

2015
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	1 BDRM	2 BDRM	3 BDRM	4 BDRM	5 BDRM
20% OF MEDIAN	Max Gross Rent	\$267	\$356	\$408	\$459	\$510	\$550	\$591
25% OF MEDIAN	Max Gross Rent	\$335	\$446	\$510	\$574	\$638	\$688	\$739
30% OF MEDIAN	Max Gross Rent	\$401	\$535	\$611	\$688	\$764	\$825	\$886
35% OF MEDIAN	Max Gross Rent	\$468	\$624	\$714	\$803	\$891	\$963	\$1,034
40% OF MEDIAN	Max Gross Rent	\$535	\$714	\$815	\$918	\$1,019	\$1,100	\$1,183
50% OF MEDIAN	Max Gross Rent	\$669	\$893	\$1,019	\$1,146	\$1,274	\$1,376	\$1,478
55% OF MEDIAN	Max Gross Rent	\$736	\$981	\$1,121	\$1,261	\$1,401	\$1,514	\$1,625
60% OF MEDIAN	Max Gross Rent	\$803	\$1,070	\$1,223	\$1,375	\$1,529	\$1,651	\$1,773
70% OF MEDIAN	Max Gross Rent	\$937	\$1,249	\$1,426	\$1,605	\$1,784	\$1,926	\$2,069
72% OF MEDIAN	Max Gross Rent	\$963	\$1,284	\$1,468	\$1,650	\$1,834	\$1,981	\$2,128
75% OF MEDIAN	Max Gross Rent	\$1,003	\$1,338	\$1,529	\$1,720	\$1,911	\$2,064	\$2,216
80% OF MEDIAN	Max Gross Rent	\$1,071	\$1,428	\$1,630	\$1,834	\$2,038	\$2,201	\$2,364
90% OF MEDIAN	Max Gross Rent	\$1,204	\$1,605	\$1,834	\$2,064	\$2,293	\$2,476	\$2,660
100% OF MEDIAN	Max Gross Rent	\$1,338	\$1,784	\$2,038	\$2,293	\$2,548	\$2,751	\$2,955
110% OF MEDIAN	Max Gross Rent	\$1,472	\$1,963	\$2,241	\$2,521	\$2,803	\$3,026	\$3,250
120% OF MEDIAN	Max Gross Rent	\$1,605	\$2,140	\$2,445	\$2,751	\$3,058	\$3,301	\$3,546
135% OF MEDIAN	Max Gross Rent	\$1,806	\$2,408	\$2,751	\$3,095	\$3,439	\$3,714	\$3,989
140% OF MEDIAN	Max Gross Rent	\$1,873	\$2,498	\$2,853	\$3,210	\$3,566	\$3,851	\$4,138
150% OF MEDIAN	Max Gross Rent	\$2,007	\$2,676	\$3,056	\$3,439	\$3,821	\$4,128	\$4,433

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	\$1,529
Other Electricity - 3BR	\$54	Total Utility Allowance	-\$62
Total Utility Allowance	\$62	Maximum Net Rent	\$1,467

2015 Utility Allowance Chart
Allowances for Tenant-Furnished Utilities

Utility or Service		Monthly Dollar Allowances					
		0BR	1BR	2BR	3BR	4BR	5BR
Heating	a. Natural Gas	13	15	18	21	24	26
	b. Electric	15	18	23	28	33	38
Cooking	a. Natural Gas	5	5	6	8	9	11
	b. Electric	8	10	12	14	17	19
Other Electric		22	27	38	54	72	90
Water Heating	a. Natural Gas	11	13	19	23	26	30
	b. Electric	17	20	29	36	43	48

*As published by the San Francisco Housing Authority on 12/01/2014

Source: HUD, effective 10/01/2014	SRO	STUDIO	1 BDRM	2 BDRM	3 BDRM	4 BDRM	5 BDRM
FAIR MRKT:	\$942	\$1,256	\$1,635	\$2,062	\$2,801	\$3,386	\$3,894

http://www.huduser.org/portal/datasets/mr/fms/FY2015_code/2015summary.odn

See also SFHA Payment Standards:

Source: SFHA, effective 11/01/2014	SRO	STUDIO	1 BDRM	2 BDRM	3 BDRM	4 BDRM	5 BDRM
SFHA Payment Standard:	\$1,036	\$1,381	\$1,798	\$2,268	\$2,661	\$3,048	\$3,504

http://sfha.org/2015_FMR_Payment_Standard_Chart.pdf

LOW HOME RENTS	\$971	\$1,040	\$1,252	\$1,450	\$1,620	\$1,787
HIGH HOME RENTS	\$1,191	\$1,334	\$1,602	\$1,842	\$2,035	\$2,227

Source: <http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/rent/2014/ca.pdf>

Assumptions/Notes:

- Rents Calculated at 30% of corresponding monthly income limit amount.
- Utility allowances were determined by the San Francisco Housing Authority, effective 12/1/2014. For more information, see http://sfha.org/Copy_of_San_Francisco_CA_-_2014UA-HUD_52667_-_2014_Rev.pdf and <http://www.hud.gov/offices/pih/programs/ph/phecc/allowances.cfm>.
- Occupancy Standard is one person per bedroom plus one additional person.

Effective Date: 3/6/2015