

The **AMI** Cheat Sheet 2022

The AMI Cheat Sheet shows maximum household incomes and rents for three-person households, using 2022 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.

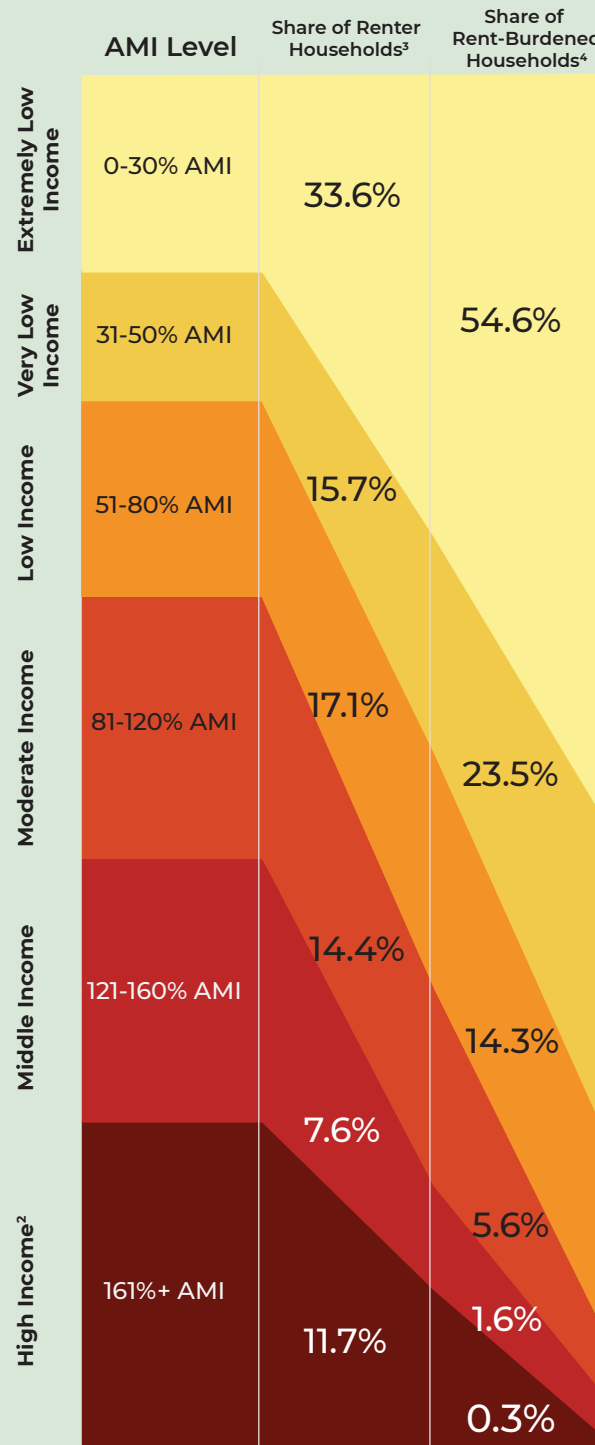
² High Income is not an actual affordable housing category and is used here simply for labeling purposes. HPD's highest affordable housing category is Middle Income, classified as 121-165% AMI.

³ Share of Renter population is calculated using the Census American Community Survey (ACS) 2020 5-year Estimates Public Use Microdata Sample (PUMS). Households are assigned an AMI level based on income and household size. Incomes are adjusted to 2022 dollars using a Consumer Price Index inflation factor of 1.0898, 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 Households ³	Share of Rent-Burdened Households ⁴	Max Income ⁵ (3 person household)	Max Affordable Rent ⁶
Extremely Low Income	10%	9.1%	\$12,010	\$300
	20%	14.4%	\$24,020	\$601
	30%	10.0%	\$36,030	\$901
Very Low Income	40%	8.5%	\$48,040	\$1,201
	50%	7.1%	\$60,050	\$1,501
Low Income	60%	6.4%	\$72,060	\$1,802
	70%	5.7%	\$84,070	\$2,102
	80%	5.0%	\$96,080	\$2,402
Moderate Income	90%	4.4%	\$108,090	\$2,702
	100%	3.8%	\$120,100	\$3,003
	110%	3.3%	\$132,110	\$3,303
	120%	2.9%	\$144,120	\$3,603
Middle Income	130%	2.5%	\$156,130	\$3,903
	140%	1.9%	\$168,140	\$4,204
	150%	1.8%	\$180,150	\$4,504
	160%	1.4%	\$192,160	\$4,804
	170%	1.2%	\$204,170	\$5,104
High Income ²	180%	1.2%	\$216,180	\$5,405
	190%	0.9%	\$228,190	\$5,705
	200%	0.9%	\$240,200	\$6,005
	200%+	7.6%	More than \$240,200	More than \$6,005

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

Scan to download the Cheat Sheet & read the report!



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