1,694 \$2,034 \$2,326	85% \$1,313 \$1,442 \$1,831 \$2,192 \$2,503	90% \$1,419 \$1,557 \$1,968 \$2,351 \$2,679	\$1,526 \$1,671 \$2,105 \$2,509 \$2,856	\$1,633 \$1,785 \$2,243 \$2,668 \$3,033	\$1,739 \$1,899 \$2,380 \$2,826 \$3,209	\$1,846 \$2,014 \$2,517 \$2,984 \$3,386	\$1,952 \$2,128 \$2,654 \$3,143 \$3,562	\$2,059 \$2,242 \$2,791 \$3,301 \$3,739	\$2,166 \$2,356 \$2,928 \$3,459 \$3,916	\$2,272 \$2,471 \$3,065 \$3,618 \$4,092	\$2,486 \$2,699 \$3,340 \$3,935 \$4,446	\$2,699 \$2,928 \$3,614 \$4,251 \$4,799	\$2,912 \$3,156 \$3,888 \$4,568 \$5,152
Unit Size Studio (1 person) 1 bed (1.5 person) 2 bed (3 person) 3 bed (4.5 person) 4 bed (6 person) Maximum Sales Price Assumes interest rate Unit Size Studio (1 person)	30% \$140 \$186 \$323 \$450 \$560 s of 7%, 30 year lo	50% \$566 \$643 \$871 \$1,084 \$1,266 pan term, and 90 50% \$94,569	60% \$780 \$871 \$1,146 \$1,401 \$1,620 0% loan-to-value	70% \$993 \$1,100 \$1,420 \$1,717 \$1,973	80% \$1,206 \$1,328 \$1,694 \$2,034 \$2,326	85% \$1,313 \$1,442 \$1,831 \$2,192 \$2,503 85% \$219,219	90% \$1,419 \$1,557 \$1,968 \$2,351 \$2,679	\$1,526 \$1,671 \$2,105 \$2,509 \$2,856 \$2,856	\$1,633 \$1,785 \$2,243 \$2,668 \$3,033	\$1,739 \$1,899 \$2,380 \$2,826 \$3,209 105% \$290,448	\$1,846 \$2,014 \$2,517 \$2,984 \$3,386 110% \$308,256	\$1,952 \$2,128 \$2,654 \$3,143 \$3,562 115% \$326,063	\$2,059 \$2,242 \$2,791 \$3,301 \$3,739 120% \$343,870	\$2,166 \$2,356 \$2,356 \$3,459 \$3,916 \$3,916	\$2,272 \$2,471 \$3,065 \$3,618 \$4,092 130% \$379,485	\$2,486 \$2,699 \$3,340 \$3,935 \$4,446 140% \$415,099	\$2,699 \$2,928 \$3,614 \$4,251 \$4,799 150% \$450,714	\$2,912 \$3,156 \$3,888 \$4,568 \$5,152 160% \$486,328
Unit Size Studio (1 person) 1 bed (1.5 person)	30% \$140 \$186 \$323 \$450 \$560 ss	50% \$566 \$643 \$871 \$1,084 \$1,266 pan term, and 90	\$0% \$780 \$871 \$1,146 \$1,401 \$1,620 0% loan-to-value	70% \$993 \$1,100 \$1,420 \$1,717 \$1,973	80% \$1,206 \$1,328 \$1,694 \$2,034 \$2,326	85% \$1,313 \$1,442 \$1,831 \$2,192 \$2,503	90% \$1,419 \$1,557 \$1,968 \$2,351 \$2,679	\$1,526 \$1,671 \$2,105 \$2,509 \$2,856	\$1,633 \$1,785 \$2,243 \$2,668 \$3,033	\$1,739 \$1,899 \$2,380 \$2,826 \$3,209	\$1,846 \$2,014 \$2,517 \$2,984 \$3,386	\$1,952 \$2,128 \$2,654 \$3,143 \$3,562	\$2,059 \$2,242 \$2,791 \$3,301 \$3,739	\$2,166 \$2,356 \$2,928 \$3,459 \$3,916	\$2,272 \$2,471 \$3,065 \$3,618 \$4,092	\$2,486 \$2,699 \$3,340 \$3,935 \$4,446	\$2,699 \$2,928 \$3,614 \$4,251 \$4,799	\$2,912 \$3,156 \$3,888 \$4,568 \$5,152

Effective Date: 5/20/2024*

\$93,483

\$211,474

4 bed (6 person)

THESE FIGURES ARE SUBJECT TO CHANGE WITHOUT NOTICE

\$506,453

\$535,951

\$565,449

\$594,947

\$624,444

\$653,942

\$683,440

\$742,436

\$801,432

\$860,427

\$476,955

\$329,466

\$388,462

\$417,959

\$447,457

\$270,470

^{*}Interest rate and HOA allowance updated on May 20, 2024, per the SCHA Board, to more appropriately match current rates and fees.