

MAYOR'S OFFICE OF HOUSING
CITY AND COUNTY OF SAN FRANCISCO



GAVIN NEWSOM
MAYOR

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DIRECTOR

Notice of Income Table Clarification
for the Residential Inclusionary Affordable Housing Program

May 25, 2010

In order to simplify the administration of the Residential Inclusionary Affordable Housing Program, MOH is eliminating the use of a separate Area Median Income (AMI) table to depict data for the City and County of San Francisco only. Analysis has revealed that it is possible to instead use the 3-County AMI table that is required to be used for most other affordable housing programs in San Francisco. Based on a statistical analysis of the 3-County and 1-County median incomes, MOH has determined that a discounted version of the 3-County AMI is an appropriate proxy for the San Francisco-only median income.

The intent of the change made to the Residential Inclusionary Affordable Housing Program ordinance in 2007 (No 101-07) was to use AMI figures that were lower than what had been used up until that point for projects that received their first site or building permit on or after September 9, 2006. This change was based on the fact that AMI for San Francisco County is less than the AMI for San Mateo and Marin counties.

From 2007 to 2009, MOH published the San Francisco-only AMI as a separate table. Beginning in 2010, instead of publishing a separate table for San Francisco, MOH will instead use the 3-County AMI table in combination with the applicable corresponding AMI percentages.

- What was previously 100% AMI on the San Francisco AMI chart will now be 90% on the 3-County AMI chart.
- What was previously 60% AMI on the San Francisco AMI chart will now be 55% on the 3-County AMI chart.

Corresponding Income Chart Levels

| Median Income for the City and County of San Francisco ("San Francisco-only") | Unadjusted Area Median Income (AMI) for HUD Metro Fair Market Rent Area (HMFA) that Contains San Francisco ("3-County") |
|---|---|
| 100% AMI | 90% AMI |
| 60% AMI | 55% AMI |

All new projects should adjust their qualifying income and sample pricing levels to the appropriate percentages under the income and sample pricing tables derived from the Unadjusted Area Median Income (AMI) for HUD Metro Fair Market Rent Area (HMFA) that Contains San Francisco. In addition, projects that were approved and priced under the former "SF-Only" income table should adjust their resale and re-rental income and pricing levels accordingly.

Please contact Inclusionary Housing Program Manager, Chandra Egan, with any questions on this matter: (415) 701-5546 or chandra.egan@sfgov.org.