

Area Median Income (AMI) Overview –

This handout summarizes household income ranges, corresponding AMI levels, and common job types to support community planning and housing discussions.

Income, AMI Levels, and Example Jobs (2024)

- \$22K–\$37K → Extremely Low Income (~30% AMI)

Common jobs: food service workers, retail associates, childcare aides, seasonal workers

- \$38K–\$60K → Very Low Income (~50% AMI)

Common jobs: administrative assistants, medical aides, hospitality workers, entry-level trades

- \$60K–\$75K → Low Income (~60–80% AMI)

Common jobs: skilled trades workers, teachers (early career), law enforcement support staff, technicians

- \$75K–\$90K → Moderate Income (~80–100% AMI)

Common jobs: experienced teachers, nurses, mid-level managers, small business staff

- \$90K–\$120K → Above Median (~100–120% AMI)

Common jobs: senior professionals, engineers, experienced healthcare workers, managers

- \$120K+ → High Income (120%+ AMI)

Common jobs: executives, physicians, business owners, senior technical professionals

Key Takeaways

- AMI (Area Median Income) is used to determine eligibility for housing programs.
- Lower AMI levels indicate higher need for housing support.
- Workforce wages often fall below housing affordability thresholds.

Why This Matters

Understanding how incomes relate to AMI and local jobs helps communities plan for housing, workforce needs, and future growth.