

2017
MAXIMUM MONTHLY RENT BY UNIT TYPE
 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

| | | SRO | STUDIO | 1BR | 2BR | 3BR | 4BR | 5BR |
|----------------|----------------|---------|---------|---------|---------|---------|---------|---------|
| 20% OF MEDIAN | Max Gross Rent | \$303 | \$404 | \$461 | \$519 | \$576 | \$623 | \$669 |
| 25% OF MEDIAN | Max Gross Rent | \$379 | \$505 | \$576 | \$649 | \$721 | \$779 | \$836 |
| 30% OF MEDIAN | Max Gross Rent | \$454 | \$605 | \$693 | \$779 | \$865 | \$934 | \$1,004 |
| 35% OF MEDIAN | Max Gross Rent | \$530 | \$706 | \$808 | \$908 | \$1,009 | \$1,090 | \$1,170 |
| 40% OF MEDIAN | Max Gross Rent | \$606 | \$808 | \$923 | \$1,038 | \$1,153 | \$1,245 | \$1,338 |
| 45% OF MEDIAN | Max Gross Rent | \$681 | \$908 | \$1,038 | \$1,168 | \$1,298 | \$1,401 | \$1,505 |
| 50% OF MEDIAN | Max Gross Rent | \$757 | \$1,009 | \$1,154 | \$1,298 | \$1,441 | \$1,556 | \$1,673 |
| 55% OF MEDIAN | Max Gross Rent | \$833 | \$1,110 | \$1,269 | \$1,426 | \$1,585 | \$1,713 | \$1,839 |
| 60% OF MEDIAN | Max Gross Rent | \$908 | \$1,210 | \$1,384 | \$1,556 | \$1,730 | \$1,868 | \$2,006 |
| 70% OF MEDIAN | Max Gross Rent | \$1,059 | \$1,413 | \$1,614 | \$1,816 | \$2,018 | \$2,179 | \$2,341 |
| 72% OF MEDIAN | Max Gross Rent | \$1,089 | \$1,453 | \$1,660 | \$1,868 | \$2,075 | \$2,241 | \$2,408 |
| 75% OF MEDIAN | Max Gross Rent | \$1,135 | \$1,514 | \$1,730 | \$1,945 | \$2,163 | \$2,335 | \$2,508 |
| 80% OF MEDIAN | Max Gross Rent | \$1,210 | \$1,614 | \$1,845 | \$2,075 | \$2,306 | \$2,490 | \$2,675 |
| 90% OF MEDIAN | Max Gross Rent | \$1,362 | \$1,816 | \$2,076 | \$2,335 | \$2,594 | \$2,801 | \$3,010 |
| 100% OF MEDIAN | Max Gross Rent | \$1,513 | \$2,018 | \$2,306 | \$2,594 | \$2,883 | \$3,113 | \$3,344 |
| 110% OF MEDIAN | Max Gross Rent | \$1,664 | \$2,219 | \$2,538 | \$2,854 | \$3,171 | \$3,424 | \$3,679 |
| 120% OF MEDIAN | Max Gross Rent | \$1,816 | \$2,421 | \$2,768 | \$3,113 | \$3,459 | \$3,735 | \$4,013 |
| 135% OF MEDIAN | Max Gross Rent | \$2,043 | \$2,724 | \$3,114 | \$3,501 | \$3,891 | \$4,203 | \$4,514 |
| 140% OF MEDIAN | Max Gross Rent | \$2,119 | \$2,825 | \$3,229 | \$3,631 | \$4,035 | \$4,358 | \$4,681 |
| 150% OF MEDIAN | Max Gross Rent | \$2,270 | \$3,026 | \$3,460 | \$3,891 | \$4,324 | \$4,669 | \$5,016 |
| 160% OF MEDIAN | Max Gross Rent | \$2,421 | \$3,228 | \$3,690 | \$4,150 | \$4,613 | \$4,980 | \$5,350 |
| 175% OF MEDIAN | Max Gross Rent | \$2,648 | \$3,531 | \$4,036 | \$4,539 | \$5,045 | \$5,448 | \$5,851 |
| 200% OF MEDIAN | Max Gross Rent | \$3,026 | \$4,035 | \$4,613 | \$5,188 | \$5,765 | \$6,225 | \$6,688 |

