



2016 Area Median Income Guidelines (AMI)

Effective March 28th, 2016
 2016 Median Income: **\$78,200**
 (Fort Collins/ Loveland Metropolitan Statistical Area)

N2N Affordable Apartment have AMI% restrictions – per unit/property
 Use the AMI chart below to determine the maximum income you and your family can earn to qualify

Affordable Properties - Monthly gross income must be at least 2x the amount of rent. Not to exceed the maximum annual gross income guidelines (AMI) above.

Household Members

Income	1	2	3	4	5	6	7	8
80% of AMI	43,800	50,050	56,300	62,550	67,600	72,600	77,600	82,600
60% of AMI	32,880	37,560	42,240	46,920	50,700	54,480	58,200	61,860
50% of AMI	27,400	31,300	35,200	39,100	42,250	45,400	48,500	51,650
40% of AMI	21,920	25,040	28,160	31,280	33,800	36,320	38,800	41,320
30% of AMI	16,450	18,800	21,150	24,300	28,440	32,580	36,730	40,890

- 51-80%: Low Income (N2N Affordable properties, HOME High Income Limit)
- 31-50%: Very Low Income Limit (N2N Affordable properties, HOME Low Income Limit)
- 0-30%: Extremely Low Income (Coachlight and CRB)

*80%, 50% % 30% are the Section 8 income limits published by HUD. These are the same income limits required for projects funded with CDBG & HOME.

*All combined monthly gross income includes all sources of income from people 18 years of age or older who will be living in the apartment. Anyone staying in the apartment for more than 15 days is considered living in the unit.

*All applicants 18 years and older are subject to a \$40. fee for a full credit and criminal background check. The application fee is for all N2N Affordable Housing apartments only. No application for all Coachlight and Crabtree applicants. See Resident Selection Criteria for details.

Pet Policy

Coachlight Plaza and Crabtree Properties don't accept pets.

No more than one (2) pets per apartment. 50lb maximum weight limit for ground floor and 15lb maximum weight limit for 2nd floor apartments. **\$250 non-refundable** pet fee required with proof of licensing and vaccinations. **(breed restrictions apply; see office for complete list).**

All other pets MUST get pre-approval from Neighbor to Neighbor
Includes, but not limited to: Birds, Gerbils, Ferrets & Reptiles

SUBJECT TO CHANGE WITHOUT NOTICE
SEE AFFORDABLE HOUSING STAFF FOR COMPLETE, CURRENT GUIDELINES

Revised 6/16/2016