

2007
SAMPLE SALES PRICES FOR THE SAN FRANCISCO INCLUSIONARY HOUSING PROGRAM
 derived from the
Unadjusted Area Median Income (AMI)
for HUD Metro Fair Market Rent Area (HMFA) that contains San Francisco

The sample pricing below applies only to developments that received their first site or building permit before September 9, 2006.

Current Median Income (4 pers HH):	\$86,500				
30 Year fixed interest rate	6.69 %				
ASSUMED HOUSEHOLD SIZE					
Monthly Condo Association Fee		One	Two	Three	Four
		\$380	\$420	\$460	\$500
					Five
					\$540
ASSUMED HOUSEHOLD SIZE		One	Two	Three	Four
MEDIAN INCOME @	80%	\$48,450	\$55,350	\$62,300	\$69,200
AVAIL FOR HOUSING @	33%	\$15,989	\$18,266	\$20,559	\$22,836
ANNUAL CONDO FEE		\$4,560	\$5,040	\$5,520	\$6,000
TAXES @	1.135%	\$1,613	\$1,867	\$2,122	\$2,376
AVAILABLE FOR P+I		\$9,816	\$11,359	\$12,917	\$14,460
SUPPORTABLE MORT		\$126,892	\$146,844	\$166,980	\$186,932
DOWN PAYMENT	10%	\$14,099	\$16,316	\$18,553	\$20,770
AFFORDABLE PRICE		\$140,991	\$163,160	\$185,533	\$207,702
BEDROOM SIZE		STUDIO	ONE	TWO	THREE
					FOUR
ASSUMED HOUSEHOLD SIZE		One	Two	Three	Four
MEDIAN INCOME @	100%	\$60,550	\$69,200	\$77,850	\$86,500
AVAIL FOR HOUSING @	33%	\$19,982	\$22,836	\$25,691	\$28,545
ANNUAL CONDO FEE		\$4,560	\$5,040	\$5,520	\$6,000
TAXES @	1.135%	\$2,176	\$2,512	\$2,847	\$3,182
AVAILABLE FOR P+I		\$13,245	\$15,284	\$17,324	\$19,363
SUPPORTABLE MORT		\$171,227	\$197,591	\$223,955	\$250,320
DOWN PAYMENT	10%	\$19,025	\$21,955	\$24,884	\$27,813
AFFORDABLE PRICE		\$190,252	\$219,545	\$248,839	\$278,133
BEDROOM SIZE		STUDIO	ONE	TWO	THREE
					FOUR
ASSUMED HOUSEHOLD SIZE		One	Two	Three	Four
MEDIAN INCOME @	120%	\$72,650	\$83,050	\$93,400	\$103,800
AVAIL FOR HOUSING @	33%	\$23,975	\$27,407	\$30,822	\$34,254
ANNUAL CONDO FEE		\$4,560	\$5,040	\$5,520	\$6,000
TAXES @	1.135%	\$2,740	\$3,157	\$3,571	\$3,988
AVAILABLE FOR P+I		\$16,674	\$19,210	\$21,731	\$24,266
SUPPORTABLE MORT		\$215,561	\$248,338	\$280,931	\$313,707
DOWN PAYMENT	10%	\$23,951	\$27,593	\$31,215	\$34,856
AFFORDABLE PRICE		\$239,513	\$275,931	\$312,145	\$348,564
BEDROOM SIZE		STUDIO	ONE	TWO	THREE
					FOUR

Notes:

1. Median Income on this chart is from HUD for San Francisco HMFA, unadjusted for housing costs.
2. Interest rate is based on FreddieMac 10 yr rolling average of annual average rates for 30 yr Fixed Rate
 See URL: <http://www.freddiemac.com/dlink/html/PMMS/display/PMMSOutputYr.jsp>
 and more specifically: http://www.freddiemac.com/pmms/docs/30yr_pmmsmth.xls
3. FY2006-07 Annual Tax Rate is 1.135%, see URL: http://www.sfgov.org/site/treasurer_page.asp?id=8099#4

Effective Date: 6/15/2007