

## Calculate Your AMI

Scan this QR code to calculate your Area Median Income!



## More Info

Learn more about AMI levels and affordable housing programs.



[SA.gov/NHSD](https://sa.gov/NHSD)

Household Income Limits are set by the Department of Housing and Urban Development annually. The incomes used are estimate representations for San Antonio.

Occupational Employment and Wages in San Antonio-New Braunfels — May 2022: Southwest Information Office : U.S. Bureau of Labor Statistics ([bls.gov](https://bls.gov))



## 80% AMI by household size



**Kareem has worked as a bus driver for seven years.**

**\$23.85 HOURLY    \$954 WEEKLY    \$49,600 ANNUALLY**

**Affordable rent is \$1,240 a month or less.**



**Jeff and Xochitl are full-time college students and live near campus.** Jeff works as a childcare specialist at a children's center, and Xochitl has a work-study position.

**\$27.24 HOURLY    \$1,089 WEEKLY    \$56,650 ANNUALLY**

**Affordable rent is \$1,416 a month or less.**



**Mei lives with her two adult children, Li and Bryan.** Mei works as an administrative assistant, and her children have work-study positions in their universities.

**\$30.65 HOURLY    \$1,226 WEEKLY    \$63,750 ANNUALLY**

**Affordable rent is \$1,593 a month or less.**



**Mia and Terrance are a retired couple who care for their two adult children who are living with disabilities.** Mia worked as a medical assistant, and Terrance was an illustrator. Both adult children receive disability benefits.

**\$34.04 HOURLY    \$1,362 WEEKLY    \$70,800 ANNUALLY**

**Affordable rent is \$1,770 a month or less.**



**Torie and her three children live with her father, Julián.** Torie works at the mall in sales and Julián is a retired Air Force Veteran living on a fixed income. He receives a monthly check from the Department of Veteran Affairs and Social Security Income.

**\$36.78 HOURLY    \$1,471 WEEKLY    \$76,500 ANNUALLY**

**Affordable rent is \$1,912 a month or less.**

## 120% AMI by household size



**Gracie recently graduated with her master's degree and works as a nonprofit social services director.**

**\$35.77 HOURLY    \$1,431 WEEKLY    \$74,400 ANNUALLY**

**Affordable rent is \$1,860 a month or less.**



**Patrick and David got married last fall and moved into an apartment.**

Patrick is attending law school, and David works as a software engineer.

**\$40.85 HOURLY    \$1,634 WEEKLY    \$84,960 ANNUALLY**

**Affordable rent is \$2,124 a month or less.**



**Arwa, Eduardo and their daughter rent an apartment.** Arwa works as a retail salesperson, and Eduardo works at an internet installation company.

**\$45.98 HOURLY    \$1,839 WEEKLY    \$95,640 ANNUALLY**

**Affordable rent is \$2,391 a month or less.**



**Roberto and his wife Angelica care for her parents.** Roberto works as a high school math teacher, Angelica works as a nurse at a children's hospital, and her father receives monthly social security income.

**\$51.06 HOURLY    \$2,042 WEEKLY    \$106,200 ANNUALLY**

**Affordable rent is \$2,655 a month or less.**



**Imad and Lucia have three sons.**

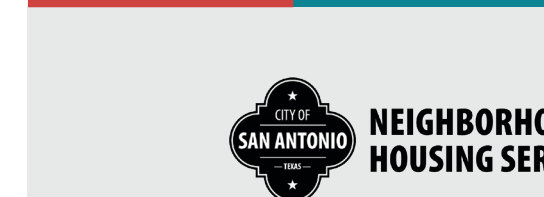
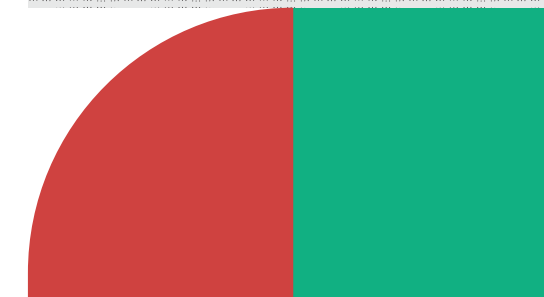
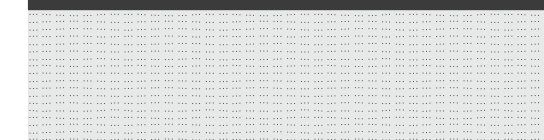
Imad is a manager at a technology company, and Lucia is a stay-at-home mom.

**\$55.15 HOURLY    \$2,206 WEEKLY    \$114,720 ANNUALLY**

**Affordable rent is \$2,868 a month or less.**

# DEFINING AFFORDABLE HOUSING

USING AREA MEDIAN INCOME (AMI)



**NEIGHBORHOOD & HOUSING SERVICES**



People deserve to live in a home they can afford. Some people rent a place to live and others live in a home they own.

## What is my AMI?

People often think of their income in terms of hourly, weekly, or annual pay. When governments talk about what is “affordable” for a person or family, they often use the term “AMI.”

AMI or Area Median Income is the middle or “median” income for an area, such as a city. They are organized by percentages.

