

How do I know if I qualify for affordable housing?

Income requirements for affordable housing vary by property, household size, and funding program. To determine whether you qualify for a particular property, be sure to check with the leasing staff. The chart below shows different income levels by percent of Area Median Income (AMI), which is commonly used to determine whether a household meets necessary income thresholds.

2024 Income Limits for the Denver Metro Area (including Westminster)				
FAMILY SIZE	30% of Median	50% of Median	60% of Median	80% of Median
1	\$27,400	\$45,650	\$54,780	\$71,900
2	\$31,300	\$52,200	\$62,640	\$82,150
3	\$35,200	\$58,700	\$70,440	\$92,400
4	\$39,100	\$65,200	\$78,240	\$102,650
5	\$42,250	\$70,450	\$84,540	\$110,900
6	\$45,400	\$75,650	\$90,780	\$119,100
7	\$48,500	\$80,850	\$97,020	\$127,300
8	\$51,650	\$86,100	\$103,320	\$135,500

Effective May 1, 2024 (HUD updates the income guidelines on an annual basis)

If the COMBINED gross income of everyone in your household (including earned wages, Social Security, child support, etc.) is *below 80%* of AMI for your household size, you may qualify for an apartment with a reduced rent. Call specific property managers for details.

If your combined household gross income is *below 50%* of AMI for your household size, you may qualify for a home in a Section 8 rental property or for a Section 8 Housing Choice Voucher that can be used to rent an apartment on the private market. Section 8 tenants pay no more than 30% of their income towards rent. For further questions or to apply for a Section 8 Housing Choice Voucher, contact: Foothills Regional Housing - 303-422-8600 or [Maiker Housing Partners](#) - 303-227-2075.

Eviction or criminal histories may also affect whether you qualify for a particular property. However, discrimination based on race, color, nationality, religion, disability, family or marital status, and sexual orientation are all illegal under federal or state law. For more information on your rights, visit our [Fair Housing](#) page.