Notes

ANHD's AMI Cheat Sheet is a general guide. It does not report exact rents or share of New York City population for any AMI level; it is an estimate based on available Census data.

Numbers used by the New York City Department of Housing Preservation and Development (HPD) to determine rents for different AMI levels and apartment sizes can be found at www1.nyc.gov/site/hpd/services-and-information/area-median-income.page

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The AMI
Cheat Sheet
2023

anhd

Association for Neighborhood & Housing Development

The **AMI** Cheat Sheet **2023**

The AMI Cheat Sheet shows maximum household incomes and rents for three-person households, using 2023 AMI calculations, and estimates the share of renter households and rent-burdened households at each AMI level in New York City.

What is **AMI**?

AMI stands for Area Median Income, also known as Income Limits. It is calculated every year by the U.S. Department of Housing and Urban Development (HUD).

HUD calculates AMI levels based on multiple factors. In high-rent areas like New York, the figure is based on market rents rather than family incomes.[1]

New York City uses AMI levels to set income qualifications and rents for affordable housing.

[1] For more information on HUD Income Limits calculations, visit huduser.gov/portal/datasets/il.html.

[2] High Income is not an actual affordable housing category and is used here simply for labeling purposes. HPD's highest affordable housing category is Middle Income, classified as 121-165% AMI.

[3] Share of Renter population is calculated using the Census American Community Survey (ACS) 2021 5-year Estimates Public Use Microdata Sample (PUMS). Households are assigned an AMI level based on income and household size. Incomes are adjusted to 2023 dollars using a Consumer Price Index inflation factor of 1.029928, obtained from the U.S. Bureau of Labor Statistics.

[4] Share of Rent-Burdened Households is calculated using ACS 2020 5-Year PUMS and filtering for households that pay more than 30% of their income toward rent.

[5] Maximum income for a three-person household that corresponds to the listed AMI level.

[6] Maximum rents affordable to each AMI level using the 30% standard of affordability (no more than 30% of monthly income).

	AMI Level	Share of Renter Households³	Share of Rent-Burdened Households⁴
Extremely Low Income	0-30% AMI	32.1%	52.2%
Very Low Income	31-50% AMI		
Low Income	51-80% AMI	15.4%	
Moderate Income	81-120% AMI	17.0%	23.8%
Middle Income	121-160% AMI	14.5%	15.5%
High Income²	161%+ AMI	8.0%	6.0%
		12.9%	2.0%
			—0.6%

	AMI Level	Share of Renter Households³	Share of Rent-Burdened Households⁴	Max Income⁵ (3 person household)	Max Affordable Rent⁶
Extremely Low Income	10%	8.9%	13.0%	$12,710	$318
	20%	13.5%	22.6%	$25,420	$636
	30%	9.8%	16.6%	$38,130	$953
Very Low Income	40%	8.3%	13.6%	$50,840	$1,271
	50%	7.1%	10.2%	$63,550	$1,589
Low Income	60%	6.5%	7.3%	$76,260	$1,907
	70%	5.5%	4.8%	$88,970	$2,224
	80%	5.1%	3.4%	$101,680	$2,542
Moderate Income	90%	4.4%	2.3%	$114,390	$2,860
	100%	3.8%	1.7%	$127,100	$3,178
	110%	3.4%	1.2%	$139,810	$3,495
	120%	2.9%	0.9%	$152,520	$3,813
Middle Income	130%	2.7%	1.0%	$165,230	$4,131
	140%	2.0%	0.5%	$177,940	$4,449
	150%	1.9%	0.3%	$190,650	$4,766
	160%	1.5%	0.3%	$203,360	$5,084
High Income²	170%	1.3%	0.2%	$216,070	$5,402
	180%	1.2%	0.1%	$228,780	$5,720
	190%	1.1%	0.1%	$241,490	$6,037
	200%	0.8%	0.0%	$254,200	$6,355
	200%+	8.4%	0.2%	More than $255,471	More than $6,387