Allowable Annual Rent Increase for existing tenants in projects governed by the above MOHCD Rent Limits: 7.06%

These maximum gross rents apply to units for which the owner pays the cost of all utilities. To calculate the maximum rent when the tenant pays for some or all of the utilities, or "net rent," 1) determine which utilities will be the tenant's responsibility, 2) look up the corresponding utility allowances in the chart below, 3) calculate the total of those allowances and 4) subtract the total from the maximum gross rent. The following example is for a 3 BR unit restricted to households with incomes at or below 60% AMI and for which the tenants will have to pay the cost of electricity and gas cooking and the owner will pay for heat and hot water.

| | | | |
|-----------------------------|------|------------------------------------|---------|
| Cooking - Natural Gas - 3BR | \$8 | Maximum Gross Rent - 3BR - 60% AMI | \$1,730 |
| Other Electricity - 3BR | \$78 | Total Utility Allowance | -\$86 |
| Total Utility Allowance | \$86 | Maximum Net Rent | \$1,644 |

2017 Utility Allowance Chart

Allowances for Tenant-Furnished Utilities

| Utility or Service | | Monthly Dollar Allowances | | | | | |
|--------------------|----------------|---------------------------|-----|-----|-----|-----|-----|
| | | STUDIO | 1BR | 2BR | 3BR | 4BR | 5BR |
| Heating | a. Natural Gas | 13 | 15 | 17 | 21 | 23 | 25 |
| | b. Electric | 19 | 22 | 28 | 34 | 41 | 47 |
| Cooking | a. Natural Gas | 5 | 5 | 6 | 8 | 9 | 10 |
| | b. Electric | 10 | 12 | 15 | 18 | 20 | 23 |
| Other Electric | | 29 | 35 | 50 | 78 | 113 | 149 |
| Water Heating | a. Natural Gas | 10 | 13 | 19 | 22 | 25 | 29 |
| | b. Electric | 21 | 25 | 36 | 45 | 54 | 60 |

Utility Allowances as published by the San Francisco Housing Authority, effective 10/1/2016 for New Admissions and on 1/1/2017 for other transactions.

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|--------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| FAIR MARKET RENT: | \$1,436 | \$1,915 | \$2,411 | \$3,018 | \$3,927 | \$4,829 | \$5,553 |

Source: HUD, effective 10/01/2017
https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2017_code/2017summary.odn

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|-------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| SFHA Payment Standard: | \$1,579 | \$2,106 | \$2,652 | \$3,319 | \$3,927 | \$4,829 | \$5,553 |

*As published by the San Francisco Housing Authority, effective 10/1/2016 for New Admissions and on 1/1/2017 for other transactions.
<http://sfha.org/Leased%20Housing%20Documents/2017%20Payment%20Standard.pdf>

| | STUDIO | 1BR | 2BR | 3BR | 4BR | 5BR |
|------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
| LOW HOME RENTS | \$1,026 | \$1,099 | \$1,318 | \$1,523 | \$1,700 | \$1,876 |
| HIGH HOME RENTS | \$1,256 | \$1,409 | \$1,693 | \$1,947 | \$2,153 | \$2,357 |

https://www.hudexchange.info/resource/reportmanagement/published/HOME_RentLimits_State_CA_2016.pdf

Allowable annual rent increase for project governed by HOME Rent requirements: 5.68%

Maximum Annual Increase of Gross Rent for projects that are subject to limits set by the San Francisco Rent Board: 2.2%

<http://sfrb.org/sites/default/files/Document/Form/571%20Allowable%20Annual%20Increases%2017-18.pdf>

Assumptions/Notes:

- Rents Calculated at 30% of corresponding monthly income limit amount.
- Utility Allowances as published by the San Francisco Housing Authority, effective 10/1/2016 for New Admissions and on 1/1/2017 for other transactions. For more information, see: <http://sfha.org/Leased%20Housing%20Documents/Utility%20Allowances%202017.pdf> and <http://www.hud.gov/offices/pih/programs/ph/pehcc/allowances.cfm>.
- Occupancy Standard is one person per bedroom plus one additional person.