

2011
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 on or after September 9, 2006.

Current Median Income (4 pers HH):	\$91,450				
30 Year fixed interest rate	5.96 %				
ASSUMED HOUSEHOLD SIZE					
Monthly Condo Association Fee	----->	One	Two	Three	Four
		\$380	\$420	\$460	\$500
		\$540			

ASSUMED HOUSEHOLD SIZE		One	Two	Three	Four	Five
70% OF MEDIAN		\$49,750	\$56,900	\$64,000	\$71,100	\$76,850
MEDIAN INCOME @		\$16,418	\$18,777	\$21,120	\$23,463	\$25,361
AVAIL FOR HOUSING @	33%	\$4,560	\$5,040	\$5,520	\$6,000	\$6,480
ANNUAL CONDO FEE		\$1,787	\$2,070	\$2,351	\$2,632	\$2,845
TAXES @	1.164%	\$10,071	\$11,667	\$13,249	\$14,831	\$16,035
AVAILABLE FOR P+I		\$140,577	\$162,859	\$184,946	\$207,033	\$223,838
SUPPORTABLE MORT		\$15,620	\$18,095	\$20,550	\$23,004	\$24,871
DOWN PAYMENT	10%	\$156,197	\$180,955	\$205,496	\$230,037	\$248,709
AFFORDABLE PRICE		STUDIO	ONE	TWO	THREE	FOUR
BEDROOM SIZE						

ASSUMED HOUSEHOLD SIZE		One	Two	Three	Four	Five
90% OF MEDIAN		\$64,000	\$73,150	\$82,300	\$91,450	\$98,800
MEDIAN INCOME @		\$21,120	\$24,140	\$27,159	\$30,179	\$32,604
AVAIL FOR HOUSING @	33%	\$4,560	\$5,040	\$5,520	\$6,000	\$6,480
ANNUAL CONDO FEE		\$2,496	\$2,878	\$3,261	\$3,644	\$3,937
TAXES @	1.164%	\$14,064	\$16,221	\$18,378	\$20,535	\$22,187
AVAILABLE FOR P+I		\$196,327	\$226,435	\$256,542	\$286,649	\$309,714
SUPPORTABLE MORT		\$21,814	\$25,159	\$28,505	\$31,850	\$34,413
DOWN PAYMENT	10%	\$218,142	\$251,594	\$285,046	\$318,499	\$344,126
AFFORDABLE PRICE		STUDIO	ONE	TWO	THREE	FOUR
BEDROOM SIZE						

ASSUMED HOUSEHOLD SIZE		One	Two	Three	Four	Five
110% OF MEDIAN		\$78,200	\$89,450	\$100,600	\$111,750	\$120,750
MEDIAN INCOME @		\$25,806	\$29,519	\$33,198	\$36,878	\$39,848
AVAIL FOR HOUSING @	33%	\$4,560	\$5,040	\$5,520	\$6,000	\$6,480
ANNUAL CONDO FEE		\$3,202	\$3,689	\$4,171	\$4,653	\$5,028
TAXES @	1.164%	\$18,044	\$20,790	\$23,507	\$26,224	\$28,339
AVAILABLE FOR P+I		\$251,882	\$290,205	\$328,137	\$366,069	\$395,589
SUPPORTABLE MORT		\$27,987	\$32,245	\$36,460	\$40,674	\$43,954
DOWN PAYMENT	10%	\$279,869	\$322,450	\$364,597	\$406,743	\$439,544
AFFORDABLE PRICE		STUDIO	ONE	TWO	THREE	FOUR
BEDROOM SIZE						

Notes:

#VALUE!

2. Interest rate is based on FreddieMac 10 yr rolling average of annual average rates for 30 yr Fixed Rate
 See URL: <http://www.freddie.mac.com/pmms/pmms30.htm>
 and more specifically: http://www.freddie.mac.com/pmms/docs/30yr_pmmsmth.xls
3. FY2010-11 Annual Tax Rate is 0.01164, see: <http://www.sftreasurer.org/index.aspx?page=57>

Effective Date: 6/6/2011