

2018
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 prices below are samples only. The actual price for an Inclusionary Housing Program unit will be determined at the time of pricing according to the method explained in the San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual, including an adjustment for unbundled parking.

Current Median Income (4 pers HH, 100%): \$118,400
 30 Year fixed interest rate 4.35%
 BEDROOM SIZE
 Monthly Condo Association Fee ----->

STUDIO	ONE	TWO	THREE	FOUR
\$618	\$640	\$712	\$745	\$793

ASSUMED HOUSEHOLD SIZE
 MEDIAN INCOME @ **70% OF MEDIAN**
 AVAIL FOR HOUSING @ 33%
 ANNUAL CONDO FEE
 TAXES @ 1.1723%
 AVAILABLE FOR P+I
 SUPPORTABLE MORT
 DOWN PAYMENT 10%
 AFFORDABLE PRICE
 BEDROOM SIZE

1 Person	2 Person	3 Person	4 Person	5 Person
\$58,050	\$66,300	\$74,600	\$82,900	\$89,500
\$19,157	\$21,879	\$24,618	\$27,357	\$29,535
\$7,416	\$7,680	\$8,544	\$8,940	\$9,516
\$2,102	\$2,542	\$2,877	\$3,297	\$3,584
\$9,639	\$11,657	\$13,197	\$15,120	\$16,435
\$161,353	\$195,140	\$220,909	\$253,110	\$275,126
\$17,928	\$21,682	\$24,545	\$28,123	\$30,570
\$179,281	\$216,823	\$245,455	\$281,233	\$305,696
STUDIO	ONE	TWO	THREE	FOUR

ASSUMED HOUSEHOLD SIZE
 MEDIAN INCOME @ **80% OF MEDIAN**
 AVAIL FOR HOUSING @ 33%
 ANNUAL CONDO FEE
 TAXES @ 1.1723%
 AVAILABLE FOR P+I
 SUPPORTABLE MORT
 DOWN PAYMENT 10%
 AFFORDABLE PRICE
 BEDROOM SIZE

1 Person	2 Person	3 Person	4 Person	5 Person
\$66,300	\$75,750	\$85,250	\$94,700	\$102,300
\$21,879	\$24,998	\$28,133	\$31,251	\$33,759
\$7,416	\$7,680	\$8,544	\$8,940	\$9,516
\$2,589	\$3,100	\$3,507	\$3,994	\$4,340
\$11,874	\$14,217	\$16,082	\$18,317	\$19,903
\$198,769	\$237,999	\$269,210	\$306,626	\$333,178
\$22,085	\$26,444	\$29,912	\$34,070	\$37,020
\$220,854	\$264,443	\$299,122	\$340,695	\$370,197
STUDIO	ONE	TWO	THREE	FOUR

ASSUMED HOUSEHOLD SIZE
 MEDIAN INCOME @ **90% OF MEDIAN**
 AVAIL FOR HOUSING @ 33%
 ANNUAL CONDO FEE
 TAXES @ 1.1723%
 AVAILABLE FOR P+I
 SUPPORTABLE MORT
 DOWN PAYMENT 10%
 AFFORDABLE PRICE
 BEDROOM SIZE

1 Person	2 Person	3 Person	4 Person	5 Person
\$74,600	\$85,250	\$95,900	\$106,550	\$115,050
\$24,618	\$28,133	\$31,647	\$35,162	\$37,967
\$7,416	\$7,680	\$8,544	\$8,940	\$9,516
\$3,079	\$3,661	\$4,136	\$4,694	\$5,093
\$14,123	\$16,791	\$18,967	\$21,527	\$23,357
\$236,411	\$281,084	\$317,510	\$360,369	\$391,002
\$26,268	\$31,232	\$35,279	\$40,041	\$43,445
\$262,679	\$312,315	\$352,789	\$400,410	\$434,447
STUDIO	ONE	TWO	THREE	FOUR

ASSUMED HOUSEHOLD SIZE
 MEDIAN INCOME @ **100% OF MEDIAN**
 AVAIL FOR HOUSING @ 33%
 ANNUAL CONDO FEE
 TAXES @ 1.1723%
 AVAILABLE FOR P+I
 SUPPORTABLE MORT
 DOWN PAYMENT 10%
 AFFORDABLE PRICE
 BEDROOM SIZE

1 Person	2 Person	3 Person	4 Person	5 Person
\$82,900	\$94,700	\$106,550	\$118,400	\$127,850
\$27,357	\$31,251	\$35,162	\$39,072	\$42,191
\$7,416	\$7,680	\$8,544	\$8,940	\$9,516
\$3,570	\$4,220	\$4,765	\$5,394	\$5,849
\$16,371	\$19,351	\$21,853	\$24,738	\$26,825
\$274,054	\$323,942	\$365,811	\$414,112	\$449,054
\$30,450	\$35,994	\$40,646	\$46,012	\$49,895
\$304,505	\$359,936	\$406,457	\$460,124	\$498,949
STUDIO	ONE	TWO	THREE	FOUR

