

**2009**  
**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

|                       |                | STUDIO  | 1-BDRM  | 2 BDRM  | 3 BDRM  | 4 BDRM  | 5-BDRM  |
|-----------------------|----------------|---------|---------|---------|---------|---------|---------|
| <b>20% OF MEDIAN</b>  | Max Gross Rent | \$339   | \$388   | \$435   | \$484   | \$523   | \$561   |
| <b>25% OF MEDIAN</b>  | Max Gross Rent | \$424   | \$484   | \$545   | \$605   | \$654   | \$703   |
| <b>30% OF MEDIAN</b>  | Max Gross Rent | \$509   | \$581   | \$654   | \$726   | \$784   | \$843   |
| <b>40% OF MEDIAN</b>  | Max Gross Rent | \$678   | \$775   | \$871   | \$968   | \$1,045 | \$1,123 |
| <b>50% OF MEDIAN</b>  | Max Gross Rent | \$848   | \$969   | \$1,089 | \$1,210 | \$1,308 | \$1,404 |
| <b>60% OF MEDIAN</b>  | Max Gross Rent | \$1,016 | \$1,161 | \$1,306 | \$1,453 | \$1,569 | \$1,685 |
| <b>70% OF MEDIAN</b>  | Max Gross Rent | \$1,186 | \$1,355 | \$1,524 | \$1,694 | \$1,830 | \$1,965 |
| <b>72% OF MEDIAN</b>  | Max Gross Rent | \$1,220 | \$1,394 | \$1,568 | \$1,743 | \$1,883 | \$2,021 |
| <b>80% OF MEDIAN</b>  | Max Gross Rent | \$1,355 | \$1,549 | \$1,743 | \$1,936 | \$2,091 | \$2,246 |
| <b>90% OF MEDIAN</b>  | Max Gross Rent | \$1,525 | \$1,743 | \$1,960 | \$2,178 | \$2,353 | \$2,526 |
| <b>100% OF MEDIAN</b> | Max Gross Rent | \$1,694 | \$1,936 | \$2,178 | \$2,420 | \$2,614 | \$2,808 |
| <b>110% OF MEDIAN</b> | Max Gross Rent | \$1,864 | \$2,130 | \$2,395 | \$2,663 | \$2,875 | \$3,089 |
| <b>120% OF MEDIAN</b> | Max Gross Rent | \$2,033 | \$2,324 | \$2,613 | \$2,904 | \$3,136 | \$3,369 |
| <b>135% OF MEDIAN</b> | Max Gross Rent | \$2,286 | \$2,614 | \$2,940 | \$3,268 | \$3,529 | \$3,790 |
| <b>140% OF MEDIAN</b> | Max Gross Rent | \$2,371 | \$2,711 | \$3,049 | \$3,388 | \$3,659 | \$3,930 |
| <b>150% OF MEDIAN</b> | Max Gross Rent | \$2,541 | \$2,905 | \$3,266 | \$3,630 | \$3,921 | \$4,211 |

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 | \$14 | Maximum Gross Rent - 3BR - 60% AMI | \$1,453 |
| Other Electricity - 3BR     | \$41 | Total Utility Allowance            | -\$55   |
| Total Utility Allowance     | \$55 | Maximum Net Rent                   | \$1,398 |

**2009 Utility Allowance Chart**  
**Allowances for Tenant-Furnished Utilities**

| Utility or Service | Monthly Dollar Allowances |        |        |        |        |        |    |
|--------------------|---------------------------|--------|--------|--------|--------|--------|----|
|                    | STUDIO                    | 1 BDRM | 2 BDRM | 3 BDRM | 4 BDRM | 5 BDRM |    |
| Heating            | a. Natural Gas            | 16     | 22     | 28     | 34     | 43     | 50 |
|                    | b. Oil/Electric           | 16     | 22     | 28     | 35     | 44     | 50 |
| Cooking            | a. Natural Gas            | 6      | 9      | 12     | 14     | 18     | 21 |
|                    | b. Electric               | 6      | 9      | 11     | 14     | 18     | 20 |
| Other Electric     |                           | 19     | 26     | 34     | 41     | 53     | 60 |
| Water Heating      | a. Natural Gas            | 15     | 21     | 27     | 34     | 43     | 49 |
|                    | b. Electric               | 18     | 25     | 32     | 39     | 50     | 57 |

|  | SRO          | STUDIO         | 1Bdrm          | 2 Bdrm         | 3 Bdrm         | 4 Bdrm         |
|--|--------------|----------------|----------------|----------------|----------------|----------------|
| <b>FAIR MRKT:</b>                                  | <b>\$809</b> | <b>\$1,078</b> | <b>\$1,325</b> | <b>\$1,658</b> | <b>\$2,213</b> | <b>\$2,339</b> |
| See also SFHA Payment Standards - 110% of HUD FMRs |              |                |                |                |                |                |

|                        |                |                |                |                |                |
|------------------------|----------------|----------------|----------------|----------------|----------------|
| <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>HIGH HOME RENTS</b> | <b>\$1,035</b> | <b>\$1,133</b> | <b>\$1,362</b> | <b>\$1,565</b> | <b>\$1,726</b> |

Please note: These HOME rents became effective April 12 2008, and are still current. (Source: <http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/rent/2008/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 9/02/2008. For more information, see [http://www.sfha.org/section8/uac\\_a.htm](http://www.sfha.org/section8/uac_a.htm) 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: 3/31/2009