

2024 LOS ALAMOS COUNTY AREA MEDIAN INCOME (AMI)

Figures in RED are directly from HUD 6/15/2024; other numbers have been extrapolated from that data

AMIs																		
Household size	30% AMI	50% AMI	60% AMI	TRUE														
	Limits	Limits	Limits	Low Income	80%	85%	90%	95%	100%	105%	110%	115%	120%	125%	130%	140%	160%	
1 person	\$32,900	\$54,800	\$65,760	\$68,500	\$87,680	\$93,160	\$98,640	\$104,120	\$109,600	\$115,080	\$120,560	\$126,040	\$131,520	\$137,000	\$142,480	\$153,440	\$175,360	
1.5 person	\$35,250	\$58,700	\$70,440	\$73,375	\$93,920	\$99,790	\$105,660	\$111,530	\$117,400	\$123,270	\$129,140	\$135,010	\$140,880	\$146,750	\$152,620	\$164,360	\$187,840	
2 person	\$37,600	\$62,600	\$75,120	\$78,250	\$100,160	\$106,420	\$112,680	\$118,940	\$125,200	\$131,460	\$137,720	\$143,980	\$150,240	\$156,500	\$162,760	\$175,280	\$200,320	
3 person	\$42,300	\$70,450	\$84,540	\$88,050	\$112,720	\$119,765	\$126,810	\$133,855	\$140,900	\$147,945	\$154,990	\$162,035	\$169,080	\$176,125	\$183,170	\$197,260	\$225,440	
4 person	\$46,950	\$78,250	\$93,900	\$97,800	\$125,200	\$133,025	\$140,850	\$148,675	\$156,500	\$164,325	\$172,150	\$179,975	\$187,800	\$195,625	\$203,450	\$219,100	\$250,400	
4.5 person	\$48,850	\$81,400	\$97,680	\$101,725	\$130,240	\$138,380	\$146,520	\$154,660	\$162,800	\$170,940	\$179,080	\$187,220	\$195,360	\$203,500	\$211,640	\$227,920	\$260,480	
5 person	\$50,750	\$84,550	\$101,460	\$105,650	\$135,280	\$143,735	\$152,190	\$160,645	\$169,100	\$177,555	\$186,010	\$194,465	\$202,920	\$211,375	\$219,830	\$236,740	\$270,560	
6 person	\$54,500	\$90,800	\$108,960	\$113,450	\$145,280	\$154,360	\$163,440	\$172,520	\$181,600	\$190,680	\$199,760	\$208,840	\$217,920	\$227,000	\$236,080	\$254,240	\$290,560	
7 person	\$58,250	\$97,050	\$116,460	\$121,300	\$155,280	\$164,985	\$174,690	\$184,395	\$194,100	\$203,805	\$213,510	\$223,215	\$232,920	\$242,625	\$252,330	\$271,740	\$310,560	
8 person	\$62,000	\$103,300	\$123,960	\$129,100	\$165,280	\$175,610	\$185,940	\$196,270	\$206,600	\$216,930	\$227,260	\$237,590	\$247,920	\$258,250	\$268,580	\$289,240	\$330,560	

Rentals																		
Maximum affordable monthly rent																		
Assumes affordability = 30% of monthly household income																		
Maximum affordable monthly rent amounts should also include the following utilities: electric, gas, water, sewer, trash, & snow removal																		
Unit Size	HUD			TRUE														
	EXTREMELY LOW INCOME	50%	60%	HUD LOW INCOME	80%	85%	90%	95%	100%	105%	110%	115%	120%	125%	130%	140%	160%	
Studio (1 person)	\$822.50	\$1,370.00	\$1,644.00	\$1,712.50	\$2,192.00	\$2,329.00	\$2,466.00	\$2,603.00	\$2,740.00	\$2,877.00	\$3,014.00	\$3,151.00	\$3,288.00	\$3,425.00	\$3,562.00	\$3,836.00	\$4,384.00	
1 bed (1.5 person)	\$881.25	\$1,467.50	\$1,761.00	\$1,834.38	\$2,348.00	\$2,494.75	\$2,641.50	\$2,788.25	\$2,935.00	\$3,081.75	\$3,228.50	\$3,375.25	\$3,522.00	\$3,668.75	\$3,815.50	\$4,109.00	\$4,696.00	
2 bed (3 person)	\$1,057.50	\$1,761.25	\$2,113.50	\$2,201.25	\$2,818.00	\$2,994.13	\$3,170.25	\$3,346.38	\$3,522.50	\$3,698.63	\$3,874.75	\$4,050.88	\$4,227.00	\$4,403.13	\$4,579.25	\$4,931.50	\$5,636.00	
3 bed (4.5 person)	\$1,221.25	\$2,035.00	\$2,442.00	\$2,543.13	\$3,256.00	\$3,459.50	\$3,663.00	\$3,866.50	\$4,070.00	\$4,273.50	\$4,477.00	\$4,680.50	\$4,884.00	\$5,087.50	\$5,291.00	\$5,698.00	\$6,512.00	
4 bed (6 person)	\$1,362.50	\$2,270.00	\$2,724.00	\$2,836.25	\$3,632.00	\$3,859.00	\$4,086.00	\$4,313.00	\$4,540.00	\$4,767.00	\$4,994.00	\$5,221.00	\$5,448.00	\$5,675.00	\$5,902.00	\$6,356.00	\$7,264.00	

