

FY 2024 Income Limits Summary

FY 2024 Income Limit Area	Median Family Income Click for More Detail	FY 2024 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Colorado Springs, CO HUD Metro FMR Area	\$104,000	Very Low (50%) Income Limits (\$) Click for More Detail	36,400	41,600	46,800	52,000	56,200	60,350	64,500	68,650
		Extremely Low Income Limits (\$)* Click for More Detail	21,850	25,000	28,100	31,200	36,580	41,960	47,340	52,720
		Low (80%) Income Limits (\$) Click for More Detail	58,250	66,600	74,900	83,200	89,900	96,550	103,200	109,850

NOTE: **El Paso County** is part of the **Colorado Springs, CO HUD Metro FMR Area**, so all information presented here applies to all of the Colorado Springs, CO HUD Metro FMR Area. HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the Colorado Springs, CO HUD Metro FMR Area.

The **Colorado Springs, CO HUD Metro FMR Area** contains the following areas: El Paso County, CO;

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as [established by the Department of Health and Human Services \(HHS\)](#), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.