



YAMPA VALLEY HOUSING AUTHORITY

2023 AMI Fact Sheet

- Using data from the U.S. Census Bureau, the Department of Housing and Urban Development (HUD) annually calculates **AREA MEDIAN INCOME (AMI)**. This estimates median family income for every area of the country. Half of the family incomes are above the median and half are below the median. These estimates are used to calculate various income limits which are defined as percentages of the median family income. AMI varies by the number of persons in a household.
- AMI is the metric the Yampa Valley Housing Authority (YVHA) uses to determine eligibility for all our communities and programs. YVHA also follows the traditional rule that monthly housing costs should be no more than 30% of one's monthly gross income (i.e., income before taxes). Data for the entirety of Routt County is included in the AMI information YVHA uses. In 2023, the Routt County AMI increased by almost 6%.
- HUD defines **LOW INCOME** as anyone whose income is **below 80% AMI**. Local examples include our friends and neighbors who are elementary and preschool teachers, restaurant and grocery store workers, lift operators, bus drivers, and patient/medical assistants.
- HUD defines **MIDDLE INCOME** as anyone whose income falls **between 80-120% AMI**. Local examples include our friends and neighbors who are nurses, firefighters, and sworn police officers.

Routt County 2023 Income Limits

AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
120%	\$91,080	\$104,040	\$117,000	\$129,960	\$140,400	\$150,840
100%	\$75,900	\$86,700	\$97,500	\$108,300	\$117,000	\$125,700
80%	\$60,720	\$69,360	\$78,000	\$86,640	\$93,600	\$100,560

YVHA Communities

- Hillside Village Apartments - 55 units for households below 80% AMI
- The Reserves - 48 units for households between 40-60% AMI
- Alpenglow Village - 72 units for households between 30-100% AMI
- Sunlight Crossing - 90 units for households between 80-120% AMI
- Anglers Four Hundred - 75 units for households between 30-80% AMI

Occupations & Salaries in Steamboat Springs

2023 AMI	Steamboat Springs Occupation*	1 Person Household Income	Single Person Affordable Monthly Housing Cost	3 Person Household Income	3 Person Affordable Monthly Housing Cost
20%	Seasonal Lifty	\$21,510	\$538	\$27,630	\$691
20-50%	Restaurant Support	\$16-40k	\$400-\$1,000	\$20,552-\$51,380	\$514-1,285
20-50%	Cooks	\$22-40k	\$550-\$1,000	\$28,259-\$51,380	\$550-1,285
40-50%	Entry Grocery Position	\$33,280-45,365	\$832-1,134	\$42,748-57,271	\$1,069-\$1,432
45-55%	Patient Care/Medical Assistant	\$34,728-45,144	\$869-1,129	\$44,608-57,987	\$1,115-1,450
50%	Food & Beverage Worker	\$41,600	\$1,040	\$53,436	\$1,336
50-60%	Preschool Teacher	\$41,600-58,115	\$1,040-1,453	\$53,435-76,649	\$1,336-1,916
70%	Parks Tech	\$55,260	\$1,075	\$70,983	\$1,775
70%	Bus Driver	\$57,360	\$1,434	\$73,680	\$1,842
70-100%	Bartenders/Servers	\$55-80k	\$1,375-\$2,000	\$70,647-\$102,760	\$1,766-2,569
60-80%	New Teachers	\$48,750-62,305	\$1,219-1,558	\$62,620-80,030	\$1,566-\$2,001
80-120%	Nurse (RN)	\$61,926-95,977	\$1,548-2,399	\$79,544-123,282	\$1,989-\$3,082
80%	Firefighter/EMT	\$71,700	\$1,793	\$92,100	\$2,303
90-140%	Physical Therapist	\$75,275-112,902	\$1,882-2,823	\$96,691-\$145,23	\$2,417-\$3,626
100%	Sworn Police Officer	\$86,040	\$2,151	\$110,520	\$2,763
130%	Civil Engineer	\$100,380	\$2,510	\$128,940	\$3,224
180%	IT Manager	\$143,400	\$3,585	\$184,200	\$4,605

*This chart is based on actual 2023 salaries for Steamboat Springs occupations. Incomes were disclosed by various business in the community.

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www.yvha.org

