

CITY OF SOUTH SAN FRANCISCO

AFFORDABLE HOUSING ANALYSIS

INPUTS							
UNIT ADDRESS:		2210 Gellert Boulevard, Unit 5107					
INCOME LIMIT TO QUALIFY	Income Limit to Qualify		120%		HOUSING COSTS	Monthly HOA Fees	\$ 639
	Household Income to Qualify		\$ 192,750			Mortgage Interest Rate ¹	6.950%
	Calculated Income	120%	\$ 192,750				
HOUSEHOLD SIZE ELIGIBLE	Number of Bedrooms		1		AVAILABLE HOUSING EXPENSE ²	Annual Income	\$ 67,463
	Assumed Household Size		2			Monthly Income	\$ 5,622

HOUSING COSTS			
		Annual	Monthly
Property Tax Estimate	1.0000%	\$ 9,525	\$ 794
Insurance	0.40%	\$ 3,810	\$ 318
Utility Estimate ³	\$258	\$ 3,096	\$ 258
HOA Fees		\$ 7,668	\$ 639
Available for Mortgage		\$ 43,364	\$ 3,614

QUALIFIED AFFORDABLE MORTGAGE		
Qualified Mortgage		\$ 545,907.76
Down Payment	5%	\$ 28,732

Affordable Sales Price	\$574,640
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SOURCES:

1. Mortgage Interest rate from CalHFA: <https://www.calhfa.ca.gov/apps/rates/>
2. Percent of County Median calculated by 35% if AMI is equal to or greater than 100%; calculated by 30% if less than 100%.
3. Utility Allowance Schedule - Effective 05/01/2026: <https://www.smcgov.org/housing/utility-allowance-schedules>