## 2023

## 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

0 Year fixed interest rate	3.95%					
BEDROOM SIZE  Monthly Condo Association Fee	>	STUDIO \$752	ONE \$842	TWO \$933	THREE \$1,059	FOUR \$1,191
COLIMED HOUSEHOLD 0175	_	4 Dayson	2 Darson	2 Dayson	4 Dayson	E Davasa
SSUMED HOUSEHOLD SIZE MEDIAN INCOME @	70% OF MEDIAN	1 Person \$70,600	2 Person \$80,700	3 Person \$90,800	4 Person \$100,850	5 Person \$108,9
VAIL FOR HOUSING @	33%	\$23,298	\$26,631	\$29,964	\$33,281	\$35,9
NNUAL CONDO FEE		\$9,024	\$10,104	\$11,196	\$12,708	\$14,29
AXES @	1.17973782%	\$2,671	\$3,093	\$3,512	\$3,850	\$4,0
VAILABLE FOR P+I UPPORTABLE MORT		\$11,603 \$203,761	\$13,434 \$235,922	\$15,256 \$267,913	\$16,723 \$293,672	\$17,60 \$309,2
OWN PAYMENT	10%	\$22,640	\$26,214	\$29,768	\$32,630	\$34,3
FFORDABLE PRICE		\$226,401	\$262,136	\$297,681	\$326,302	\$343,5
EDROOM SIZE		STUDIO	ONE	TWO	THREE	FOUR
SSUMED HOUSEHOLD SIZE	200/ 05 M55141	1 Person	2 Person	3 Person	4 Person	5 Person
EDIAN INCOME @ /AIL FOR HOUSING @	<b>80% OF MEDIAN</b> 33%	\$80,700 \$26,631	\$92,250 \$30,443	\$103,750 \$34,238	\$115,300 \$38,049	\$124,5 \$41,0
INUAL CONDO FEE	3570	\$9,024	\$10,104	\$11,196	\$12,708	\$14,2
XXES @	1.17973782%	\$3,295	\$3,806	\$4,312	\$4,742	\$5,0
/AILABLE FOR P+I		\$14,312	\$16,533	\$18,730	\$20,599	\$21,7
JPPORTABLE MORT	4.00/	\$251,339	\$290,332	\$328,917	\$361,742	\$382,4
OWN PAYMENT FORDABLE PRICE	10%	\$27,927 \$279,266	\$32,259 \$322,591	\$36,546 \$365,463	\$40,194 \$401,936	\$42,4 \$424,9
EDROOM SIZE	Į	STUDIO	ONE	TWO	THREE	FOUR
SSUMED HOUSEHOLD SIZE		1 Person	2 Person	3 Person	4 Person	5 Person
EDIAN INCOME @ /AIL FOR HOUSING @	<b>90% OF MEDIAN</b> 33%	\$90,750 \$29,948	\$103,750 \$34,238	\$116,750 \$38,528	\$129,700 \$42,801	\$140,1 \$46,2
INUAL CONDO FEE	3370	\$29,948	\$10,104	\$30,520	\$12,708	\$46,2 \$14,2
XES @	1.17973782%	\$3,915	\$4,516	\$5,114	\$5,631	\$5,9
/AILABLE FOR P+I		\$17,008	\$19,618	\$22,217	\$24,462	\$25,9
JPPORTABLE MORT	400/	\$298,682	\$344,505	\$390,156	\$429,577	\$455,9
OWN PAYMENT FORDABLE PRICE	10%	\$33,187 \$331,869	\$38,278 \$382,783	\$43,351 \$433,507	\$47,731 \$477,308	\$50,6 \$506,6
EDROOM SIZE		STUDIO	ONE	TWO	THREE	FOUR
SSUMED HOUSEHOLD SIZE		1 Person	2 Person	3 Person	4 Person	5 Persor
EDIAN INCOME @	100% OF MEDIAN	\$100,850	\$115,300	\$129,700	\$144,100	\$155,6
/AIL FOR HOUSING @ INUAL CONDO FEE	33%	\$33,281 \$9,024	\$38,049 \$10,104	\$42,801 \$11,196	\$47,553 \$12,708	\$51,3 \$14,2
XES @	1.17973782%	\$4,539	\$5,229	\$5,914	\$6,520	\$6,9
/AILABLE FOR P+I		\$19,718	\$22,716	\$25,691	\$28,325	\$30,1
JPPORTABLE MORT	400/	\$346,261	\$398,914	\$451,161	\$497,411	\$529,2
DWN PAYMENT FORDABLE PRICE	10%	\$38,473 \$384,734	\$44,324 \$443,238	\$50,129 \$501,290	\$55,268 \$552,679	\$58,8 \$588,0
EDROOM SIZE	Į	STUDIO	ONE	TWO	THREE	FOUR
SSUMED HOUSEHOLD SIZE	Γ	1 Person	2 Person	3 Person	4 Person	5 Persor
EDIAN INCOME @	105% OF MEDIAN	\$105,900	\$121,050	\$136,200	\$151,300	\$163,4
/AIL FOR HOUSING @ INUAL CONDO FEE	33%	\$34,947 \$9,024	\$39,947 \$10,104	\$44,946 \$11,196	\$49,929 \$12,708	\$53,9 \$14.3
