



Info sheet: Affordable Workforce Housing

The new Trailhead at Chamizal residential development will bring 204 units of affordable housing to the Village of Los Ranchos, in a mix of one-, two-, and three-bedroom apartments.

There are many misconceptions about what this type of housing is and is not. Read on for some important facts about affordable housing:

What does “affordable housing” actually mean?





The term “affordable housing” can mean different things in different contexts. In this case, it means that 100% of the rental units in the development (i.e., all 204 units) will be subject to a limit on the rental rates that can be charged, and potential residents must qualify by showing that their income is less than 60% AMI.

Who can live in these apartments?

Working families, seniors, students, single people, married couples, etc.–the apartments will be available to anyone who meets the income qualifications and passes a background and credit check.

What are the income qualifications?

To qualify, the total annual income of the household must be at or below 60% of Area Median Income (AMI). AMI is defined by the United States Department of Housing and Urban Development (HUD), and is updated yearly. The chart below illustrates the 2022 income levels for 60% AMI, by household size:

Household Size:	Income Limit
1 	\$ 31,740
2 	\$ 36,240
3 	\$ 40,800
4 	\$ 45,300

What are the rents?

The maximum rental rates, like the income limits, are updated annually. The rents for 2022 are:

- 1-bedroom: \$ 817
- 2-bedroom: \$ 982
- 3-bedroom: \$1,130

What happens if a resident begins to earn more than the income limit?

Once a resident has qualified, they may continue to live in the apartment indefinitely. If their earnings were to increase and begin to exceed the income limit, the resident would still be eligible to stay in their apartment. If that resident moved out, the apartment would be rented to a new qualifying tenant at a rate at or below the current rent limit.

What kinds of jobs pay at this level?

60% AMI is an income level defined by hardworking people who contribute to their communities.

City Accountant:	\$41,111
Senior Affairs Program Coordinator:	\$40,295
Zookeeper Supervisor:	\$41,012
Construction Worker:	\$40,897
Entry-level Firefighter:	\$27,997
Bernalillo County Sheriff Cadet:	\$41,080
Private School Teacher:	\$28,345
Bernalillo County Lifeguard:	\$27,040
Store Manager:	\$40,709
Warehouse Associate:	\$32,250
Film Crew:	\$36,668
Medical Assistant:	\$32,641
Social Services Case Manager:	\$37,000
Tortilla Packer:	\$34,052
Agricultural Equipment Tech:	\$44,821
Farm Worker:	\$31,632



Will these be long-term residents?

Yes. The minimum lease term is one year, and residents in affordable housing are generally stable, long-term occupants who become essential members of their communities.