



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 (2019)

INCOME LEVEL	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON
Extremely Low (up to 30% AMI)	\$16,750	\$19,150	\$21,550	\$25,750	\$30,170
Very Low (up to 50% AMI)	\$27,900	\$31,900	\$35,900	\$39,850	\$43,050
Low (up to 80% AMI)	\$44,650	\$51,000	\$57,400	\$63,750	\$68,850
Median (up to 100% AMI)	\$59,550	\$68,100	\$76,600	\$85,100	\$91,900
Moderate (up to 120% AMI)	\$71,450	\$81,700	\$91,900	\$102,100	\$110,250
Upper Middle (up to 170% AMI)	\$101,235	\$115,770	\$130,220	\$144,670	\$156,230
Upper Middle (up to 195% AMI)	\$116,123	\$132,795	\$149,370	\$165,945	\$179,205

\$85,100
Nevada County
2019 AMI

Annual Incomes by AMI for Placer County Residents (2019)

INCOME LEVEL	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON
Extremely Low (up to 30% AMI)	\$17,600	\$20,100	\$22,600	\$25,750	\$30,170
Very Low (up to 50% AMI)	\$29,300	\$33,450	\$37,650	\$41,800	\$45,150
Low (up to 80% AMI)	\$46,850	\$53,550	\$60,250	\$66,900	\$72,300
Median (up to 100% AMI)	\$58,500	\$66,900	\$75,250	\$83,600	\$90,300
Moderate (up to 120% AMI)	\$70,200	\$80,250	\$90,250	\$100,300	\$108,300
Upper Middle (up to 170% AMI)	\$99,450	\$113,730	\$127,925	\$142,120	\$153,510
Upper Middle (up to 195% AMI)	\$114,075	\$130,455	\$146,738	\$163,020	\$176,085

\$83,600
Placer County
2019 AMI