XES @	1.17973782%	\$9,024 \$4,851	\$10,104 \$5,584	\$11,196 \$6,315	\$12,708 \$6,965	\$14,2 \$7,4
/AILABLE FOR P+I	, 57 57 52 70	\$21,072	\$24,258	\$27,435	\$30,256	\$32,2
JPPORTABLE MORT		\$370,050	\$426,001	\$481,780	\$531,329	\$565,9
OWN PAYMENT	10%	\$41,117	\$47,333	\$53,531	\$59,037	\$62,8
FFORDABLE PRICE EDROOM SIZE	-	\$411,167 STUDIO	\$473,334 ONE	\$535,312 TWO	\$590,365 THREE	\$628,8 FOUR
SSUMED HOUSEHOLD SIZE	Г	1 Person	2 Person	3 Person	4 Person	5 Persor
EDIAN INCOME @	110% OF MEDIAN	\$110,950	\$126,850	\$142,650	\$158,500	\$171,2
/AIL FOR HOUSING @	33%	\$36,614	\$41,861	\$47,075	\$52,305	\$56,4
INUAL CONDO FEE XES @	1.17973782%	\$9,024 \$5,163	\$10,104 \$5,942	\$11,196 \$6,714	\$12,708 \$7,409	\$14,2 \$7,8
スES 世 /AILABLE FOR P+I	1.1181316270	\$22,427	\$5,942 \$25,814	\$6,714	\$7,409	\$7,8 \$34,3
JPPORTABLE MORT	<u> </u>	\$393,839	\$453,323	\$512,165	\$565,246	\$602,4
OWN PAYMENT	10%	\$43,760	\$50,369	\$56,907	\$62,805	\$66,9
FORDABLE PRICE EDROOM SIZE	-	\$437,599 STUDIO	\$503,692 ONE	\$569,072 TWO	\$628,051 THREE	\$669,4 FOUR
SSUMED HOUSEHOLD SIZE		1 Person	2 Person	3 Person	4 Person	5 Persor
EDIAN INCOME @	120% OF MEDIAN	\$121,000	\$138,350	\$155,650	\$172,900	\$186,8
/AIL FOR HOUSING @	33%	\$39,930	\$45,656 \$10,404	\$51,365 \$11,106	\$57,057	\$61,6
NNUAL CONDO FEE XXES @	1.17973782%	\$9,024 \$5,783	\$10,104 \$6,652	\$11,196 \$7,516	\$12,708 \$8,299	\$14,2 \$8,8
/AILABLE FOR P+I	1.1731310270	\$5,763 \$25,123	\$28,899	\$32,652	\$36,050	 \$38,4
JPPORTABLE MORT		\$441,182	\$507,497	\$573,404	\$633,081	\$675,9
OWN PAYMENT	10%	\$49,020	\$56,389	\$63,712	\$70,342	\$75,1
FFORDABLE PRICE EDROOM SIZE	-	\$490,203 STUDIO	\$563,885 ONE	\$637,116 TWO	\$703,423 THREE	\$751,0 FOUR
SSUMED HOUSEHOLD SIZE		1 Person	2 Person	3 Person	4 Person	5 Persor
EDIAN INCOME @	130% OF MEDIAN	\$131,100	\$149,900	\$168,600	\$187,350	\$202,3
/AIL FOR HOUSING @	33%	\$43,263	\$49,467	\$55,638	\$61,826	\$66,7
NNUAL CONDO FEE	,	\$9,024	\$10,104	\$11,196	\$12,708	\$14,2
AXES @	1.17973782%	\$6,407 \$27,832	\$7,366 \$31,007	\$8,316 \$36,136	\$9,191	\$9,8 \$42.6
/AILABLE FOR P+I JPPORTABLE MORT	-	\$27,832 \$488,761	\$31,997 \$561,906	\$36,126 \$634,408	\$39,927 \$701,151	\$42,6 \$749,2
OWN PAYMENT	10%	\$54,307	\$62,434	\$70,490	\$77,906	\$83,2
FFORDABLE PRICE		\$543,068	\$624,340	\$704,898	\$779,057	\$832,4

Notes:

1. Median Income on this chart is derived from HUD for San Francisco HMFA, unadjusted for housing costs.

STUDIO

ONE

TWO

- 2. Interest rate is based on FreddieMac 10 yr rolling average of annual average rates for 30 yr Fixed Rate
- See URL: <a href="https://www.freddiemac.com/pmms">https://www.freddiemac.com/pmms</a>
  3. FY2022-23 Annual Tax Rate is 10%, see: <a href="https://sftreasurer.org/property/secured-property-taxes">https://sftreasurer.org/property/secured-property-taxes</a>
- 4. Figures above further derived via application of MOHCD AMI Hold Harmless Policy, effective 05/03/2019:

FOUR

THREE

BEDROOM SIZE