

What is “affordable”?

State Definitions*

- *Affordable housing* = housing that, on an annual basis, costs 30% or less than the estimated median household income for households earning $\leq 60\%$ of the AMI, adjusted for family size.
- *Workforce housing* = housing that, on an annual basis, costs 30% or less than the estimated median household income for households earning more than 60% but not exceeding 120% of the AMI, adjusted for family size.

HUD Definitions

- *Affordable housing* = housing where the occupant is paying no more than 30% of gross income for housing costs, including utilities.
- *Cost burden* = spending more than 30% of income on housing costs, including rent, mortgage payments, utilities, and other fees.

*T.C.A 5-9-113. Applies whenever Metro appropriates funds for affordable or workforce housing.

Who needs affordable housing?

	1-person household	2-person household	3-person household	4-person household
30% AMI	\$21,000	\$24,000	\$27,000	\$30,000
50% AMI	\$34,950	\$39,950	\$44,950	\$49,900
60% AMI	\$41,940	\$47,940	\$53,940	\$59,880
75% AMI*	\$52,400	\$59,900	\$67,400	\$74,850
80% AMI	\$55,900	\$63,900	\$71,900	\$79,850
100% AMI*	\$69,900	\$79,900	\$89,900	\$99,850
MHI (2022)	\$44,935	\$88,716	\$101,139	\$101,927

1 Person Example		
Hourly Rate	Associated Jobs (Based on Bureau of Labor Statistics Wage Data for Nashville)	Affordable Monthly Housing Costs @ 30% of gross monthly income
\$10.10	Anyone working full time (40 hours) earning minimum wage	\$525
\$16.80	Ground Maintenance Worker; Library Tech; Receptionist; Preschool Teacher	\$873.00
\$20.16	School Bus Driver; Highway Maintenance Worker; Hairdresser; EMT	\$1,048.50
\$25.19	Coaches; Community Health Workers; Substance Abuse, Behavioral Disorder & Mental Health Counselors;	\$1,310
\$26.88	Police Officer 1; Fire Fighter 1; Clergy; Paralegal	\$1,397
\$33.61	Dental Hygienist; Respiratory Therapists; Occupational Health & Safety Tech	\$1,747.50
\$21.60	Interpreter/translator; Office & Administrative Support	\$1,123.38

49% renters are cost burdened

23% of owners are cost burdened

50% of all HHs are at 71% AMI

*HUD does not publish a calculation for this AMI target. The calculations for 75% and 100% of the AMI were prepared by the Tennessee Housing Development Agency.

	2023 AMI/2022 MHI		2022 AMI/2021 MHI	
AMI for all households**	\$102,500	\$49.28	\$96,700.00	\$46.49
MHI for all households***	\$72,473	\$34.84	\$65,348.00	\$31.42

** The Area Median Income (AMI) for Metro Nashville includes a 10-county census. The following counties are included: Cannon, Cheatham, Davidson, Dickson, Robertson, Rutherford, Sumner, Trousdale, Williamson, and Wilson.

*** The Median Household Income includes only Davidson County.