

2006 SAN FRANCISCO PMSA

MAXIMUM MONTHLY RENT BY UNIT TYPE

	STUDIO	1 BDRM	2 BDRM	3 BDRM	4 BDRM	5 BDRM
Utility Allowances: Natural Gas Heating/Cooking & Other Electric; Rev 9/23/2005	\$33	\$38	\$44	\$55	\$61	\$68
20% OF MEDIAN						
With Utilities	\$319	\$365	\$410	\$456	\$493	\$529
Without Utilities	\$286	\$327	\$366	\$401	\$432	\$461
25% OF MEDIAN						
With Utilities	\$399	\$456	\$514	\$570	\$616	\$661
Without Utilities	\$366	\$418	\$470	\$515	\$555	\$593
30% OF MEDIAN						
With Utilities	\$479	\$548	\$616	\$684	\$739	\$794
Without Utilities	\$446	\$510	\$572	\$629	\$678	\$726
HUD Extremely-Low						
With Utilities	\$594	\$679	\$764	\$849	\$916	\$984
Without Utilities	\$561	\$641	\$720	\$794	\$855	\$916
40% OF MEDIAN						
With Utilities	\$639	\$730	\$821	\$913	\$985	\$1,058
Without Utilities	\$606	\$692	\$777	\$858	\$924	\$990
TAX CREDIT "35% INCOME" (.7 x HUD V-Low)						
With Utilities	\$693	\$792	\$891	\$990	\$1,069	\$1,148
Without Utilities	\$660	\$754	\$847	\$935	\$1,008	\$1,080
TAX CREDIT "40% INCOME" (.8 x HUD V-Low)						
With Utilities	\$792	\$905	\$1,018	\$1,131	\$1,221	\$1,312
Without Utilities	\$759	\$867	\$974	\$1,076	\$1,160	\$1,244
50% OF MEDIAN						
With Utilities	\$799	\$913	\$1,026	\$1,140	\$1,231	\$1,323
Without Utilities	\$766	\$875	\$982	\$1,085	\$1,170	\$1,255
60% OF MEDIAN						
With Utilities	\$958	\$1,094	\$1,231	\$1,368	\$1,478	\$1,588
Without Utilities	\$925	\$1,056	\$1,187	\$1,313	\$1,417	\$1,520
HUD VERY-LOW (aka TAX CREDIT "50% INCOME")						
With Utilities	\$990	\$1,131	\$1,273	\$1,414	\$1,526	\$1,640
Without Utilities	\$957	\$1,093	\$1,229	\$1,359	\$1,465	\$1,572
70% OF MEDIAN						
With Utilities	\$1,118	\$1,276	\$1,436	\$1,596	\$1,724	\$1,851
Without Utilities	\$1,085	\$1,238	\$1,392	\$1,541	\$1,663	\$1,783
72% OF MEDIAN						
With Utilities	\$1,149	\$1,313	\$1,478	\$1,641	\$1,773	\$1,905
Without Utilities	\$1,116	\$1,275	\$1,434	\$1,586	\$1,712	\$1,837
TAX CREDIT "60% INCOME" (1.2 x HUD V-Low)						
With Utilities	\$1,188	\$1,358	\$1,527	\$1,697	\$1,832	\$1,968
Without Utilities	\$1,155	\$1,320	\$1,483	\$1,642	\$1,771	\$1,900
80% OF MEDIAN						
With Utilities	\$1,278	\$1,459	\$1,643	\$1,824	\$1,970	\$2,116
Without Utilities	\$1,245	\$1,421	\$1,599	\$1,769	\$1,909	\$2,048
90% OF MEDIAN						
With Utilities	\$1,436	\$1,641	\$1,848	\$2,053	\$2,216	\$2,380
Without Utilities	\$1,403	\$1,603	\$1,804	\$1,998	\$2,155	\$2,312
HUD LOW-INCOME						
With Utilities	\$1,584	\$1,810	\$2,036	\$2,263	\$2,443	\$2,624
Without Utilities	\$1,551	\$1,772	\$1,992	\$2,208	\$2,382	\$2,556
100% OF MEDIAN						
With Utilities	\$1,596	\$1,824	\$2,053	\$2,280	\$2,463	\$2,645
Without Utilities	\$1,563	\$1,786	\$2,009	\$2,225	\$2,402	\$2,577
110% OF MEDIAN						
With Utilities	\$1,756	\$2,006	\$2,258	\$2,508	\$2,709	\$2,910
Without Utilities	\$1,723	\$1,968	\$2,214	\$2,453	\$2,648	\$2,842
120% OF MEDIAN						
With Utilities	\$1,915	\$2,189	\$2,463	\$2,736	\$2,955	\$3,174
Without Utilities	\$1,882	\$2,151	\$2,419	\$2,681	\$2,894	\$3,106
TAX CREDIT "100% INCOME" (2 x HUD V-Low)						
With Utilities	\$1,980	\$2,263	\$2,545	\$2,828	\$3,053	\$3,280
Without Utilities	\$1,947	\$2,225	\$2,501	\$2,773	\$2,992	\$3,212

	SRO	STUDIO	1Bdrm	2 Bdrm	3 Bdrm	4 Bdrm
FAIR MRKT:	\$750	\$1,000	\$1,229	\$1,539	\$2,055	\$2,172

Source: HUD 2/14/2006

LOW HOME RENTS	\$990	\$1,060	\$1,272	\$1,470	\$1,634
HIGH HOME RENTS	\$1,000	\$1,073	\$1,289	\$1,482	\$1,634

<http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/rent/2005/california.pdf>

Assumptions:

Rents Calculated at 30% of gross monthly income.

Utility Allowance based on HUD and SFHA 9/23/2005 figures and assume Natural Gas Heating and Cooking, and Other Electric; see http://www.sfha.org/sec8/uac_a.htm

Occupancy Standard is one person per bedroom plus one additional person.

Source: U.S. Dept. of Housing and Urban Development, effective March 8, 2006, except where noted.