

AFFORDABLE HOUSING AND AREA MEDIAN INCOME

What is Affordable Housing?

Affordable housing means that a given household’s monthly housing costs (including utilities) total no more than 30% of their gross income. When costs exceed this threshold, lower-income households may struggle to afford other basic needs like food, transportation, or healthcare.

Low-income housing refers to housing options that are restricted to occupants making less than the Area Median Income (AMI). These units are priced to ensure monthly housing costs do not exceed 30% of a given household's income. For example, an 80% AMI unit is shorthand for a unit where the occupants must have an annual gross income at or below 80% of the Area Median Income for our region. This unit would be priced to ensure monthly housing costs remain affordable, which is going to be less than the market rate for a comparable unit.

AMI figures vary depending on household size, as there are increased costs associated with supporting more people, requiring more income to maintain the same standard of living.

What are these numbers?

The table in the upper right shows the **annual income limits** for various household sizes and AMI levels as identified by ARCH, updated for 2025.

The table in the lower right compares **sample salaries of workers** in Sammamish with these AMI levels. For example, an entry-level Administrative Assistant working for the City may make between \$53,400 and \$74,800 annually. If this person comprised a single-member household, that would put them between 50% and 70% AMI. If this person was the sole earner for a household of three, then this range shifts to between 40% and 60% AMI.

% AMI	Household Size				
	1 person	2 persons	3 persons	4 persons	5 persons
40%	\$ 43,988	\$ 50,272	\$ 56,556	\$ 62,840	\$ 67,867
50%	\$ 54,985	\$ 62,840	\$ 70,695	\$ 78,550	\$ 84,834
60%	\$ 65,982	\$ 75,408	\$ 84,834	\$ 94,260	\$ 101,801
65%	\$ 71,481	\$ 81,692	\$ 91,904	\$ 102,115	\$ 110,284
70%	\$ 76,979	\$ 87,976	\$ 98,973	\$ 109,970	\$ 118,768
75%	\$ 82,478	\$ 94,260	\$ 106,043	\$ 117,825	\$ 127,251
80%	\$ 87,976	\$ 100,544	\$ 113,112	\$ 125,680	\$ 135,734
100%	\$ 109,970	\$ 125,680	\$ 141,390	\$ 157,100	\$ 169,668

Sample Job Title	Sample Salary	AMI Range	
		1 person	3 persons
City Office / Administrative Assistant (Entry Level) ¹	\$53,400 - 74,800	50 - 70%	40 - 60%
Barista / Restaurant Employee ²	\$34,600 - 43,600	< 40%	< 40%
School Bus Driver (Entry Level) ³	\$72,800 - 77,000	70 - 75%	50%
Teacher (Entry Level) ³	\$72,200 - 74,600	70%	50%
School Custodian (Entry Level) ³	\$62,400	50%	40%
Paraeducator (Entry Level) ³	\$58,200 - 60,300	60%	40%
Grocery Store Employee ²	\$35,300 - 52,000	40 - 50%	< 40%
Patient Representative / Coordinator ²	\$43,600 - 68,600	40 - 65%	40%
Veterinary Receptionist ²	\$39,500 - 45,700	40 - 50%	< 40%
City Maintenance Worker (Entry Level) ¹	\$60,200 - 74,825	60 - 70%	50%
Traffic Signal Technician (Entry Level) ¹	\$74,825	70%	50%

¹ City of Sammamish 2025 Salary Schedule
² Indeed
³ Lake Washington School District and Issaquah School District 2024-25 Salary Schedule