

SCHA

2025 SUMMIT COUNTY AREA MEDIAN INCOME (AMI)

Numbers provided by Colorado Housing and Finance Authority (CHFA) and based on HUD Effective Date of April 1, 2025 (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)

AMIs

Household size	HUD Very Low Income																	
	30%	50%	60%	70%	80%	85%	90%	95%	100%	105%	110%	115%	120%	125%	130%	140%	150%	160%
1 person	\$27,930	\$46,550	\$55,860	\$65,170	\$74,480	\$79,135	\$83,790	\$88,445	\$93,100	\$97,755	\$102,410	\$107,065	\$111,720	\$116,375	\$121,030	\$130,340	\$139,650	\$148,960
1.5 person	\$29,925	\$49,875	\$59,850	\$69,825	\$79,800	\$84,788	\$89,775	\$94,763	\$99,750	\$104,738	\$109,725	\$114,713	\$119,700	\$124,688	\$129,675	\$139,650	\$149,625	\$159,600
2 person	\$31,920	\$53,200	\$63,840	\$74,480	\$85,120	\$90,440	\$95,760	\$101,080	\$106,400	\$111,720	\$117,040	\$122,360	\$127,680	\$133,000	\$138,320	\$148,960	\$159,600	\$170,240
3 person	\$35,910	\$59,850	\$71,820	\$83,790	\$95,760	\$101,745	\$107,730	\$113,715	\$119,700	\$125,685	\$131,670	\$137,655	\$143,640	\$149,625	\$155,610	\$167,580	\$179,550	\$191,520
4 person	\$39,900	\$66,500	\$79,800	\$93,100	\$106,400	\$113,050	\$119,700	\$126,350	\$133,000	\$139,650	\$146,300	\$152,950	\$159,600	\$166,250	\$172,900	\$186,200	\$199,500	\$212,800
4.5 person	\$41,505	\$69,175	\$83,010	\$96,845	\$110,680	\$117,598	\$124,515	\$131,433	\$138,350	\$145,268	\$152,185	\$159,103	\$166,020	\$172,938	\$179,855	\$193,690	\$207,525	\$221,360
5 person	\$43,110	\$71,850	\$86,220	\$100,590	\$114,960	\$122,145	\$129,330	\$136,515	\$143,700	\$150,885	\$158,070	\$165,255	\$172,440	\$179,625	\$186,810	\$201,180	\$215,550	\$229,920
6 person	\$46,290	\$77,150	\$92,580	\$108,010	\$123,440	\$131,155	\$138,870	\$146,585	\$154,300	\$162,015	\$169,730	\$177,445	\$185,160	\$192,875	\$200,590	\$216,020	\$231,450	\$246,880
7 person	\$49,500	\$82,500	\$99,000	\$115,500	\$132,000	\$140,250	\$148,500	\$156,750	\$165,000	\$173,250	\$181,500	\$189,750	\$198,000	\$206,250	\$214,500	\$231,000	\$247,500	\$264,000
8 person	\$52,680	\$87,800	\$105,360	\$122,920	\$140,480	\$149,260	\$158,040	\$166,820	\$175,600	\$184,380	\$193,160	\$201,940	\$210,720	\$219,500	\$228,280	\$245,840	\$263,400	\$280,960

Rentals

Maximum affordable monthly rent

Assumes affordability = 30% of monthly household income

Maximum affordable monthly rent amounts should also include the following utilities: electric, gas, water, sewer, trash, & snow removal

Unit Size	30%	50%	60%	70%	80%	85%	90%	95%	100%	105%	110%	115%	120%	125%	130%	140%	150%	160%
Studio (1 person)	\$698	\$1,163	\$1,396	\$1,629	\$1,862	\$1,978	\$2,094	\$2,211	\$2,327	\$2,443	\$2,560	\$2,676	\$2,793	\$2,909	\$3,025	\$3,258	\$3,491	\$3,724
1 bed (1.5 person)	\$748	\$1,246	\$1,496	\$1,745	\$1,995	\$2,119	\$2,244	\$2,369	\$2,493	\$2,618	\$2,743	\$2,867	\$2,992	\$3,117	\$3,241	\$3,491	\$3,740	\$3,990
2 bed (3 person)	\$897	\$1,496	\$1,795	\$2,094	\$2,394	\$2,543	\$2,693	\$2,842	\$2,992	\$3,142	\$3,291	\$3,441	\$3,591	\$3,740	\$3,890	\$4,189	\$4,488	\$4,788
3 bed (4.5 person)	\$1,037	\$1,729	\$2,075	\$2,421	\$2,767	\$2,939	\$3,112	\$3,285	\$3,458	\$3,631	\$3,804	\$3,977	\$4,150	\$4,323	\$4,496	\$4,842	\$5,188	\$5,534
4 bed (6 person)	\$1,157	\$1,928	\$2,314	\$2,700	\$3,086	\$3,278	\$3,471	\$3,664	\$3,857	\$4,050	\$4,243	\$4,436	\$4,629	\$4,821	\$5,014	\$5,400	\$5,786	\$6,172

