

2022
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%):	\$138,550					
30 Year fixed interest rate	3.79%					
BEDROOM SIZE		STUDIO	ONE	TWO	THREE	FOUR
Monthly Condo Association Fee	----->	\$713	\$799	\$885	\$1,005	\$1,130
ASSUMED HOUSEHOLD SIZE		1 Person	2 Person	3 Person	4 Person	5 Person
70% OF MEDIAN		\$67,900	\$77,600	\$87,300	\$97,000	\$104,750
AVAIL FOR HOUSING @	33%	\$22,407	\$25,608	\$28,809	\$32,010	\$34,568
ANNUAL CONDO FEE		\$8,556	\$9,588	\$10,620	\$12,060	\$13,560
TAXES @	1.18248499%	\$2,638	\$3,051	\$3,464	\$3,800	\$4,001
AVAILABLE FOR P+I		\$11,213	\$12,969	\$14,725	\$16,150	\$17,006
SUPPORTABLE MORT		\$200,782	\$232,223	\$263,665	\$289,192	\$304,521
DOWN PAYMENT	10%	\$22,309	\$25,803	\$29,296	\$32,132	\$33,836
AFFORDABLE PRICE		\$223,091	\$258,026	\$292,961	\$321,324	\$338,357
BEDROOM SIZE		STUDIO	ONE	TWO	THREE	FOUR
ASSUMED HOUSEHOLD SIZE		1 Person	2 Person	3 Person	4 Person	5 Person
80% OF MEDIAN		\$77,600	\$88,700	\$99,750	\$110,850	\$119,700
AVAIL FOR HOUSING @	33%	\$25,608	\$29,271	\$32,918	\$36,581	\$39,501
ANNUAL CONDO FEE		\$8,556	\$9,588	\$10,620	\$12,060	\$13,560
TAXES @	1.18248499%	\$3,248	\$3,749	\$4,247	\$4,670	\$4,941
AVAILABLE FOR P+I		\$13,804	\$15,934	\$18,051	\$19,850	\$21,000
SUPPORTABLE MORT		\$247,183	\$285,322	\$323,221	\$355,445	\$376,037
DOWN PAYMENT	10%	\$27,465	\$31,702	\$35,913	\$39,494	\$41,782
AFFORDABLE PRICE		\$274,648	\$317,024	\$359,134	\$394,939	\$417,818
BEDROOM SIZE		STUDIO	ONE	TWO	THREE	FOUR
ASSUMED HOUSEHOLD SIZE		1 Person	2 Person	3 Person	4 Person	5 Person
90% OF MEDIAN		\$87,300	\$99,750	\$112,250	\$124,700	\$134,700
AVAIL FOR HOUSING @	33%	\$28,809	\$32,918	\$37,043	\$41,151	\$44,451
ANNUAL CONDO FEE		\$8,556	\$9,588	\$10,620	\$12,060	\$13,560
TAXES @	1.18248499%	\$3,857	\$4,443	\$5,032	\$5,541	\$5,883
AVAILABLE FOR P+I		\$16,396	\$18,886	\$21,390	\$23,550	\$25,008
SUPPORTABLE MORT		\$293,584	\$338,181	\$383,016	\$421,698	\$447,791
DOWN PAYMENT	10%	\$32,620	\$37,576	\$42,557	\$46,855	\$49,755
AFFORDABLE PRICE		\$326,205	\$375,756	\$425,574	\$468,554	\$497,546
BEDROOM SIZE		STUDIO	ONE	TWO	THREE	FOUR
ASSUMED HOUSEHOLD SIZE		1 Person	2 Person	3 Person	4 Person	5 Person
100% OF MEDIAN		\$97,000	\$110,850	\$124,700	\$138,550	\$149,650
AVAIL FOR HOUSING @	33%	\$32,010	\$36,581	\$41,151	\$45,722	\$49,385
ANNUAL CONDO FEE		\$8,556	\$9,588	\$10,620	\$12,060	\$13,560
TAXES @	1.18248499%	\$4,467	\$5,141	\$5,815	\$6,411	\$6,823
AVAILABLE FOR P+I		\$18,987	\$21,852	\$24,716	\$27,250	\$29,001
SUPPORTABLE MORT		\$339,985	\$391,279	\$442,572	\$487,952	\$519,306
DOWN PAYMENT	10%	\$37,776	\$43,475	\$49,175	\$54,217	\$57,701
AFFORDABLE PRICE		\$377,762	\$434,754	\$491,747	\$542,169	\$577,007
BEDROOM SIZE		STUDIO	ONE	TWO	THREE	FOUR
ASSUMED HOUSEHOLD SIZE		1 Person	2 Person	3 Person	4 Person	5 Person