ASSUMED HOUSEHOLD SIZE
 MEDIAN INCOME @ **105% OF MEDIAN**
 AVAIL FOR HOUSING @ 33%
 ANNUAL CONDO FEE
 TAXES @ 1.1723%
 AVAILABLE FOR P+I
 SUPPORTABLE MORT
 DOWN PAYMENT 10%
 AFFORDABLE PRICE
 BEDROOM SIZE

1 Person	2 Person	3 Person	4 Person	5 Person
\$87,050	\$99,450	\$111,900	\$124,300	\$134,250
\$28,727	\$32,819	\$36,927	\$41,019	\$44,303
\$7,416	\$7,680	\$8,544	\$8,940	\$9,516
\$3,815	\$4,500	\$5,081	\$5,743	\$6,227
\$17,496	\$20,638	\$23,302	\$26,336	\$28,559
\$292,876	\$345,485	\$390,075	\$440,870	\$478,080
\$32,542	\$38,387	\$43,342	\$48,986	\$53,120
\$325,417	\$383,872	\$433,416	\$489,855	\$531,200
STUDIO	ONE	TWO	THREE	FOUR

ASSUMED HOUSEHOLD SIZE
 MEDIAN INCOME @ **110% OF MEDIAN**
 AVAIL FOR HOUSING @ 33%
 ANNUAL CONDO FEE
 TAXES @ 1.1723%
 AVAILABLE FOR P+I
 SUPPORTABLE MORT
 DOWN PAYMENT 10%
 AFFORDABLE PRICE
 BEDROOM SIZE

1 Person	2 Person	3 Person	4 Person	5 Person
\$91,200	\$104,150	\$117,200	\$130,250	\$140,650
\$30,096	\$34,370	\$38,676	\$42,983	\$46,415
\$7,416	\$7,680	\$8,544	\$8,940	\$9,516
\$4,060	\$4,778	\$5,394	\$6,094	\$6,605
\$18,620	\$21,912	\$24,738	\$27,948	\$30,293
\$311,697	\$366,801	\$414,112	\$467,855	\$507,105
\$34,633	\$40,756	\$46,012	\$51,984	\$56,345
\$346,330	\$407,556	\$460,124	\$519,839	\$563,451
STUDIO	ONE	TWO	THREE	FOUR

ASSUMED HOUSEHOLD SIZE
 MEDIAN INCOME @ **120% OF MEDIAN**
 AVAIL FOR HOUSING @ 33%
 ANNUAL CONDO FEE
 TAXES @ 1.1723%
 AVAILABLE FOR P+I
 SUPPORTABLE MORT
 DOWN PAYMENT 10%
 AFFORDABLE PRICE
 BEDROOM SIZE

1 Person	2 Person	3 Person	4 Person	5 Person
\$99,500	\$113,650	\$127,850	\$142,100	\$153,400
\$32,835	\$37,505	\$42,191	\$46,893	\$50,622
\$7,416	\$7,680	\$8,544	\$8,940	\$9,516
\$4,550	\$5,339	\$6,023	\$6,794	\$7,359
\$20,869	\$24,486	\$27,623	\$31,159	\$33,747
\$349,340	\$409,886	\$462,412	\$521,598	\$564,930
\$38,816	\$45,543	\$51,379	\$57,955	\$62,770
\$388,155	\$455,429	\$513,792	\$579,553	\$627,700
STUDIO	ONE	TWO	THREE	FOUR

ASSUMED HOUSEHOLD SIZE
 MEDIAN INCOME @ **130% OF MEDIAN**
 AVAIL FOR HOUSING @ 33%
 ANNUAL CONDO FEE
 TAXES @ 1.1723%
 AVAILABLE FOR P+I
 SUPPORTABLE MORT
 DOWN PAYMENT 10%
 AFFORDABLE PRICE
 BEDROOM SIZE

1 Person	2 Person	3 Person	4 Person	5 Person
\$107,750	\$123,100	\$138,500	\$153,900	\$166,200
\$35,558	\$40,623	\$45,705	\$50,787	\$54,846
\$7,416	\$7,680	\$8,544	\$8,940	\$9,516
\$5,038	\$5,897	\$6,652	\$7,491	\$8,115
\$23,104	\$27,046	\$30,509	\$34,356	\$37,215
\$386,756	\$452,744	\$510,713	\$575,114	\$622,982
\$42,973	\$50,305	\$56,746	\$63,902	\$69,220
\$429,729	\$503,049	\$567,459	\$639,016	\$692,202
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>
 3. FY2017-18 Annual Tax Rate is 10%, see: <http://sftreasurer.org/property-taxes>

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