

**2013**  
**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

\*As published by the San Francisco Housing Authority on 7/01/11.

		SRO	STUDIO	1 BDRM	2 BDRM	3 BDRM	4 BDRM	5 BDRM
		\$35	\$35	\$47	\$61	\$82	\$111	\$130
<b>20% OF MEDIAN</b>	With Utilities	\$265	\$354	\$405	\$455	\$506	\$546	\$588
	Without Utilities	\$230	\$319	\$358	\$394	\$424	\$435	\$458
<b>25% OF MEDIAN</b>	With Utilities	\$332	\$443	\$506	\$570	\$633	\$684	\$734
	Without Utilities	\$297	\$408	\$459	\$509	\$551	\$573	\$604
<b>30% OF MEDIAN</b>	With Utilities	\$398	\$531	\$608	\$684	\$759	\$820	\$880
	Without Utilities	\$363	\$496	\$561	\$623	\$677	\$709	\$750
<b>40% OF MEDIAN</b>	With Utilities	\$532	\$709	\$810	\$911	\$1,013	\$1,093	\$1,174
	Without Utilities	\$497	\$674	\$763	\$850	\$931	\$982	\$1,044
<b>50% OF MEDIAN</b>	With Utilities	\$665	\$886	\$1,013	\$1,139	\$1,265	\$1,366	\$1,468
	Without Utilities	\$630	\$851	\$966	\$1,078	\$1,183	\$1,255	\$1,338
<b>55% OF MEDIAN</b>	With Utilities	\$730	\$974	\$1,113	\$1,253	\$1,391	\$1,503	\$1,614
	Without Utilities	\$695	\$939	\$1,066	\$1,192	\$1,309	\$1,392	\$1,484
<b>60% OF MEDIAN</b>	With Utilities	\$797	\$1,063	\$1,214	\$1,366	\$1,518	\$1,640	\$1,761
	Without Utilities	\$762	\$1,028	\$1,167	\$1,305	\$1,436	\$1,529	\$1,631
<b>70% OF MEDIAN</b>	With Utilities	\$930	\$1,240	\$1,416	\$1,594	\$1,771	\$1,913	\$2,055
	Without Utilities	\$895	\$1,205	\$1,369	\$1,533	\$1,689	\$1,802	\$1,925
<b>72% OF MEDIAN</b>	With Utilities	\$956	\$1,275	\$1,458	\$1,640	\$1,821	\$1,968	\$2,114
	Without Utilities	\$921	\$1,240	\$1,411	\$1,579	\$1,739	\$1,857	\$1,984
<b>75% OF MEDIAN</b>	With Utilities	\$997	\$1,329	\$1,518	\$1,709	\$1,898	\$2,050	\$2,201
	Without Utilities	\$962	\$1,294	\$1,471	\$1,648	\$1,816	\$1,939	\$2,071
<b>80% OF MEDIAN</b>	With Utilities	\$1,063	\$1,418	\$1,619	\$1,823	\$2,024	\$2,186	\$2,348
	Without Utilities	\$1,028	\$1,383	\$1,572	\$1,762	\$1,942	\$2,075	\$2,218
<b>90% OF MEDIAN</b>	With Utilities	\$1,195	\$1,594	\$1,821	\$2,050	\$2,278	\$2,459	\$2,641
	Without Utilities	\$1,160	\$1,559	\$1,774	\$1,989	\$2,196	\$2,348	\$2,511
<b>100% OF MEDIAN</b>	With Utilities	\$1,328	\$1,771	\$2,024	\$2,278	\$2,530	\$2,733	\$2,935
	Without Utilities	\$1,293	\$1,736	\$1,977	\$2,217	\$2,448	\$2,622	\$2,805
<b>110% OF MEDIAN</b>	With Utilities	\$1,462	\$1,949	\$2,226	\$2,505	\$2,783	\$3,006	\$3,229
	Without Utilities	\$1,427	\$1,914	\$2,179	\$2,444	\$2,701	\$2,895	\$3,099
<b>120% OF MEDIAN</b>	With Utilities	\$1,594	\$2,125	\$2,429	\$2,733	\$3,036	\$3,279	\$3,523
	Without Utilities	\$1,559	\$2,090	\$2,382	\$2,672	\$2,954	\$3,168	\$3,393
<b>135% OF MEDIAN</b>	With Utilities	\$1,793	\$2,391	\$2,733	\$3,075	\$3,415	\$3,689	\$3,963
	Without Utilities	\$1,758	\$2,356	\$2,686	\$3,014	\$3,333	\$3,578	\$3,833
<b>140% OF MEDIAN</b>	With Utilities	\$1,860	\$2,480	\$2,834	\$3,189	\$3,543	\$3,825	\$4,109
	Without Utilities	\$1,825	\$2,445	\$2,787	\$3,128	\$3,461	\$3,714	\$3,979
<b>150% OF MEDIAN</b>	With Utilities	\$1,993	\$2,658	\$3,036	\$3,416	\$3,795	\$4,099	\$4,403
	Without Utilities	\$1,958	\$2,623	\$2,989	\$3,355	\$3,713	\$3,988	\$4,273

	SRO	STUDIO	1Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
<b>FAIR MRKT:</b>	<b>\$820</b>	<b>\$1,093</b>	<b>\$1,423</b>	<b>\$1,795</b>	<b>\$2,438</b>	<b>\$2,948</b>	<b>\$3,390</b>

Source: HUD, effective 11/13/2012

[http://www.huduser.org/portal/datasets/fmr/fmrs/fy2013\\_code/2013summary.odn?inputname=METRO41860MM7360\\*San%20Francisco.%20CA%20HUD%20Metro%20FMR%20Area&fmrtype=Final&data=2011&incpath=C:\HUDUser\www\Main\databases\fmr\fmrs\FY2012\\_code](http://www.huduser.org/portal/datasets/fmr/fmrs/fy2013_code/2013summary.odn?inputname=METRO41860MM7360*San%20Francisco.%20CA%20HUD%20Metro%20FMR%20Area&fmrtype=Final&data=2011&incpath=C:\HUDUser\www\Main\databases\fmr\fmrs\FY2012_code)

See also SFHA Payment Standards:

Source: SFHA, effective 12/01/2011

**SFHA Payment Standard:**

[http://sfha.org/SFA\\_HCV\\_Payment\\_Standard\\_2011.pdf](http://sfha.org/SFA_HCV_Payment_Standard_2011.pdf)

	STUDIO	1Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
<b>LOW HOME RENTS</b>	<b>\$990</b>	<b>\$1,060</b>	<b>\$1,272</b>	<b>\$1,470</b>	<b>\$1,640</b>	<b>\$1,809</b>
<b>HIGH HOME RENTS</b>	<b>\$1,238</b>	<b>\$1,334</b>	<b>\$1,602</b>	<b>\$1,842</b>	<b>\$2,035</b>	<b>\$2,227</b>

Source: <http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/rent/2012/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, effective 7/1/2011. For more information, see [http://sfha.org/SFHA\\_-\\_HUD\\_S8\\_Form\\_52667\\_Utility\\_Allowance\\_2012.pdf](http://sfha.org/SFHA_-_HUD_S8_Form_52667_Utility_Allowance_2012.pdf) 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: 1/1/2013