105% OF MEDIAN		\$101,850	\$116,400	\$130,950	\$145,500	\$157,150
AVAIL FOR HOUSING @	33%	\$33,611	\$38,412	\$43,214	\$48,015	\$51,860
ANNUAL CONDO FEE		\$8,556	\$9,588	\$10,620	\$12,060	\$13,560
TAXES @	1.18248499%	\$4,772	\$5,490	\$6,208	\$6,848	\$7,294
AVAILABLE FOR P+I		\$20,283	\$23,334	\$26,386	\$29,107	\$31,005
SUPPORTABLE MORT		\$363,186	\$417,828	\$472,470	\$521,198	\$555,183
DOWN PAYMENT	10%	\$40,354	\$46,425	\$52,497	\$57,911	\$61,687
AFFORDABLE PRICE		\$403,540	\$464,253	\$524,967	\$579,109	\$616,870
BEDROOM SIZE		STUDIO	ONE	TWO	THREE	FOUR
ASSUMED HOUSEHOLD SIZE		1 Person	2 Person	3 Person	4 Person	5 Person
110% OF MEDIAN		\$106,700	\$121,950	\$137,150	\$152,400	\$164,600
AVAIL FOR HOUSING @	33%	\$35,211	\$40,244	\$45,260	\$50,292	\$54,318
ANNUAL CONDO FEE		\$8,556	\$9,588	\$10,620	\$12,060	\$13,560
TAXES @	1.18248499%	\$5,077	\$5,839	\$6,597	\$7,282	\$7,763
AVAILABLE FOR P+I		\$21,578	\$24,817	\$28,042	\$30,950	\$32,995
SUPPORTABLE MORT		\$386,387	\$444,377	\$502,129	\$554,205	\$590,821
DOWN PAYMENT	10%	\$42,932	\$49,375	\$55,792	\$61,578	\$65,647
AFFORDABLE PRICE		\$429,318	\$493,752	\$557,921	\$615,783	\$656,468
BEDROOM SIZE		STUDIO	ONE	TWO	THREE	FOUR
ASSUMED HOUSEHOLD SIZE		1 Person	2 Person	3 Person	4 Person	5 Person
120% OF MEDIAN		\$116,400	\$133,000	\$149,650	\$166,250	\$179,600
AVAIL FOR HOUSING @	33%	\$38,412	\$43,890	\$49,385	\$54,863	\$59,268
ANNUAL CONDO FEE		\$8,556	\$9,588	\$10,620	\$12,060	\$13,560
TAXES @	1.18248499%	\$5,686	\$6,533	\$7,383	\$8,152	\$8,705
AVAILABLE FOR P+I		\$24,170	\$27,769	\$31,382	\$34,650	\$37,003
SUPPORTABLE MORT		\$432,788	\$497,236	\$561,924	\$620,458	\$662,576
DOWN PAYMENT	10%	\$48,088	\$55,248	\$62,436	\$68,940	\$73,620
AFFORDABLE PRICE		\$480,875	\$552,485	\$624,360	\$689,398	\$736,195
BEDROOM SIZE		STUDIO	ONE	TWO	THREE	FOUR
ASSUMED HOUSEHOLD SIZE		1 Person	2 Person	3 Person	4 Person	5 Person
130% OF MEDIAN		\$126,100	\$144,100	\$162,100	\$180,100	\$194,550
AVAIL FOR HOUSING @	33%	\$41,613	\$47,553	\$53,493	\$59,433	\$64,202
ANNUAL CONDO FEE		\$8,556	\$9,588	\$10,620	\$12,060	\$13,560
TAXES @	1.18248499%	\$6,296	\$7,231	\$8,165	\$9,023	\$9,645
AVAILABLE FOR P+I		\$26,761	\$30,734	\$34,708	\$38,350	\$40,996
SUPPORTABLE MORT		\$479,189	\$550,335	\$621,480	\$686,711	\$734,091
DOWN PAYMENT	10%	\$53,243	\$61,148	\$69,053	\$76,301	\$81,566
AFFORDABLE PRICE		\$532,432	\$611,483	\$690,533	\$763,013	\$815,657
BEDROOM SIZE		STUDIO	ONE	TWO	THREE	FOUR

- Notes:
- Median Income on this chart is derived 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.html>
 - FY2021-22 Annual Tax Rate is 10%, see: <https://treasurer.org/property/understanding-property-tax>
 - Figures above further derived via application of MOHCD AMI Hold Harmless Policy, effective 05/03/2019: <https://tinyurl.com/SFAMIHoldHarmless>

Effective Date: 05/11/2022