



Housing Support Program

Community Foundation Boulder County continues its commitment to meeting the ongoing and evolving needs of our community by offering up to \$5 million in housing assistance support for households that are or will experience financial hardship due to the sunsetting of Additional Living Expense (ALE) insurance support.

Eligibility requirements:

- Displaced resident of a total or partial loss home (e.g., smoke damage included)
- At or below 150% Area Median Income (see attached chart) (see Note 2 below)
- ALE expired and extension denied
- Applicant has requested hardship review from the mortgage servicer of fire-affected property (if applicable) (see Note 3 below)
- Contract between parties (landlord/tenant); informal living arrangements need to be documented and counter signed.

Program offering:

- Up to \$2,500 per month
- Up to 6 months or Certificate of Occupancy (whichever comes first) with no more than two (2) - three (3) month extensions (dependent on availability of funding)

Note 1: Households do not need to be in the rebuilding process to be eligible for rental assistance. Homeowners and renters are eligible. "Home" refers to a place of residence, not a specific structure or type of dwelling. Households already receiving rental assistance through CFBC's Unmet Needs Fund are eligible for continued support through this program. Households financially struggling with non-housing related expenses should apply through Unmet Needs Fund.

Note 2: Area Median Income is indeed through 150% AMI. The attached chart is from CHFA's guidelines. AMIs between 121 and 150% will be calculated based on the determination of the listed 100% AMI.

Note 3: If applicant is having trouble securing a documented hardship review from their mortgage servicer or the mortgage servicer is automatically requiring forbearance or anything that affects credit without talking to the mortgagee, then the applicant can instead schedule a meeting with a Fannie Mae counselor or other certified HUD counselor. Applicant should email alehelp@impactdf.org to receive guidance about type of appointment and documentation as substitution to hardship review.



2023 Income Limit and Maximum Rent Tables
for All Colorado Counties
20% to 120% of Area Median Income (AMI)

HUD Effective Date: May 15, 2023

- The IRS allows Housing Tax Credit projects that placed in service as of 12.31.2008 to use higher HERA Special limits.
- All Housing Tax Credit and CHFA Loan projects are "held harmless" from limit decreases. To be "held harmless," a project must be in service before 06.29.2023.
- Housing Tax Credit and CHFA Multifamily Loan projects whose counties experienced a decrease in 2023 limits and that place in service before 06.29.2023 may continue to apply the same limits used in 2022.

County	AMI	2023 Income Limits							
		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Boulder	120%	111,600	127,560	143,520	159,360	172,200	184,920	197,640	210,360
Boulder	100%	93,000	106,300	119,600	132,800	143,500	154,100	164,700	175,300
Boulder	80%	74,400	85,040	95,680	106,240	114,800	123,280	131,760	140,240
Boulder	70%	65,100	74,410	83,720	92,960	100,450	107,870	115,290	122,710
Boulder	60%	55,800	63,780	71,760	79,680	86,100	92,460	98,820	105,180
Boulder	55%	51,150	58,465	65,780	73,040	78,925	84,755	90,585	96,415
Boulder	50%	46,500	53,150	59,800	66,400	71,750	77,050	82,350	87,650
Boulder	45%	41,850	47,835	53,820	59,760	64,575	69,345	74,115	78,885
Boulder	40%	37,200	42,520	47,840	53,120	57,400	61,640	65,880	70,120
Boulder	30%	27,900	31,890	35,880	39,840	43,050	46,230	49,410	52,590
Boulder	20%	18,600	21,260	23,920	26,560	28,700	30,820	32,940	35,060

NOTE: This chart is from CHFA. The Disaster Recovery Housing Support Program will use AMIs up to 150% based on what the 100% AMI is here.