For Sale*

Maximum Monthly Principal & Interest Payment

Based on the affordable monthly rent amounts above, less a \$500 allowance to cover taxes, insurance, and HOA dues

Unit Size	30%	50%	60%	70%	80%	85%	90%	95%	100%	105%	110%	115%	120%	125%	130%	140%	150%	160%
Studio (1 person)	\$198	\$663	\$896	\$1,129	\$1,362	\$1,478	\$1,594	\$1,711	\$1,827	\$1,943	\$2,060	\$2,176	\$2,293	\$2,409	\$2,525	\$2,758	\$2,991	\$3,224
1 bed (1.5 person)	\$248	\$746	\$996	\$1,245	\$1,495	\$1,619	\$1,744	\$1,869	\$1,993	\$2,118	\$2,243	\$2,367	\$2,492	\$2,617	\$2,741	\$2,991	\$3,240	\$3,490
2 bed (3 person)	\$397	\$996	\$1,295	\$1,594	\$1,894	\$2,043	\$2,193	\$2,342	\$2,492	\$2,642	\$2,791	\$2,941	\$3,091	\$3,240	\$3,390	\$3,689	\$3,988	\$4,288
3 bed (4.5 person)	\$537	\$1,229	\$1,575	\$1,921	\$2,267	\$2,439	\$2,612	\$2,785	\$2,958	\$3,131	\$3,304	\$3,477	\$3,650	\$3,823	\$3,996	\$4,342	\$4,688	\$5,034
4 bed (6 person)	\$657	\$1,428	\$1,814	\$2,200	\$2,586	\$2,778	\$2,971	\$3,164	\$3,357	\$3,550	\$3,743	\$3,936	\$4,129	\$4,321	\$4,514	\$4,900	\$5,286	\$5,672

Maximum Sales Prices

Assumes interest rate of 6.95%, 30 year loan term, and 90% loan-to-value

Unit Size	30%	50%	60%	70%	80%	85%	90%	95%	100%	105%	110%	115%	120%	125%	130%	140%	150%	160%
Studio (1 person)	\$33,235	\$111,288	\$150,398	\$189,508	\$228,618	\$248,089	\$267,560	\$287,030	\$306,501	\$326,142	\$345,781	\$365,252	\$384,891	\$404,362	\$423,833	\$462,943	\$502,054	\$541,164
1 bed (1.5 person)	\$41,628	\$125,220	\$167,183	\$208,979	\$250,943	\$271,757	\$292,739	\$313,721	\$334,535	\$355,516	\$376,498	\$397,312	\$418,294	\$439,276	\$460,090	\$502,054	\$543,849	\$585,813
2 bed (3 person)	\$66,638	\$167,183	\$217,372	\$267,560	\$317,917	\$342,927	\$368,106	\$393,116	\$418,294	\$443,472	\$468,483	\$493,661	\$518,839	\$543,849	\$569,028	\$619,216	\$669,405	\$719,761
3 bed (4.5 person)	\$90,138	\$206,294	\$264,371	\$322,449	\$380,527	\$409,398	\$438,437	\$467,476	\$496,514	\$525,553	\$554,592	\$583,631	\$612,670	\$641,709	\$670,748	\$728,825	\$786,903	\$844,981
4 bed (6 person)	\$110,281	\$239,697	\$304,489	\$369,280	\$434,072	\$466,301	\$498,697	\$531,092	\$563,488	\$595,884	\$628,280	\$660,676	\$693,072	\$725,300	\$757,696	\$822,488	\$887,280	\$952,072

effective 4/17/2025

THESE FIGURES ARE SUBJECT TO CHANGE WITHOUT NOTICE

*Interest rate is the 10-year rolling average+1.5% OR the Freddie Mac rate published on January 31st of the current year, whichever is higher. HOA, property tax and insurance allowance updated in 2024 from \$350 / month to \$500 / month