

Affordable Housing, Wages, and “AMI”

The Council of Community Housing Organizations | updated October 2017

What incomes and wages do different types of affordable housing serve? Affordable housing is defined as housing that costs no more than 30% of a household's income. Affordable housing is priced according to “AMI,” or **Area Median Income**, defined by the Federal government for the metropolitan

area including San Francisco, Marin, and San Mateo (which means that these AMIs are actually about 10% higher than the actual median in SF). The table below shows rough income levels for typical jobs, and the equivalent AMI. AMI varies by household size, so that while an entry-level schoolteacher who

earns \$50,000 is defined as 60% AMI, a family of four with two teachers earning a combined \$100,000 is at 100% AMI. In setting policy, it is important to dig into the “weeds” of wages, AMI and bedroom mix to decide who affordable housing is being aimed to serve.



20% AMI



35% AMI



50% AMI



60% AMI



80% AMI



100% AMI



120% AMI

One-person household

\$16,000/yr. \$8/hr.	\$28,000/yr. \$13.50/hr.	\$40,000/yr. \$20/hr.	\$48,000/yr. \$24/hr.	\$64,000/yr. \$32/hr.	\$80,000/yr. \$40/hr.
(SSI Income) Senior or person with disability, Part-time worker	(Minimum-wage) Hotel worker, Domestic worker, Janitor, Line Cook	Education Paraprofessional, Preschool Worker, Security Guard	Entry Teacher, Construction Apprentice, Mechanic	(SF Median) Teacher average, Union Laborer, City Gardener	City Librarian, Park Ranger

Two-income three-person household

\$52,000/yr.	\$62,000/yr.	\$83,000/yr.	\$104,000/yr.	\$125,000/yr.
Hotel worker + part-time worker	Two minimum-wage workers	Teacher + Preschool worker	Two entry-level teachers	Two avg. teacher incomes

Who builds it?

Nonprofit housing developers use City and Federal subsidies along with local dedicated funds and linkage fees, to build apartments for households from 0-60% AMI .	Market-rate rental builders required to provide 10%-12% of units at 55% AMI .	Market-rate rental builders required to provide 4% of units at 80% AMI , and condo builders to provide 5-12% of units at 80% AMI .	Market-rate rental builders required to provide 4% of units at 110% AMI , and condo builders to provide 5% of units at 105% AMI and 5% of units at 130% AMI . Nonprofits to build teacher housing from 70-130% AMI .
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