

# SAMPLE PRICING

**2021**  
**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%):		\$133,200				
30 Year fixed interest rate		3.81%				
BEDROOM SIZE						
Monthly Condo Association Fee		----->				
		STUDIO	ONE	TWO	THREE	FOUR
		\$440	\$550	\$660	\$770	\$880
ASSUMED HOUSEHOLD SIZE		1 Person				
MEDIAN INCOME @		\$55,950	\$63,950	\$71,950	\$79,900	\$86,300
AVAIL FOR HOUSING @		\$18,464	\$21,104	\$23,744	\$26,367	\$28,479
ANNUAL CONDO FEE		\$5,280	\$6,600	\$7,920	\$9,240	\$10,560
SPECIAL ASSESSMENTS & TAXES @		\$3,131	\$3,385	\$3,638	\$3,889	\$4,041
AVAILABLE FOR P+I		\$10,052	\$11,119	\$12,185	\$13,238	\$13,878
SUPPORTABLE MORT		\$179,561	\$198,609	\$217,657	\$236,466	\$247,895
DOWN PAYMENT		\$19,951	\$22,068	\$24,184	\$26,274	\$27,544
AFFORDABLE PRICE		\$199,512	\$220,677	\$241,841	\$262,740	\$275,439
ASSUMED HOUSEHOLD SIZE		1 Person				
MEDIAN INCOME @		\$65,300	\$74,600	\$83,950	\$93,250	\$100,700
AVAIL FOR HOUSING @		\$21,549	\$24,618	\$27,704	\$30,773	\$33,231
ANNUAL CONDO FEE		\$5,280	\$6,600	\$7,920	\$9,240	\$10,560
SPECIAL ASSESSMENTS & TAXES @		\$3,724	\$4,060	\$4,399	\$4,735	\$4,954
AVAILABLE FOR P+I		\$12,545	\$13,958	\$15,384	\$16,797	\$17,717
SUPPORTABLE MORT		\$224,085	\$249,324	\$274,800	\$300,038	\$316,467
DOWN PAYMENT		\$24,898	\$27,703	\$30,533	\$33,338	\$35,163
AFFORDABLE PRICE		\$248,984	\$277,026	\$305,333	\$333,376	\$351,630
ASSUMED HOUSEHOLD SIZE		1 Person				
MEDIAN INCOME @		\$74,600	\$85,250	\$95,900	\$106,550	\$115,100
AVAIL FOR HOUSING @		\$24,618	\$28,133	\$31,647	\$35,162	\$37,983
ANNUAL CONDO FEE		\$5,280	\$6,600	\$7,920	\$9,240	\$10,560
SPECIAL ASSESSMENTS & TAXES @		\$4,314	\$4,735	\$5,157	\$5,579	\$5,867
AVAILABLE FOR P+I		\$15,024	\$16,797	\$18,570	\$20,343	\$21,556
SUPPORTABLE MORT		\$268,371	\$300,038	\$331,705	\$363,372	\$385,039
DOWN PAYMENT		\$28,819	\$33,338	\$36,856	\$40,375	\$42,782
AFFORDABLE PRICE		\$298,190	\$333,376	\$368,561	\$403,747	\$427,821
ASSUMED HOUSEHOLD SIZE		1 Person				
MEDIAN INCOME @		\$83,950	\$95,900	\$107,900	\$119,900	\$129,450
AVAIL FOR HOUSING @		\$27,704	\$31,647	\$35,607	\$39,567	\$42,719
ANNUAL CONDO FEE		\$5,280	\$6,600	\$7,920	\$9,240	\$10,560
SPECIAL ASSESSMENTS & TAXES @		\$4,309	\$4,813	\$5,320	\$5,827	\$6,179
AVAILABLE FOR P+I		\$18,115	\$20,234	\$22,367	\$24,500	\$25,979
SUPPORTABLE MORT		\$323,574	\$361,431	\$399,527	\$437,622	\$464,051
DOWN PAYMENT		\$35,953	\$40,159	\$44,392	\$48,625	\$51,561
AFFORDABLE PRICE		\$359,527	\$401,590	\$443,919	\$486,247	\$515,612
ASSUMED HOUSEHOLD SIZE		1 Person				
MEDIAN INCOME @		\$93,250	\$106,550	\$119,900	\$133,200	\$143,850
AVAIL FOR HOUSING @		\$30,773	\$35,162	\$39,567	\$43,956	\$47,471
ANNUAL CONDO FEE		\$5,280	\$6,600	\$7,920	\$9,240	\$10,560
SPECIAL ASSESSMENTS & TAXES @		\$4,899	\$5,488	\$6,081	\$6,671	\$7,093
