

2008
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):	\$94,300				
30 Year fixed interest rate	6.62 %				
ASSUMED HOUSEHOLD SIZE					
Monthly Condo Association Fee	----->	One	Two	Three	Four
		\$380	\$420	\$460	\$500
					Five
					\$540

ASSUMED HOUSEHOLD SIZE		One	Two	Three	Four	Five
MEDIAN INCOME @	80%	\$52,800	\$60,350	\$67,900	\$75,450	\$81,500
AVAIL FOR HOUSING @	33%	\$17,424	\$19,916	\$22,407	\$24,899	\$26,895
ANNUAL CONDO FEE		\$4,560	\$5,040	\$5,520	\$6,000	\$6,480
TAXES @	1.141%	\$1,827	\$2,112	\$2,398	\$2,684	\$2,899
AVAILABLE FOR P+I		\$11,037	\$12,763	\$14,489	\$16,215	\$17,516
SUPPORTABLE MORT		\$143,718	\$166,190	\$188,663	\$211,136	\$228,078
DOWN PAYMENT	10%	\$15,969	\$18,466	\$20,963	\$23,460	\$25,342
AFFORDABLE PRICE		\$159,686	\$184,656	\$209,626	\$234,595	\$253,420
BEDROOM SIZE		STUDIO	ONE	TWO	THREE	FOUR

ASSUMED HOUSEHOLD SIZE		One	Two	Three	Four	Five
MEDIAN INCOME @	100%	\$66,000	\$75,450	\$84,850	\$94,300	\$101,850
AVAIL FOR HOUSING @	33%	\$21,780	\$24,899	\$28,001	\$31,119	\$33,611
ANNUAL CONDO FEE		\$4,560	\$5,040	\$5,520	\$6,000	\$6,480
TAXES @	1.141%	\$2,445	\$2,820	\$3,192	\$3,567	\$3,853
AVAILABLE FOR P+I		\$14,775	\$17,038	\$19,288	\$21,552	\$23,278
SUPPORTABLE MORT		\$192,383	\$221,861	\$251,154	\$280,632	\$303,104
DOWN PAYMENT	10%	\$21,376	\$24,651	\$27,906	\$31,181	\$33,678
AFFORDABLE PRICE		\$213,759	\$246,512	\$279,060	\$311,813	\$336,783
BEDROOM SIZE		STUDIO	ONE	TWO	THREE	FOUR

ASSUMED HOUSEHOLD SIZE		One	Two	Three	Four	Five
MEDIAN INCOME @	120%	\$79,200	\$90,550	\$101,800	\$113,150	\$122,200
AVAIL FOR HOUSING @	33%	\$26,136	\$29,882	\$33,594	\$37,340	\$40,326
ANNUAL CONDO FEE		\$4,560	\$5,040	\$5,520	\$6,000	\$6,480
TAXES @	1.141%	\$3,064	\$3,528	\$3,987	\$4,451	\$4,806
AVAILABLE FOR P+I		\$18,512	\$21,314	\$24,087	\$26,889	\$29,040
SUPPORTABLE MORT		\$241,049	\$277,531	\$313,645	\$350,128	\$378,131
DOWN PAYMENT	10%	\$26,783	\$30,837	\$34,849	\$38,903	\$42,015
AFFORDABLE PRICE		\$267,832	\$308,368	\$348,495	\$389,031	\$420,145
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 1.141%, see URL: http://www.sfgov.org/site/treasurer_page.asp?id=8099#4

Effective Date: 4/11/2008