




	AMI Level (3-Person Household)	Max Income* 	Monthly Rent 	% of NYC Population† 
Extremely Low Income (ELI)	10% AMI	\$8,590	\$156	7.18%
	20% AMI	\$17,180	\$371	11.27%
	30% AMI	\$25,770	\$586	8.76%
				27.2%
Very Low Income (VLI)	40% AMI	\$34,360	\$801	7.26%
	50% AMI	\$42,950	\$1,015	6.93%
				14.2%
Low Income (LI)	60% AMI	\$51,540	\$1,230	6.16%
	70% AMI	\$60,130	\$1,445	5.76%
	80% AMI	\$68,720	\$1,660	4.40%
				16.3%
Moderate Income (MOD)	90% AMI	\$77,310	\$1,874	5.03%
	100% AMI	\$85,900	\$2,089	4.00%
	110% AMI	\$94,490	\$2,304	3.25%
	120% AMI	\$103,080	\$2,519	3.64%
				15.9%
Middle Income (MID)	130% AMI	\$111,670	\$2,733	2.93%
	140% AMI	\$120,260	\$2,948	2.41%
	150% AMI	\$128,850	\$3,163	1.78%
	160% AMI	\$137,440	\$3,378	2.10%
				9.2%
High Income* (Market Rate)	170% AMI	\$146,030	\$3,592	1.56%
	180% AMI	\$154,620	\$3,807	1.75%
	190% AMI	\$163,210	\$4,022	1.43%
	200+% AMI	\$171,800+	\$4,237+	1.02%
				17.1%

The AMI Cheat Sheet [2017]



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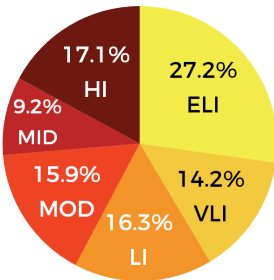


What is AMI?

AMI stands for Area Median Income. It is calculated and released every year by the U.S. Department of Housing and Development (HUD).

AMI is the combined average household income for the full New York City metropolitan area. This includes the incomes of residents in the all five boroughs, along with surrounding counties like Westchester, Putnam, Fairfield, and Rockland.

AMI sets the rent of a subsidized residential unit and what households can qualify for that rent level. To calculate AMI you need both your total household income and household size.



This chart shows the share of the New York City population of each income bracket.

ANHD's AMI Cheat Sheet is a general guide. It does not report exact rents, household income, or share of New York City population for any New York City region AMI level. Actual numbers may vary and should be looked up using New York City's Department of Housing Preservation and Development (HPD) resource tool.

*High Income is not an actual affordable housing category and is used here simply for labeling purposes.

*Household incomes are calculated from the U.S. Department of Housing and Urban Development (HUD) calculation of the 2017 Area Median Income (AMI) of the New York City region using a 3-person household size and 50% AMI as the base. Rents are calculated as what is affordable to the corresponding income as 30% of monthly income.

*Share of New York City Population is calculated using the 2015 American Community Survey (most up to date data available) Table B19001 and prorated to correspond to the approximate AMI income band.



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