

Who qualifies to live in affordable housing? What is Area Median Income (AMI)?

While specific eligibility criteria vary, most affordable rental housing programs are open to households making 60% of the area's median income or less. Down payment assistance programs may be open to households making up to 100% of the area's median income.

Area median income — often referred to as AMI — is a key metric in affordable housing. Area median income is defined as the midpoint of a metropolitan area's income distribution and is calculated on an annual basis by the Department of Housing and Urban Development (HUD).

2023 Area Median Income Guidelines - Minneapolis - St. Paul - Bloomington, MN								
Effective June 1, 2023								
Household Size								
AMI%	1	2	3	4	5	6	7	8
30%	26,100	29,800	33,550	37,250	40,250	43,250	46,200	50,600
50%	43,500	49,700	55,900	62,100	67,100	72,050	77,050	82,000
60%	52,500	60,000	67,450	74,950	80,950	86,950	92,950	98,950
80%	66,300	75,750	85,200	94,650	102,250	109,800	117,400	124,950
100%	87,450	99,950	112,450	124,900	138,900	144,900	154,900	164,900

How much is the rent in affordable housing?

Housing is considered affordable if a family spends less than 30% of their household income on housing costs. Maximum rental prices are therefore set according to Area Median Income (AMI) levels, also taking into account the household size and number of bedrooms.

2023 Rental Housing				
# Bedrooms	30% AMI	50% AMI	60% AMI	80% AMI
Efficiency	\$652	\$1,087	\$1,304	\$1,739
1 Bedroom	\$699	\$1,165	\$1,398	\$1,864
2 Bedrooms	\$838	\$1,397	\$1,676	\$2,235
3 Bedrooms	\$969	\$1,615	\$1,938	\$2,584
4 Bedrooms	\$1080	\$1,801	\$2,161	\$2,881