

**2021**  
**MAXIMUM MONTHLY RENT BY UNIT TYPE**  
for MOHCD Inclusionary Housing Below Market Rate (BMR) Programs  
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	1BR	2BR	3BR	4BR	5BR
<b>BASE RENT UTILITY ALLOWANCES</b>		\$117	\$156	\$217	\$288	\$351	\$415	\$479
<b>TIER 1 UTILITY ALLOWANCES</b>		\$55	\$73	\$86	\$116	\$147	\$180	\$212
<b>20% OF MEDIAN</b>	Base Rent*	\$233	\$310	\$316	\$312	\$315	\$304	\$294
	Tier 1 = "Without Utilities"***	\$295	\$393	\$447	\$484	\$519	\$539	\$561
	Tier 2 = "With Utilities"****	\$350	\$466	\$533	\$600	\$666	\$719	\$773
<b>25% OF MEDIAN</b>	Base Rent*	\$320	\$427	\$449	\$462	\$482	\$484	\$487
	Tier 1 = "Without Utilities"***	\$382	\$510	\$580	\$634	\$686	\$719	\$754
	Tier 2 = "With Utilities"****	\$437	\$583	\$666	\$750	\$833	\$899	\$966
<b>30% OF MEDIAN</b>	Base Rent*	\$408	\$544	\$582	\$611	\$648	\$664	\$680
	Tier 1 = "Without Utilities"***	\$470	\$627	\$713	\$783	\$852	\$899	\$947
	Tier 2 = "With Utilities"****	\$525	\$700	\$799	\$899	\$999	\$1,079	\$1,159
<b>40% OF MEDIAN</b>	Base Rent*	\$582	\$777	\$848	\$911	\$982	\$1,024	\$1,066
	Tier 1 = "Without Utilities"***	\$645	\$860	\$979	\$1,083	\$1,186	\$1,259	\$1,333
	Tier 2 = "With Utilities"****	\$699	\$933	\$1,065	\$1,199	\$1,333	\$1,439	\$1,545
<b>50% OF MEDIAN</b>	Base Rent*	\$758	\$1,010	\$1,116	\$1,211	\$1,314	\$1,384	\$1,452
	Tier 1 = "Without Utilities"***	\$820	\$1,093	\$1,247	\$1,383	\$1,518	\$1,619	\$1,719
	Tier 2 = "With Utilities"****	\$875	\$1,166	\$1,333	\$1,499	\$1,665	\$1,799	\$1,931
<b>55% OF MEDIAN</b>	Base Rent*	\$845	\$1,127	\$1,248	\$1,361	\$1,480	\$1,563	\$1,646
	Tier 1 = "Without Utilities"***	\$907	\$1,210	\$1,379	\$1,533	\$1,684	\$1,798	\$1,913
	Tier 2 = "With Utilities"****	\$962	\$1,283	\$1,465	\$1,649	\$1,831	\$1,978	\$2,125
<b>60% OF MEDIAN</b>	Base Rent*	\$932	\$1,243	\$1,382	\$1,511	\$1,647	\$1,743	\$1,839
	Tier 1 = "Without Utilities"***	\$994	\$1,326	\$1,513	\$1,683	\$1,851	\$1,978	\$2,106
	Tier 2 = "With Utilities"****	\$1,049	\$1,399	\$1,599	\$1,799	\$1,998	\$2,158	\$2,318
<b>65% OF MEDIAN</b>	Base Rent*	\$1,019	\$1,359	\$1,514	\$1,661	\$1,814	\$1,923	\$2,032
	Tier 1 = "Without Utilities"***	\$1,082	\$1,442	\$1,645	\$1,833	\$2,018	\$2,158	\$2,299
	Tier 2 = "With Utilities"****	\$1,136	\$1,515	\$1,731	\$1,949	\$2,165	\$2,338	\$2,511
<b>70% OF MEDIAN</b>	Base Rent*	\$1,107	\$1,477	\$1,648	\$1,811	\$1,980	\$2,103	\$2,225
	Tier 1 = "Without Utilities"***	\$1,170	\$1,560	\$1,779	\$1,983	\$2,184	\$2,338	\$2,492
	Tier 2 = "With Utilities"****	\$1,224	\$1,633	\$1,865	\$2,099	\$2,331	\$2,518	\$2,704
<b>72% OF MEDIAN</b>	Base Rent*	\$1,142	\$1,523	\$1,701	\$1,871	\$2,047	\$2,174	\$2,302
	Tier 1 = "Without Utilities"***	\$1,204	\$1,606	\$1,832	\$2,043	\$2,251	\$2,409	\$2,569
	Tier 2 = "With Utilities"****	\$1,259	\$1,679	\$1,918	\$2,159	\$2,398	\$2,589	\$2,781
<b>75% OF MEDIAN</b>	Base Rent*	\$1,195	\$1,593	\$1,781	\$1,961	\$2,147	\$2,283	\$2,419
	Tier 1 = "Without Utilities"***	\$1,257	\$1,676	\$1,912	\$2,133	\$2,351	\$2,518	\$2,686
	Tier 2 = "With Utilities"****	\$1,312	\$1,749	\$1,998	\$2,249	\$2,498	\$2,698	\$2,898
<b>80% OF MEDIAN</b>	Base Rent*	\$1,282	\$1,709	\$1,914	\$2,110	\$2,313	\$2,463	\$2,611
	Tier 1 = "Without Utilities"***	\$1,344	\$1,792	\$2,045	\$2,282	\$2,517	\$2,698	\$2,878
