

2016
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
 Published by the San Francisco Mayor's Office of Housing and Community Development

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

Current Median Income (4 pers HH, 100%):	\$107,700
30 Year fixed interest rate	4.86 %
BEDROOM SIZE	
Monthly Condo Association Fee	----->

	STUDIO	ONE	TWO	THREE	FOUR
	\$437	\$479	\$520	\$562	\$604

ASSUMED HOUSEHOLD SIZE		1 PERSON	2 PERSONS	3 PERSONS	4 PERSONS	5 PERSONS
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70% OF MEDIAN	1 PERSON	2 PERSONS	3 PERSONS	4 PERSONS	5 PERSONS	
MEDIAN INCOME @	\$52,800	\$60,300	\$67,850	\$75,400	\$81,400	
AVAIL FOR HOUSING @	33%	\$17,424	\$19,899	\$22,391	\$24,882	\$26,862
ANNUAL CONDO FEE		\$5,244	\$5,748	\$6,240	\$6,744	\$7,248
TAXES @	1.1826%	\$2,091	\$2,429	\$2,772	\$3,113	\$3,367
AVAILABLE FOR P+I		\$10,089	\$11,722	\$13,378	\$15,025	\$16,247
SUPPORTABLE MORT		\$159,098	\$184,844	\$210,962	\$236,923	\$256,203
DOWN PAYMENT	10%	\$17,678	\$20,538	\$23,440	\$26,325	\$28,467
AFFORDABLE PRICE		\$176,776	\$205,382	\$234,402	\$263,248	\$284,670
BEDROOM SIZE		STUDIO	ONE	TWO	THREE	FOUR

ASSUMED HOUSEHOLD SIZE		1 PERSON	2 PERSONS	3 PERSONS	4 PERSONS	5 PERSONS
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90% OF MEDIAN	1 PERSON	2 PERSONS	3 PERSONS	4 PERSONS	5 PERSONS	
MEDIAN INCOME @	\$67,850	\$77,550	\$87,250	\$96,950	\$104,650	
AVAIL FOR HOUSING @	33%	\$22,391	\$25,592	\$28,793	\$31,994	\$34,535
ANNUAL CONDO FEE		\$5,244	\$5,748	\$6,240	\$6,744	\$7,248
TAXES @	1.1826%	\$2,943	\$3,406	\$3,871	\$4,334	\$4,683
AVAILABLE FOR P+I		\$14,204	\$16,438	\$18,682	\$20,916	\$22,603
SUPPORTABLE MORT		\$223,972	\$259,201	\$294,587	\$329,816	\$356,424
DOWN PAYMENT	10%	\$24,886	\$28,800	\$32,732	\$36,646	\$39,603
AFFORDABLE PRICE		\$248,858	\$288,001	\$327,319	\$366,462	\$396,026
BEDROOM SIZE		STUDIO	ONE	TWO	THREE	FOUR

ASSUMED HOUSEHOLD SIZE		1 PERSON	2 PERSONS	3 PERSONS	4 PERSONS	5 PERSONS
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110% OF MEDIAN	1 PERSON	2 PERSONS	3 PERSONS	4 PERSONS	5 PERSONS	
MEDIAN INCOME @	\$82,950	\$94,750	\$106,650	\$118,450	\$127,950	
AVAIL FOR HOUSING @	33%	\$27,374	\$31,268	\$35,195	\$39,089	\$42,224
ANNUAL CONDO FEE		\$5,244	\$5,748	\$6,240	\$6,744	\$7,248
TAXES @	1.1826%	\$3,798	\$4,380	\$4,970	\$5,552	\$6,003
AVAILABLE FOR P+I		\$18,331	\$21,139	\$23,985	\$26,793	\$28,972
SUPPORTABLE MORT		\$289,061	\$333,343	\$378,211	\$422,492	\$456,859
DOWN PAYMENT	10%	\$32,118	\$37,038	\$42,023	\$46,944	\$50,762
AFFORDABLE PRICE		\$321,179	\$370,381	\$420,235	\$469,436	\$507,621
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/pmms/pmms30.htm>
 and more specifically: http://www.freddiemac.com/pmms/docs/30yr_pmmsmnh.xls
3. FY2015-16 Annual Tax Rate is 0.011826, see: <http://sftreasurer.org/how-read-your-property-tax-bill>

Effective Date: 3/28/2016