

Area Median Income (AMI)

AMI stands for “Area Median Income” (*median income is not the same as average income*)

In Jeffco, the 2022 AMI for one person is \$82,100/year (\$39/hour)

AMI	2022 Income Limits							
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
120%	98,520	112,560	126,600	140,640	151,920	163,200	174,480	185,760
100%	82,100	93,800	105,500	117,200	126,600	136,000	145,400	154,800
80%	65,680	75,040	84,400	93,760	101,280	108,800	116,320	123,840
70%	57,470	65,660	73,850	82,040	88,620	95,200	101,780	108,360
60%	49,260	56,280	63,300	70,320	75,960	81,600	87,240	92,880
55%	45,155	51,590	58,025	64,460	69,630	74,800	79,970	85,140
50%	41,050	46,900	52,750	58,600	63,300	68,000	72,700	77,400
45%	36,945	42,210	47,475	52,740	56,970	61,200	65,430	69,660
40%	32,840	37,520	42,200	46,880	50,640	54,400	58,160	61,920
30%	24,630	28,140	31,650	35,160	37,980	40,800	43,620	46,440
20%	16,420	18,760	21,100	23,440	25,320	27,200	29,080	30,960

Examples of Incomes

2022 Average Social Security Benefit = \$19,884 (24% AMI)

Jeffco Public Schools Educator, Bachelor’s Degree (minimum salary) = \$50,000 (61% AMI)

Jeffco Public Schools Educator, Master’s Degree (maximum salary) = \$100,209 (122% AMI)

City of Golden Code Enforcement Officer = \$47,902 to \$67,080

City of Golden Police Officer = \$69,659 to \$94,952

City of Golden Senior Maintenance Worker (Parks) = \$46,800 to \$52,000

Affordable Rent Prices

Affordable housing is generally defined as housing for which the occupant is **paying no more than a third** of their gross income for housing costs. —Reference www.hud.gov

Households spending more than a third of their gross annual income on housing costs are considered “cost-burdened.”

Spending more money on housing means less money for healthcare, childcare, transportation, and food.

AMI	2022 Maximum Rents				
	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm
120%	2,463	2,638	3,165	3,657	4,080
100%	2,052	2,198	2,637	3,047	3,400
80%	1,642	1,759	2,110	2,438	2,720
70%	1,436	1,539	1,846	2,133	2,380
60%	1,231	1,319	1,582	1,828	2,040
55%	1,128	1,209	1,450	1,676	1,870
50%	1,026	1,099	1,318	1,523	1,700
45%	923	989	1,186	1,371	1,530
40%	821	879	1,055	1,219	1,360
30%	615	659	791	914	1,020
20%	410	439	527	609	680

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**2021 Average
Monthly Rent in
Golden was
\$1,929**



**Rental rates
have increased
28%
over the past
5 years**