AVAILABLE FOR P+I		\$20,594	\$23,073	\$25,566	\$28,045	\$29,818
SUPPORTABLE MORT		\$367,860	\$412,146	\$456,670	\$500,956	\$532,623
DOWN PAYMENT		\$40,873	\$45,794	\$50,741	\$55,662	\$59,180
AFFORDABLE PRICE		\$408,733	\$457,940	\$507,411	\$556,618	\$591,803
ASSUMED HOUSEHOLD SIZE		1 Person				
MEDIAN INCOME @		\$97,900	\$111,900	\$125,900	\$139,850	\$151,050
AVAIL FOR HOUSING @		\$32,307	\$36,927	\$41,547	\$46,151	\$49,847
ANNUAL CONDO FEE		\$5,280	\$6,600	\$7,920	\$9,240	\$10,560
SPECIAL ASSESSMENTS & TAXES @		\$5,791	\$6,425	\$7,059	\$7,690	\$8,147
AVAILABLE FOR P+I		\$21,236	\$23,902	\$26,568	\$29,220	\$31,140
SUPPORTABLE MORT		\$379,325	\$426,944	\$474,563	\$521,945	\$556,231
DOWN PAYMENT		\$42,147	\$47,438	\$52,729	\$57,994	\$61,803
AFFORDABLE PRICE		\$421,472	\$474,382	\$527,293	\$579,939	\$618,034
ASSUMED HOUSEHOLD SIZE		1 Person				
MEDIAN INCOME @		\$102,600	\$117,200	\$131,900	\$146,500	\$158,250
AVAIL FOR HOUSING @		\$33,858	\$38,676	\$43,527	\$48,345	\$52,223
ANNUAL CONDO FEE		\$5,280	\$6,600	\$7,920	\$9,240	\$10,560
SPECIAL ASSESSMENTS & TAXES @		\$6,089	\$6,761	\$7,440	\$8,112	\$8,603
AVAILABLE FOR P+I		\$22,489	\$25,315	\$28,167	\$30,993	\$33,059
SUPPORTABLE MORT		\$401,706	\$452,182	\$503,135	\$553,612	\$590,517
DOWN PAYMENT		\$44,634	\$50,242	\$55,904	\$61,512	\$65,613
AFFORDABLE PRICE		\$446,340	\$502,425	\$559,039	\$615,124	\$656,130
ASSUMED HOUSEHOLD SIZE		1 Person				
MEDIAN INCOME @		\$111,900	\$127,850	\$143,900	\$159,850	\$172,600
AVAIL FOR HOUSING @		\$36,927	\$42,191	\$47,487	\$52,751	\$56,958
ANNUAL CONDO FEE		\$5,280	\$6,600	\$7,920	\$9,240	\$10,560
SPECIAL ASSESSMENTS & TAXES @		\$6,679	\$7,437	\$8,201	\$8,959	\$9,513
AVAILABLE FOR P+I		\$24,968	\$28,154	\$31,366	\$34,552	\$36,885
SUPPORTABLE MORT		\$445,992	\$502,897	\$560,278	\$617,184	\$658,851
DOWN PAYMENT		\$49,555	\$55,877	\$62,253	\$68,576	\$73,206
AFFORDABLE PRICE		\$495,546	\$558,774	\$622,532	\$685,760	\$732,056
ASSUMED HOUSEHOLD SIZE		1 Person				
MEDIAN INCOME @		\$121,250	\$138,500	\$155,850	\$173,150	\$187,000
AVAIL FOR HOUSING @		\$40,013	\$45,705	\$51,431	\$57,140	\$61,710
ANNUAL CONDO FEE		\$5,280	\$6,600	\$7,920	\$9,240	\$10,560
SPECIAL ASSESSMENTS & TAXES @		\$7,272	\$8,112	\$8,959	\$9,802	\$10,427
AVAILABLE FOR P+I		\$27,461	\$30,993	\$34,552	\$38,098	\$40,723
SUPPORTABLE MORT		\$490,516	\$553,612	\$617,184	\$680,517	\$727,422
DOWN PAYMENT		\$54,502	\$61,512	\$68,576	\$75,613	\$80,825
AFFORDABLE PRICE		\$545,018	\$615,124	\$685,760	\$756,130	\$808,247

Notes:  
 1. Median Income on this chart is from 2021 SF MOHCD Inclusionary Income Limits (AMI Chart).  
 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. FY2021-2022 Annual Tax Rate is 1.1985%, see: <http://sftreasurer.org/property-taxes>

Effective Date: 05/12/2021