



2017 Area Median Income Guidelines (AMI)

Effective April 24, 2017
 2017 Median Income: **\$76,800**
 (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.

Income	Number of People in Household							
	1	2	3	4	5	6	7	8
80% of AMI	\$43,040	\$49,200	\$55,360	\$61,440	\$66,400	\$71,280	\$76,240	\$81,120
60% of AMI	\$32,280	\$36,900	\$41,520	\$46,080	\$49,800	\$53,460	\$57,180	\$60,840
50% of AMI	\$26,900	\$30,750	\$34,600	\$38,400	\$41,500	\$44,550	\$47,650	\$50,700
40% of AMI	\$21,520	\$24,600	\$27,680	\$30,720	\$33,200	\$35,640	\$38,120	\$40,560
30% of AMI	\$16,150	\$18,450	\$20,750	\$24,600	\$28,780	\$32,960	\$37,140	\$41,320

Household Members

- 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 accept service pets only.

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 4/24/2017