

**2017**  
**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%): | \$115,300             |           |           |           |           |           |
| 30 Year fixed interest rate              | 4.59%                 |           |           |           |           |           |
| BEDROOM SIZE                             |                       | STUDIO    | ONE       | TWO       | THREE     | FOUR      |
| Monthly Condo Association Fee            | ----->                | \$468     | \$513     | \$557     | \$602     | \$647     |
|  |                       |           |           |           |           |           |
| ASSUMED HOUSEHOLD SIZE                   |                       | 1 Person  | 2 Person  | 3 Person  | 4 Person  | 5 Person  |
| MEDIAN INCOME @                          | <b>70% OF MEDIAN</b>  | \$56,500  | \$64,550  | \$72,650  | \$80,700  | \$87,150  |
| AVAIL FOR HOUSING @                      | 33%                   | \$18,645  | \$21,302  | \$23,975  | \$26,631  | \$28,760  |
| ANNUAL CONDO FEE                         |                       | \$5,616   | \$6,156   | \$6,684   | \$7,224   | \$7,764   |
| TAXES @                                  | 1.1792%               | \$2,290   | \$2,662   | \$3,039   | \$3,411   | \$3,690   |
| AVAILABLE FOR P+I                        |                       | \$10,739  | \$12,484  | \$14,252  | \$15,996  | \$17,305  |
| SUPPORTABLE MORT                         |                       | \$174,774 | \$203,165 | \$231,938 | \$260,329 | \$281,638 |
| DOWN PAYMENT                             | 10%                   | \$19,419  | \$22,574  | \$25,771  | \$28,925  | \$31,293  |
| AFFORDABLE PRICE                         |                       | \$194,193 | \$225,739 | \$257,709 | \$289,255 | \$312,931 |
| BEDROOM SIZE                             |                       | STUDIO    | ONE       | TWO       | THREE     | FOUR      |
| ASSUMED HOUSEHOLD SIZE                   |                       | 1 Person  | 2 Person  | 3 Person  | 4 Person  | 5 Person  |
| MEDIAN INCOME @                          | <b>80% OF MEDIAN</b>  | \$64,550  | \$73,800  | \$83,000  | \$92,250  | \$99,600  |
| AVAIL FOR HOUSING @                      | 33%                   | \$21,302  | \$24,354  | \$27,390  | \$30,443  | \$32,868  |
| ANNUAL CONDO FEE                         |                       | \$5,616   | \$6,156   | \$6,684   | \$7,224   | \$7,764   |
| TAXES @                                  | 1.1792%               | \$2,757   | \$3,198   | \$3,639   | \$4,081   | \$4,412   |
| AVAILABLE FOR P+I                        |                       | \$12,929  | \$15,000  | \$17,067  | \$19,138  | \$20,692  |
| SUPPORTABLE MORT                         |                       | \$210,408 | \$244,112 | \$277,754 | \$311,458 | \$336,750 |
| DOWN PAYMENT                             | 10%                   | \$23,379  | \$27,124  | \$30,862  | \$34,606  | \$37,417  |
| AFFORDABLE PRICE                         |                       | \$233,787 | \$271,235 | \$308,616 | \$346,064 | \$374,167 |
| BEDROOM SIZE                             |                       | STUDIO    | ONE       | TWO       | THREE     | FOUR      |
| ASSUMED HOUSEHOLD SIZE                   |                       | 1 Person  | 2 Person  | 3 Person  | 4 Person  | 5 Person  |
| MEDIAN INCOME @                          | <b>90% OF MEDIAN</b>  | \$72,650  | \$83,050  | \$93,400  | \$103,750 | \$112,050 |
| AVAIL FOR HOUSING @                      | 33%                   | \$23,975  | \$27,407  | \$30,822  | \$34,238  | \$36,977  |
| ANNUAL CONDO FEE                         |                       | \$5,616   | \$6,156   | \$6,684   | \$7,224   | \$7,764   |
| TAXES @                                  | 1.1792%               | \$3,227   | \$3,735   | \$4,242   | \$4,748   | \$5,134   |
| AVAILABLE FOR P+I                        |                       | \$15,132  | \$17,516  | \$19,896  | \$22,266  | \$24,078  |
| SUPPORTABLE MORT                         |                       | \$246,265 | \$285,059 | \$323,792 | \$362,365 | \$391,862 |
| DOWN PAYMENT                             | 10%                   | \$27,363  | \$31,673  | \$35,977  | \$40,263  | \$43,540  |
