



Understanding AMI

Local Area Median Income

Area Median Income (AMI) is the household income for the median — or middle — household in a region. The US Department of and Urban Development (HUD) publishes this data annually for regions; data varies by household size. The California Department of Housing and Community Development (HCD) makes minor adjustments based on regional factors to these numbers prior to publishing. Exact household AMI is determined by county and household size.

Annual Incomes by AMI for Nevada County Residents (2022)

| INCOME LEVEL | 1 PERSON | 2 PERSON | 3 PERSON | 4 PERSON | 5 PERSON |
|--|-----------|-----------|-----------|-----------------|-----------|
| Acutely Low (up to 15% AMI) | \$10,350 | \$11,800 | \$13,300 | \$14,750 | \$15,950 |
| Extremely Low (up to 30% AMI) | \$20,650 | \$23,600 | \$26,550 | \$29,500 | \$32,470 |
| Very Low (up to 50% AMI) | \$34,450 | \$39,400 | \$44,300 | \$49,200 | \$53,150 |
| Low (up to 80% AMI) | \$55,100 | \$63,000 | \$70,850 | \$78,700 | \$85,000 |
| Median (up to 100% AMI) | \$68,900 | \$78,700 | \$88,550 | \$98,400 | \$106,250 |
| Moderate (up to 120% AMI) | \$82,650 | \$94,500 | \$106,300 | \$118,100 | \$127,550 |
| Missing Middle (up to 170% AMI) | \$117,130 | \$133,790 | \$150,535 | \$167,280 | \$180,625 |
| Missing Middle (up to 195% AMI) | \$134,355 | \$153,465 | \$172,673 | \$191,880 | \$207,188 |
| Missing Middle (up to 245% AMI) | \$168,805 | \$192,815 | \$216,948 | \$241,080 | \$260,313 |

\$98,400
Nevada County
2022 AMI

Annual Incomes by AMI for Placer County Residents (2022)

| INCOME LEVEL | 1 PERSON | 2 PERSON | 3 PERSON | 4 PERSON | 5 PERSON |
|--|-----------|-----------|-----------|------------------|-----------|
| Acutely Low (up to 15% AMI) | \$10,750 | \$12,300 | \$13,800 | \$15,350 | \$16,600 |
| Extremely Low (up to 30% AMI) | \$21,300 | \$24,350 | \$27,400 | \$30,400 | \$32,850 |
| Very Low (up to 50% AMI) | \$35,500 | \$40,550 | \$45,600 | \$50,650 | \$54,750 |
| Low (up to 80% AMI) | \$56,750 | \$64,850 | \$72,950 | \$81,050 | \$87,550 |
| Median (up to 100% AMI) | \$71,550 | \$81,750 | \$92,000 | \$102,200 | \$110,400 |
| Moderate (up to 120% AMI) | \$85,850 | \$98,100 | \$110,400 | \$122,650 | \$132,450 |
| Missing Middle (up to 170% AMI) | \$121,635 | \$138,975 | \$156,400 | \$173,740 | \$187,680 |
| Missing Middle (up to 195% AMI) | \$139,523 | \$159,413 | \$179,400 | \$199,290 | \$215,280 |
| Missing Middle (up to 245% AMI) | \$175,298 | \$200,288 | \$225,400 | \$250,390 | \$270,480 |

\$102,200
Placer County
2022 AMI

Source: 2022 California Department of Housing and Community Development (HCD) with additional levels computed by MHC based on a percentage of area median income. HCD methodology does not always equal a % of area median family income. Percentages indicated here are approximates.