

2011
MAXIMUM MONTHLY RENT BY UNIT TYPE
 With and Without Utilities - for MOH singlefamily programs
 derived from the
Unadjusted Area Median Income (AMI)
 for HUD Metro Fair Market Rent Area (HMFA) that contains San Francisco

		SRO	STUDIO	1 BDRM	2 BDRM	3 BDRM	4 BDRM	5 BDRM
Utility Allowances: Natural Gas Heating/Cooking & Other Electric; Rev 11/01/2010		\$32	\$32	\$43	\$55	\$70	\$97	\$120
20% OF MEDIAN	With Utilities	\$266	\$355	\$406	\$458	\$508	\$549	\$589
	Without Utilities	\$234	\$323	\$363	\$403	\$438	\$452	\$469
25% OF MEDIAN	With Utilities	\$334	\$445	\$509	\$571	\$635	\$686	\$736
	Without Utilities	\$302	\$413	\$466	\$516	\$565	\$589	\$616
30% OF MEDIAN	With Utilities	\$400	\$534	\$610	\$686	\$763	\$824	\$884
	Without Utilities	\$368	\$502	\$567	\$631	\$693	\$727	\$764
40% OF MEDIAN	With Utilities	\$533	\$711	\$813	\$915	\$1,016	\$1,098	\$1,179
	Without Utilities	\$501	\$679	\$770	\$860	\$946	\$1,001	\$1,059
50% OF MEDIAN	With Utilities	\$667	\$889	\$1,016	\$1,144	\$1,270	\$1,373	\$1,474
	Without Utilities	\$635	\$857	\$973	\$1,089	\$1,200	\$1,276	\$1,354
55% OF MEDIAN	With Utilities	\$733	\$978	\$1,118	\$1,258	\$1,398	\$1,509	\$1,620
	Without Utilities	\$701	\$946	\$1,075	\$1,203	\$1,328	\$1,412	\$1,500
60% OF MEDIAN	With Utilities	\$800	\$1,066	\$1,220	\$1,371	\$1,524	\$1,646	\$1,768
	Without Utilities	\$768	\$1,034	\$1,177	\$1,316	\$1,454	\$1,549	\$1,648
70% OF MEDIAN	With Utilities	\$933	\$1,244	\$1,423	\$1,600	\$1,778	\$1,921	\$2,063
	Without Utilities	\$901	\$1,212	\$1,380	\$1,545	\$1,708	\$1,824	\$1,943
72% OF MEDIAN	With Utilities	\$960	\$1,280	\$1,464	\$1,646	\$1,829	\$1,975	\$2,121
	Without Utilities	\$928	\$1,248	\$1,421	\$1,591	\$1,759	\$1,878	\$2,001
75% OF MEDIAN	With Utilities	\$1,000	\$1,334	\$1,525	\$1,715	\$1,905	\$2,058	\$2,210
	Without Utilities	\$968	\$1,302	\$1,482	\$1,660	\$1,835	\$1,961	\$2,090
80% OF MEDIAN	With Utilities	\$1,067	\$1,423	\$1,626	\$1,829	\$2,033	\$2,195	\$2,358
	Without Utilities	\$1,035	\$1,391	\$1,583	\$1,774	\$1,963	\$2,098	\$2,238
90% OF MEDIAN	With Utilities	\$1,200	\$1,600	\$1,829	\$2,058	\$2,286	\$2,470	\$2,651
	Without Utilities	\$1,168	\$1,568	\$1,786	\$2,003	\$2,216	\$2,373	\$2,531
100% OF MEDIAN	With Utilities	\$1,333	\$1,778	\$2,033	\$2,286	\$2,540	\$2,744	\$2,946
	Without Utilities	\$1,301	\$1,746	\$1,990	\$2,231	\$2,470	\$2,647	\$2,826
110% OF MEDIAN	With Utilities	\$1,466	\$1,955	\$2,236	\$2,515	\$2,794	\$3,019	\$3,241
	Without Utilities	\$1,434	\$1,923	\$2,193	\$2,460	\$2,724	\$2,922	\$3,121
120% OF MEDIAN	With Utilities	\$1,599	\$2,133	\$2,439	\$2,744	\$3,048	\$3,293	\$3,535
	Without Utilities	\$1,567	\$2,101	\$2,396	\$2,689	\$2,978	\$3,196	\$3,415
135% OF MEDIAN	With Utilities	\$1,800	\$2,400	\$2,744	\$3,086	\$3,429	\$3,704	\$3,978
	Without Utilities	\$1,768	\$2,368	\$2,701	\$3,031	\$3,359	\$3,607	\$3,858
140% OF MEDIAN	With Utilities	\$1,867	\$2,489	\$2,845	\$3,201	\$3,556	\$3,841	\$4,125
	Without Utilities	\$1,835	\$2,457	\$2,802	\$3,146	\$3,486	\$3,744	\$4,005
150% OF MEDIAN	With Utilities	\$2,000	\$2,666	\$3,049	\$3,430	\$3,810	\$4,116	\$4,420
	Without Utilities	\$1,968	\$2,634	\$3,006	\$3,375	\$3,740	\$4,019	\$4,300

	SRO	STUDIO	1Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
FAIR MRKT:	\$893	\$1,191	\$1,465	\$1,833	\$2,447	\$2,586	\$2,974

Source: HUD, effective 10/01/2010

[Metro+FMR+Area&data=2011&mrtype=Final&incpath=C%3AHUDUser/wwwMain/datasets/fmr/fms/FY2011_code&path=C%3AHUDUser/wwwdata/database](http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/rent/2010/ca.pdf)

See also SFHA Payment Standards:

Source: SFHA, effective 12/01/2010

SFHA Payment Standard:

<http://sfha.org/download.php?did=475>

	STUDIO	1Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
LOW HOME RENTS	\$990	\$1,060	\$1,272	\$1,470	\$1,640	\$1,809
HIGH HOME RENTS	\$1,144	\$1,231	\$1,479	\$1,700	\$1,878	\$2,053

Please note: These HOME rents became effective May 2010, and are still current. (Source:

<http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/rent/2010/ca.pdf>)

Assumptions/Notes:

1. Rents Calculated at 30% of corresponding monthly income limit amount.
2. Utility allowances were determined by the San Francisco Housing Authority and published on 11/01/2010. For more information, see <http://sfha.org/download.php?did=476> and <http://www.hud.gov/offices/pih/programs/ph/phecc/allowances.cfm>.
3. Occupancy Standard is one person per bedroom plus one additional person.
4. For developments created under the San Francisco Inclusionary Housing Program, this data should be used only for projects that received their first site or building permit before September 9, 2006.

Effective Date: 6/6/2011