| AFFORDABLE PRICE                         |                       | \$273,627 | \$316,732 | \$359,769 | \$402,627 | \$435,403 |
| BEDROOM SIZE                             |                       | STUDIO    | ONE       | TWO       | THREE     | FOUR      |
| ASSUMED HOUSEHOLD SIZE                   |                       | 1 Person  | 2 Person  | 3 Person  | 4 Person  | 5 Person  |
| MEDIAN INCOME @                          | <b>100% OF MEDIAN</b> | \$80,700  | \$92,250  | \$103,750 | \$115,300 | \$124,500 |
| AVAIL FOR HOUSING @                      | 33%                   | \$26,631  | \$30,443  | \$34,238  | \$38,049  | \$41,085  |
| ANNUAL CONDO FEE                         |                       | \$5,616   | \$6,156   | \$6,684   | \$7,224   | \$7,764   |
| TAXES @                                  | 1.1792%               | \$3,694   | \$4,268   | \$4,843   | \$5,418   | \$5,856   |
| AVAILABLE FOR P+I                        |                       | \$17,321  | \$20,018  | \$22,711  | \$25,407  | \$27,465  |
| SUPPORTABLE MORT                         |                       | \$281,899 | \$325,784 | \$369,608 | \$413,493 | \$446,975 |
| DOWN PAYMENT                             | 10%                   | \$31,322  | \$36,198  | \$41,068  | \$45,944  | \$49,664  |
| AFFORDABLE PRICE                         |                       | \$313,222 | \$361,982 | \$410,676 | \$459,436 | \$496,639 |
| BEDROOM SIZE                             |                       | STUDIO    | ONE       | TWO       | THREE     | FOUR      |
| ASSUMED HOUSEHOLD SIZE                   |                       | 1 Person  | 2 Person  | 3 Person  | 4 Person  | 5 Person  |
| MEDIAN INCOME @                          | <b>110% OF MEDIAN</b> | \$88,750  | \$101,500 | \$114,150 | \$126,850 | \$136,950 |
| AVAIL FOR HOUSING @                      | 33%                   | \$29,288  | \$33,495  | \$37,670  | \$41,861  | \$45,194  |
| ANNUAL CONDO FEE                         |                       | \$5,616   | \$6,156   | \$6,684   | \$7,224   | \$7,764   |
| TAXES @                                  | 1.1792%               | \$4,160   | \$4,805   | \$5,446   | \$6,088   | \$6,578   |
| AVAILABLE FOR P+I                        |                       | \$19,511  | \$22,534  | \$25,540  | \$28,549  | \$30,851  |
| SUPPORTABLE MORT                         |                       | \$317,534 | \$366,731 | \$415,646 | \$464,621 | \$502,087 |
| DOWN PAYMENT                             | 10%                   | \$35,282  | \$40,748  | \$46,183  | \$51,625  | \$55,787  |
| AFFORDABLE PRICE                         |                       | \$352,816 | \$407,479 | \$461,829 | \$516,246 | \$557,874 |
| BEDROOM SIZE                             |                       | STUDIO    | ONE       | TWO       | THREE     | FOUR      |
| ASSUMED HOUSEHOLD SIZE                   |                       | 1 Person  | 2 Person  | 3 Person  | 4 Person  | 5 Person  |
| MEDIAN INCOME @                          | <b>120% OF MEDIAN</b> | \$96,850  | \$110,700 | \$124,500 | \$138,350 | \$149,400 |
| AVAIL FOR HOUSING @                      | 33%                   | \$31,961  | \$36,531  | \$41,085  | \$45,656  | \$49,302  |
| ANNUAL CONDO FEE                         |                       | \$5,616   | \$6,156   | \$6,684   | \$7,224   | \$7,764   |
| TAXES @                                  | 1.1792%               | \$4,630   | \$5,339   | \$6,046   | \$6,755   | \$7,301   |
| AVAILABLE FOR P+I                        |                       | \$21,714  | \$25,036  | \$28,355  | \$31,677  | \$34,237  |
| SUPPORTABLE MORT                         |                       | \$353,390 | \$407,456 | \$461,462 | \$515,528 | \$557,199 |
| DOWN PAYMENT                             | 10%                   | \$39,266  | \$45,273  | \$51,274  | \$57,281  | \$61,911  |
| AFFORDABLE PRICE                         |                       | \$392,656 | \$452,729 | \$512,736 | \$572,809 | \$619,110 |
| 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/pmms/pmms30.htm>
  - FY2016-2017 Annual Tax Rate is 10%, see: <http://sftreasurer.org/how-read-your-property-tax-bill>

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