

**Area Median Income Levels
Family of Four**

Source: 2019 Area Median Income (AMI) for San Diego County

<https://www.sandiegocounty.gov/content/sdc/sdhcd/rental-assistance/income-limits-ami.html>

Note: Using chart above for Family Size of 4, 100% of AMI would be \$107,000 (\$107,000 times 80% = \$85,600 for Family of Four at 80% AMI)

		Income			Range of Housing Prices in Attainable for Each AMI - Based on Conventional Financing (Today's Housing Prices and current AMI)		Range of Square Footages	Number of Homes	Percent of Homes	
Very Low Income	60% or less	\$53,500.00	Notes 1-3 below	\$64,200.00				210	10.0%	10% of homes; split between Senior Affordable and Family Affordable for rent; per Wakeland, the senior housing is typically one bedroom units only, and the mix for family affordable will be 20% 1-bedroom units, 50% 2-bedroom units, and 30% 3-bedroom units. 1,331 residential units = 62% of homes
Low Income	61-80%	\$65,270.00		\$85,600.00	\$343,000.00	\$408,000.00	1,100 sf - 1,400 sf	346	16.2%	
Working Families	81-100%	\$86,670.00		\$107,000.00	\$408,000.00	\$513,000.00	1,200 sf - 1,900 sf	306	14.3%	
Working Families	101 -120%	\$108,070.00		\$128,400.00	\$526,875.00	\$633,000.00	1,400 sf - 2,600 sf	469	22.0%	
Working Families	121-150%>	\$129,470.00		\$160,500.00	\$651,000.00	\$753,000.00	1,800 sf - 4,200 sf	706	33.1%	
Total Units	151% >				\$816,000.00	\$927,000.00	2,500 af - 4,200 sf	98	4.6%	0.623419

Note 1 These two income ranges are representative of 50% of AMI for Families of Four (\$53,500) and 60% of AMI for Families of Four (64,200) for illustrative purposes.

Note 2 The for rent units in the Very Low Income category, persons making 60% or less of AMI would qualify however.

Note 3 The AMI for "all families" in the County of San Diego is \$86,300 (family size from 1 person to 8 persons per the San Diego County AMI chart link above). Using that total families AMI, 60% of AMI would be \$51,780). This AMI for all families is slightly lower than the 60% of AMI for Families of Four noted above as \$64,200