

2009
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):	\$96,800				
30 Year fixed interest rate	6.53 %				
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%	\$54,200	\$61,950	\$69,700	\$77,450	\$83,650
AVAIL FOR HOUSING @	33%	\$17,886	\$20,444	\$23,001	\$25,559	\$27,605
ANNUAL CONDO FEE		\$4,560	\$5,040	\$5,520	\$6,000	\$6,480
TAXES @	1.163%	\$1,908	\$2,205	\$2,502	\$2,800	\$3,024
AVAILABLE FOR P+I		\$11,418	\$13,198	\$14,979	\$16,759	\$18,101
SUPPORTABLE MORT		\$150,074	\$173,470	\$196,867	\$220,263	\$237,899
DOWN PAYMENT	10%	\$16,675	\$19,274	\$21,874	\$24,474	\$26,433
AFFORDABLE PRICE		\$166,749	\$192,745	\$218,741	\$244,736	\$264,332
BEDROOM SIZE		STUDIO	ONE	TWO	THREE	FOUR

ASSUMED HOUSEHOLD SIZE		One	Two	Three	Four	Five
MEDIAN INCOME @	100%	\$67,750	\$77,450	\$87,100	\$96,800	\$104,550
AVAIL FOR HOUSING @	33%	\$22,358	\$25,559	\$28,743	\$31,944	\$34,502
ANNUAL CONDO FEE		\$4,560	\$5,040	\$5,520	\$6,000	\$6,480
TAXES @	1.163%	\$2,548	\$2,937	\$3,324	\$3,714	\$4,011
AVAILABLE FOR P+I		\$15,250	\$17,581	\$19,899	\$22,230	\$24,010
SUPPORTABLE MORT		\$200,431	\$231,074	\$261,532	\$292,175	\$315,571
DOWN PAYMENT	10%	\$22,270	\$25,675	\$29,059	\$32,464	\$35,063
AFFORDABLE PRICE		\$222,701	\$256,749	\$290,591	\$324,639	\$350,634
BEDROOM SIZE		STUDIO	ONE	TWO	THREE	FOUR

ASSUMED HOUSEHOLD SIZE		One	Two	Three	Four	Five
MEDIAN INCOME @	120%	\$81,300	\$92,950	\$104,500	\$116,150	\$125,450
AVAIL FOR HOUSING @	33%	\$26,829	\$30,674	\$34,485	\$38,330	\$41,399
ANNUAL CONDO FEE		\$4,560	\$5,040	\$5,520	\$6,000	\$6,480
TAXES @	1.163%	\$3,188	\$3,669	\$4,146	\$4,628	\$4,999
AVAILABLE FOR P+I		\$19,081	\$21,964	\$24,819	\$27,702	\$29,920
SUPPORTABLE MORT		\$250,788	\$288,678	\$326,196	\$364,087	\$393,243
DOWN PAYMENT	10%	\$27,865	\$32,075	\$36,244	\$40,454	\$43,694
AFFORDABLE PRICE		\$278,653	\$320,753	\$362,440	\$404,541	\$436,937
BEDROOM SIZE		STUDIO	ONE	TWO	THREE	FOUR

Notes:

- Median Income on this chart is from HUD for San Francisco HMFA, unadjusted for housing costs.
- 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
- FY2006-07 Annual Tax Rate is 1.141%, see URL: http://www.sfgov.org/site/treasurer_page.asp?id=8099#4

Effective Date: 3/31/2009