

ATTACHMENT 12

Area Median Incomes & Affordability

Why do lower-income units make sense for South San Francisco?

Incomes in South San Francisco are lower than most of the rest of the County and income levels for affordable units are based on the countywide median income (AMI).

	Median Household		Average Household	
	Income	Rank	Income	Rank
Atherton	\$ 250,000	1	\$ 450,696	1
Woodside	\$ 250,000	2	\$ 411,697	2
Portola Valley	\$ 244,539	3	\$ 356,579	4
Hillsborough	\$ 238,750	4	\$ 373,128	3
San Carlos	\$ 152,521	5	\$ 199,987	6
Foster City	\$ 136,383	6	\$ 166,947	9
Menlo Park	\$ 132,928	7	\$ 213,900	5
Belmont	\$ 125,958	8	\$ 169,513	8
Burlingame	\$ 118,410	9	\$ 173,049	7
Half Moon Bay	\$ 110,900	10	\$ 164,222	10
Millbrae	\$ 109,984	11	\$ 139,023	13
Brisbane	\$ 109,632	12	\$ 139,037	12
Pacifica	\$ 106,959	13	\$ 129,034	15
San Mateo	\$ 103,399	14	\$ 140,711	11
Redwood City	\$ 99,026	15	\$ 135,253	14
Colma	\$ 97,500	16	\$ 113,732	17
San Bruno	\$ 94,705	17	\$ 114,877	16
South San Francisco	\$ 92,074	18	\$ 110,853	18
Daly City	\$ 86,342	19	\$ 101,437	19
East Palo Alto	\$ 58,783	20	\$ 81,618	20
San Mateo County	\$ 105,667		\$ 151,463	
SSF as % of AMI	87%		73%	
2017 American Community Survey conducted by the U.S. Census Bureau				
*\$250,000 is \$250,000+				

Who qualifies for this affordable housing?

	# of Units	1-person	2-people	3-people	4-people	5-people
25% AMI (Extremely Low)	43	\$ 23,938	\$ 27,363	\$ 30,775	\$ 34,200	\$ 36,938
50% AMI (Very Low)	69	\$ 56,450	\$ 64,500	\$ 72,550	\$ 80,600	\$ 87,050
60% AMI (HOME Limit)	28	\$ 71,170	\$ 81,340	\$ 91,502	\$ 101,629	\$ 109,833
80% AMI (Low)	17	\$ 90,450	\$ 103,350	\$ 116,250	\$ 129,150	\$ 139,500

- City Examples:
 - Recreation Leaders
 - Building Maintenance Custodians
 - Administrative Assistants
 - Building Inspectors
 - Preschool Teachers w/ dependents
 - Parking Enforcement Officers w/ dependents
 - Van Drivers w/ dependents
- School District Examples:
 - Paraprofessionals
 - Teachers
 - IT Specialists
 - Grounds Maintenance Workers
 - Nutrition Assistants w/ dependents
 - Accountants w/ dependents