## Why does AMI Matter?

Knowing your AMI is helpful because it is connected to many affordable housing programs. AMI levels are created using a mix of a family’s total annual income before taxes and the number of people that live in your home (also known as household size).

The total pre-tax income and all other sources of income including social security, veteran benefits, and child support are included. You can understand what housing options are available to you when you know your AMI level.

Examples of people living at different AMI levels and their stories are shared by percentage levels. An affordable rent for each AMI level is included. In general, spending more than 1/3 of your pre-tax income on your housing is considered unaffordable. This is because it can create challenges in being able to meet other needs such as food, transportation, medical needs, and recreation.

### 30% AMI by household size



**Alfonso is 75 years old and lives in an apartment with his cat.** He worked in construction for 40 years. He is now retired and receives Social Security Income.

**\$8.94 HOURLY    \$358 WEEKLY    \$18,600 ANNUALLY**

**Affordable rent is \$465 a month or less.**



**Ashley and Lily are sisters who recently left the foster care system.** They are renting a casita in a friend’s backyard. Ashley works at a nearby small restaurant.

**\$10.22 HOURLY    \$409 WEEKLY    \$21,250 ANNUALLY**

**Affordable rent is \$531 a month or less.**



**Consuelo is a single mother of two children, Carlos and Sofia.** Consuelo is a home health aide. She also works at a grocery store part-time to supplement her income.

**\$11.49 HOURLY    \$460 WEEKLY    \$23,900 ANNUALLY**

**Affordable rent is \$597 a month or less.**



**María is 55 years old and is the guardian of her three grandchildren.**

María works as a housekeeper at a hotel downtown.

**\$12.76 HOURLY    \$511 WEEKLY    \$26,550 ANNUALLY**

**Affordable rent is \$663 a month or less.**



**Crystal and Daniel have three children.** Crystal takes care of older adults and has weekend shifts at a diner. Daniel works as a landscaper during the day and is a part-time delivery driver in the evenings.

**\$13.80 HOURLY    \$552 WEEKLY    \$28,700 ANNUALLY**

**Affordable rent is \$717 a month or less.**

### 50% AMI by household size



**Abraham is 45 years old and works full-time as a security guard.** He lives alone in an apartment.

**\$14.90 HOURLY    \$596 WEEKLY    \$31,000 ANNUALLY**

**Affordable rent is \$775 a month or less.**

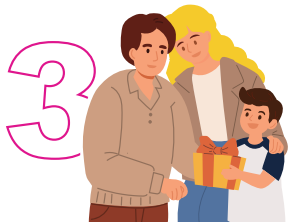


**Kai, a 30-year-old single parent, lives with their daughter Luna.**

Kai works as a medical assistant at a local clinic.

**\$17.02 HOURLY    \$681 WEEKLY    \$35,400 ANNUALLY**

**Affordable rent is \$885 a month or less.**



**Xavier and Isabel have a son Juan.**

Xavier works as a truck driver. Isabel works part-time as a cashier at a retail store.

**\$19.16 HOURLY    \$766 WEEKLY    \$39,850 ANNUALLY**

**Affordable rent is \$996 a month or less.**



**Ana and Miguel have two children.**

Ana works as an administrative assistant in an office, and Miguel works as a delivery driver.

**\$21.27 HOURLY    \$851 WEEKLY    \$44,250 ANNUALLY**

**Affordable rent is \$1,106 a month or less.**



**Ayesha and Alex have three children.**

Ayesha works as a teacher’s aide, and Alex is a maintenance worker.

**\$22.98 HOURLY    \$919 WEEKLY    \$47,800 ANNUALLY**

**Affordable rent is \$1,195 a month or less.**

### 60% AMI by household size



**Marcos recently moved to the U.S. from Colombia.** He works as a maintenance lead at a local nonprofit.

**\$17.88 HOURLY    \$715 WEEKLY    \$37,200 ANNUALLY**

**Affordable rent is \$930 a month or less.**



**Lupe is a medical mail clerk at a military base.**

She lives with her grandmother, who receives survivor’s benefits.

**\$20.42 HOURLY    \$817 WEEKLY    \$42,480 ANNUALLY**

**Affordable rent is \$1,062 a month or less.**



**Nicole is a receptionist at a dental office and cares for her two children, Imani and Mario.** Mario was diagnosed with Autism at an early age and receives Supplemental Security Income (SSI).

**\$22.99 HOURLY    \$920 WEEKLY    \$47,820 ANNUALLY**

**Affordable rent is \$1,195 a month or less.**



**Ronny works as a bank teller and is a single father of three teen children Jacques, Isabella, and Lisa.** He receives monthly child support.

**\$25.53 HOURLY    \$1,021 WEEKLY    \$53,100 ANNUALLY**

**Affordable rent is \$1,327 a month or less.**



**George and Alejandra live with their two children and George’s father.** George’s father doesn’t qualify for Social Security yet. George works as a machine operator at a warehouse, and Alejandra works as a freelance make-up artist.

**\$27.58 HOURLY    \$1,103 WEEKLY    \$57,360 ANNUALLY**

**Affordable rent is \$1,434 a month or less.**