

Occupations by Area Median Income (AMI)

Prepared by VHCB

3-Person Household

At 60% of AMI, for a 3-person single parent household (the cap for this ranges depending on county but the maximum annual income in this category is \$64,260) Vermonters with these jobs, in addition to elders, the disabled and those on public assistance would be eligible:

- maintenance workers
- cashiers
- cafeteria workers
- early childhood educators, teaching assistants
- carpenters, construction workers, general laborers
- CNC tool operators
- plumbers & pipefitters
- waiters
- postal clerks
- bookkeepers
- customer service representatives & sales associates
- librarians
- administrative assistants and office support staff
- tractor trailer and other truck drivers
- healthcare support staff
- home health aids, LPNs and medical assistants
- factory production staff
- cleaning staff
- bank tellers

Maximum Affordable Rent for this population is \$1,330-1,546 depending on county
Maximum affordable homeownership price is \$157,500 - \$184,000.

At 80% of AMI (maximum of \$85,600) we are meeting the needs of Vermonters with jobs like this, in addition to those served above in the 60% category:

- computer support specialists
- laboratory technicians
- speech language pathologists
- police officers
- substance use and mental health counselors

- clergy, and HR specialists

Maximum affordable rent is \$2,128 – \$2,473

Maximum affordable homeownership purchase price is \$254,000 - \$295,500.

At 100% of AMI (maximum of \$107,100) we are meeting the needs of Vermonters with jobs like this:

- radiology technicians
- sales representatives
- accountants
- registered nurses
- dental hygienists
- physical therapists

Maximum affordable rent is \$2,660 – \$3,092

Maximum affordable homeownership price is \$318,000 – \$369,500

At 150% of AMI (maximum of 160,650) the income range includes Vermonters with jobs like this:

- lawyers
- industrial engineers
- financial managers
- software developers
- computer systems analysts
- nurse practitioners
- management analysts

Maximum affordable rent is \$3,990 – \$4,638

Maximum affordable homeownership purchase price is \$477,000 – 554,500

Assumption: Assuming a single person household with two children living in a 3 bedroom rental or homeownership unit.

Data Sources: [Housing Data.org](https://housingdata.org) and the [McClure annual report on Vermont's most promising jobs](#).

1-person Household

At 60% of AMI, for a 1-person household (the cap for this ranges depending on county but the maximum annual income in this category is \$49,980) Vermonters with these jobs, in addition to elders, the disabled and those on public assistance would be eligible:

- Housekeepers
- Retail Workers
- Nursing Assistants
- Customer Service Representatives
- Food service workers
- Food service managers
- Office & Administrative Support Professionals
- Automotive Technicians
- Healthcare support staff

Maximum Affordable Rent for this population is \$1,152 - \$1,338 depending on county
Maximum affordable homeownership price is \$136,500- \$159,000

At 80% of AMI (maximum of \$66,600) we are meeting the needs of Vermonters with jobs like this, in addition to those served above in the 60% category:

- Elementary and secondary education school teachers
- Plumbers & Pipefitters
- Child, Family & School Social Workers
- Post-Office Clerks
- Carpenters
- Clergy
- School Counselors

Maximum Affordable Rent for this population is \$1,535 - \$1,783 depending on county
Maximum affordable homeownership price is \$182,500 - \$212,500

At 100% of AMI (maximum of \$83,300) we are meeting the needs of Vermonters with jobs like this:

- Accountants and Auditors
- Speech Language Pathologists
- Registered Nurses

Maximum Affordable Rent for this population is \$1,920 - \$2,231 depending on county
Maximum affordable homeownership price is \$228,500 - \$266,000

At 120% of AMI (maximum of \$99,960) the income range includes Vermonters with jobs like this:

- Architects
- Physical Therapists
- Electrical and telecom line installers
- Sales representatives

Maximum Affordable Rent for this population is \$2,304 - \$2,677 depending on county
Maximum affordable homeownership price is \$275,500 - \$320,000

At 150% of AMI (maximum of \$124,950) the income range includes Vermonters with jobs like this:

- Financial managers and advisors
- Software developers
- Lawyers

Maximum Affordable Rent for this population is \$2,880 - \$3,346 depending on county
Maximum affordable homeownership price is \$344,000 - \$400,000

Data Sources: [Housing Data.org](https://housingdata.org) and the [McClure annual report on Vermont's most promising jobs](#).