	Tier 2 = "With Utilities"****	\$1,399	\$1,865	\$2,131	\$2,398	\$2,664	\$2,878	\$3,090
<b>90% OF MEDIAN</b>	Base Rent*	\$1,457	\$1,943	\$2,181	\$2,410	\$2,647	\$2,821	\$2,997
	Tier 1 = "Without Utilities"***	\$1,519	\$2,026	\$2,312	\$2,582	\$2,851	\$3,056	\$3,264
	Tier 2 = "With Utilities"****	\$1,574	\$2,099	\$2,398	\$2,698	\$2,998	\$3,236	\$3,476
<b>100% OF MEDIAN</b>	Base Rent*	\$1,631	\$2,175	\$2,447	\$2,710	\$2,979	\$3,181	\$3,384
	Tier 1 = "Without Utilities"***	\$1,694	\$2,258	\$2,578	\$2,882	\$3,183	\$3,416	\$3,651
	Tier 2 = "With Utilities"****	\$1,748	\$2,331	\$2,664	\$2,998	\$3,330	\$3,596	\$3,863
<b>110% OF MEDIAN</b>	Base Rent*	\$1,807	\$2,409	\$2,713	\$3,010	\$3,312	\$3,541	\$3,770
	Tier 1 = "Without Utilities"***	\$1,869	\$2,492	\$2,844	\$3,182	\$3,516	\$3,776	\$4,037
	Tier 2 = "With Utilities"****	\$1,924	\$2,565	\$2,930	\$3,298	\$3,663	\$3,956	\$4,249
<b>120% OF MEDIAN</b>	Base Rent*	\$1,981	\$2,642	\$2,979	\$3,310	\$3,645	\$3,900	\$4,156
	Tier 1 = "Without Utilities"***	\$2,043	\$2,725	\$3,110	\$3,482	\$3,849	\$4,135	\$4,423
	Tier 2 = "With Utilities"****	\$2,098	\$2,798	\$3,196	\$3,598	\$3,996	\$4,315	\$4,635
<b>130% OF MEDIAN</b>	Base Rent*	\$2,156	\$2,875	\$3,246	\$3,608	\$3,978	\$4,260	\$4,542
	Tier 1 = "Without Utilities"***	\$2,219	\$2,958	\$3,377	\$3,780	\$4,182	\$4,495	\$4,809
	Tier 2 = "With Utilities"****	\$2,273	\$3,031	\$3,463	\$3,896	\$4,329	\$4,675	\$5,021
<b>135% OF MEDIAN</b>	Base Rent*	\$2,244	\$2,992	\$3,379	\$3,758	\$4,144	\$4,440	\$4,736
	Tier 1 = "Without Utilities"***	\$2,306	\$3,075	\$3,510	\$3,930	\$4,348	\$4,675	\$5,003
	Tier 2 = "With Utilities"****	\$2,361	\$3,148	\$3,596	\$4,046	\$4,495	\$4,855	\$5,215
<b>140% OF MEDIAN</b>	Base Rent*	\$2,331	\$3,108	\$3,512	\$3,908	\$4,312	\$4,620	\$4,929
	Tier 1 = "Without Utilities"***	\$2,393	\$3,191	\$3,643	\$4,080	\$4,516	\$4,855	\$5,196
	Tier 2 = "With Utilities"****	\$2,448	\$3,264	\$3,729	\$4,196	\$4,663	\$5,035	\$5,408
<b>150% OF MEDIAN</b>	Base Rent*	\$2,506	\$3,342	\$3,779	\$4,208	\$4,644	\$4,980	\$5,315
	Tier 1 = "Without Utilities"***	\$2,568	\$3,425	\$3,910	\$4,380	\$4,848	\$5,215	\$5,582
	Tier 2 = "With Utilities"****	\$2,623	\$3,498	\$3,996	\$4,496	\$4,995	\$5,395	\$5,794

**Assumptions/Notes:**

- Rents Calculated at 30% of corresponding monthly income limit amount.
- Occupancy Standard is one person per bedroom plus one additional person.
- Maximum Rents are derived via application of MOHCD AMI Hold Harmless Policy, effective 05/03/2019: <https://tinyurl.com/SFAMIHoldHarmless>
- Utility Allowances approved for the San Francisco Housing Authority, effective 10/23/2020: <https://tinyurl.com/sfha-UAs-2021>

\* Base Rent = Building owner pays garbage & mandatory fees (i.e., rental insurance). Tenant pays water, sewage and PG&E.

\*\* Tier 1 (aka "without utilities") = Building owner pays Base utilities, & water and sewage. Tenant pays PG&E.

\*\*\* Tier 2 (aka "with utilities") = Building owner pays Tier 1 and PG&E. Tenant does not pay utility bills separately (water, sewer, PG&E).

Utility allowances are based on unit size and assumption that heating and cooking fuel source is natural gas.

4. These Maximum Rents also apply to specific Condo Conversion Below Market Rate (BMR) Program units that have permission from MOHCD to rent.

Effective Date: 05/12/2021