For Sale																		
Maximum Monthly Principal & Interest																		
Payment Based on the affordable monthly rent amounts above, less a \$350 allowance to cover taxes, insurance, and HOA dues																		
Unit Size	HUD			TRUE														
	EXTREMELY LOW INCOME	50%	60%	HUD LOW INCOME	80%	85%	90%	95%	100%	105%	110%	115%	120%	125%	130%	140%	160%	
Studio (1 person)	\$472.50	\$1,020.00	\$1,294.00	\$1,362.50	\$1,842.00	\$1,979.00	\$2,116.00	\$2,253.00	\$2,390.00	\$2,527.00	\$2,664.00	\$2,801.00	\$2,938.00	\$3,075.00	\$3,212.00	\$3,486.00	\$4,034.00	
1 bed (1.5 person)	\$531.25	\$1,117.50	\$1,411.00	\$1,484.38	\$1,998.00	\$2,144.75	\$2,291.50	\$2,438.25	\$2,585.00	\$2,731.75	\$2,878.50	\$3,025.25	\$3,172.00	\$3,318.75	\$3,465.50	\$3,759.00	\$4,346.00	
2 bed (3 person)	\$707.50	\$1,411.25	\$1,763.50	\$1,851.25	\$2,468.00	\$2,644.13	\$2,820.25	\$2,996.38	\$3,172.50	\$3,348.63	\$3,524.75	\$3,700.88	\$3,877.00	\$4,053.13	\$4,229.25	\$4,581.50	\$5,286.00	
3 bed (4.5 person)	\$871.25	\$1,685.00	\$2,092.00	\$2,193.13	\$2,906.00	\$3,109.50	\$3,313.00	\$3,516.50	\$3,720.00	\$3,923.50	\$4,127.00	\$4,330.50	\$4,534.00	\$4,737.50	\$4,941.00	\$5,348.00	\$6,162.00	
4 bed (6 person)	\$1,012.50	\$1,920.00	\$2,374.00	\$2,486.25	\$3,282.00	\$3,509.00	\$3,736.00	\$3,963.00	\$4,190.00	\$4,417.00	\$4,644.00	\$4,871.00	\$5,098.00	\$5,325.00	\$5,552.00	\$6,006.00	\$6,914.00	

Maximum Sales Prices																		
Assumes interest rate of 6.60%, 30 year loan term, and 90% loan-to-value (Interest rate is the Freddie Mac.)																		
Unit Size	HUD			TRUE														
	EXTREMELY LOW INCOME	50%	60%	HUD LOW INCOME	80%	85%	90%	95%	100%	105%	110%	115%	120%	125%	130%	140%	160%	
Studio (1 person)	\$82,204	\$177,455	\$225,125	\$237,042	\$320,463	\$344,298	\$368,133	\$391,967	\$415,802	\$439,637	\$463,471	\$487,306	\$511,141	\$534,975	\$558,810	\$606,479	\$701,818	
1 bed (1.5 person)	\$92,425	\$194,418	\$245,480	\$258,245	\$347,603	\$373,134	\$398,665	\$424,196	\$449,727	\$475,258	\$500,789	\$526,320	\$551,851	\$577,382	\$602,913	\$653,975	\$756,098	
2 bed (3 person)	\$123,088	\$245,523	\$306,806	\$322,073	\$429,372	\$460,013	\$490,655	\$521,296	\$551,938	\$582,579	\$613,221	\$643,862	\$674,504	\$705,145	\$735,787	\$797,070	\$919,636	
3 bed (4.5 person)	\$151,576	\$331,458	\$411,520	\$431,412	\$571,643	\$611,674	\$651,704	\$691,735	\$731,766	\$771,797	\$811,827	\$851,858	\$891,889	\$931,920	\$971,950	\$1,052,012	\$1,212,135	
4 bed (6 person)	\$176,150	\$377,686	\$466,993	\$489,073	\$645,606	\$690,260	\$734,913	\$779,567	\$824,220	\$868,874	\$913,527	\$958,181	\$1,002,834	\$1,047,487	\$1,092,141	\$1,181,448	\$1,360,062	