

**2022**  
**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>	\$122	\$163	\$232	\$305	\$372	\$438	\$506
<b>TIER 1 UTILITY ALLOWANCES</b>	\$55	\$73	\$88	\$118	\$151	\$184	\$218
<b>20% OF MEDIAN</b>							
Base Rent*	\$242	\$322	\$322	\$319	\$321	\$311	\$298
Tier 1 = "Without Utilities"***	\$309	\$412	\$466	\$506	\$542	\$565	\$586
Tier 2 = "With Utilities"****	\$364	\$485	\$554	\$624	\$693	\$749	\$804
<b>25% OF MEDIAN</b>							
Base Rent*	\$332	\$443	\$461	\$475	\$494	\$497	\$499
Tier 1 = "Without Utilities"***	\$400	\$533	\$605	\$662	\$715	\$751	\$787
Tier 2 = "With Utilities"****	\$455	\$606	\$693	\$780	\$866	\$935	\$1,005
<b>30% OF MEDIAN</b>							
Base Rent*	\$423	\$565	\$599	\$630	\$667	\$685	\$699
Tier 1 = "Without Utilities"***	\$491	\$655	\$743	\$817	\$888	\$939	\$987
Tier 2 = "With Utilities"****	\$546	\$728	\$831	\$935	\$1,039	\$1,123	\$1,205
<b>40% OF MEDIAN</b>							
Base Rent*	\$605	\$807	\$877	\$943	\$1,013	\$1,058	\$1,102
Tier 1 = "Without Utilities"***	\$673	\$897	\$1,021	\$1,130	\$1,234	\$1,312	\$1,390
Tier 2 = "With Utilities"****	\$728	\$970	\$1,109	\$1,248	\$1,385	\$1,496	\$1,608
<b>50% OF MEDIAN</b>							
Base Rent*	\$787	\$1,050	\$1,154	\$1,254	\$1,361	\$1,433	\$1,503
Tier 1 = "Without Utilities"***	\$855	\$1,140	\$1,298	\$1,441	\$1,582	\$1,687	\$1,791
Tier 2 = "With Utilities"****	\$909	\$1,213	\$1,386	\$1,559	\$1,733	\$1,871	\$2,009
<b>55% OF MEDIAN</b>							
Base Rent*	\$878	\$1,171	\$1,292	\$1,410	\$1,533	\$1,620	\$1,704
Tier 1 = "Without Utilities"***	\$946	\$1,261	\$1,436	\$1,597	\$1,754	\$1,874	\$1,992
Tier 2 = "With Utilities"****	\$1,000	\$1,334	\$1,524	\$1,715	\$1,905	\$2,058	\$2,210
<b>60% OF MEDIAN</b>							
Base Rent*	\$969	\$1,292	\$1,431	\$1,565	\$1,707	\$1,807	\$1,904
Tier 1 = "Without Utilities"***	\$1,037	\$1,382	\$1,575	\$1,752	\$1,928	\$2,061	\$2,192
Tier 2 = "With Utilities"****	\$1,091	\$1,455	\$1,663	\$1,870	\$2,079	\$2,245	\$2,410
<b>65% OF MEDIAN</b>							
Base Rent*	\$1,060	\$1,413	\$1,569	\$1,721	\$1,879	\$1,993	\$2,105
Tier 1 = "Without Utilities"***	\$1,127	\$1,503	\$1,713	\$1,908	\$2,100	\$2,247	\$2,393
Tier 2 = "With Utilities"****	\$1,182	\$1,576	\$1,801	\$2,026	\$2,251	\$2,431	\$2,611
<b>70% OF MEDIAN</b>							
Base Rent*	\$1,151	\$1,535	\$1,708	\$1,878	\$2,053	\$2,181	\$2,307
Tier 1 = "Without Utilities"***	\$1,218	\$1,625	\$1,852	\$2,065	\$2,274	\$2,435	\$2,595
Tier 2 = "With Utilities"****	\$1,273	\$1,698	\$1,940	\$2,183	\$2,425	\$2,619	\$2,813
<b>72% OF MEDIAN</b>							
Base Rent*	\$1,187	\$1,583	\$1,763	\$1,940	\$2,122	\$2,256	\$2,387
Tier 1 = "Without Utilities"***	\$1,255	\$1,673	\$1,907	\$2,127	\$2,343	\$2,510	\$2,675
Tier 2 = "With Utilities"****	\$1,310	\$1,746	\$1,995	\$2,245	\$2,494	\$2,694	\$2,893
<b>75% OF MEDIAN</b>							
Base Rent*	\$1,242	\$1,656	\$1,847	\$2,034	\$2,226	\$2,368	\$2,508
Tier 1 = "Without Utilities"***	\$1,309	\$1,746	\$1,991	\$2,221	\$2,447	\$2,622	\$2,796
Tier 2 = "With Utilities"****	\$1,364	\$1,819	\$2,079	\$2,339	\$2,598	\$2,806	\$3,014
<b>80% OF MEDIAN</b>							
Base Rent*	\$1,333	\$1,777	\$1,986	\$2,189	\$2,399	\$2,555	\$2,708
Tier 1 = "Without Utilities"***	\$1,400	\$1,867	\$2,130	\$2,376	\$2,620	\$2,809	\$2,996
Tier 2 = "With Utilities"****	\$1,455	\$1,940	\$2,218	\$2,494	\$2,771	\$2,993	\$3,214
<b>90% OF MEDIAN</b>							
Base Rent*	\$1,515	\$2,020	\$2,262	\$2,501	\$2,746	\$2,930	\$3,110
Tier 1 = "Without Utilities"***	\$1,582	\$2,110	\$2,406	\$2,688	\$2,967	\$3,184	\$3,398
Tier 2 = "With Utilities"****	\$1,637	\$2,183	\$2,494	\$2,806	\$3,118	\$3,368	\$3,616
<b>100% OF MEDIAN</b>							
Base Rent*	\$1,697	\$2,262	\$2,539	\$2,813	\$3,092	\$3,303	\$3,512
Tier 1 = "Without Utilities"***	\$1,764	\$2,352	\$2,683	\$3,000	\$3,313	\$3,557	\$3,800
Tier 2 = "With Utilities"****	\$1,819	\$2,425	\$2,771	\$3,118	\$3,464	\$3,741	\$4,018
<b>110% OF MEDIAN</b>							
Base Rent*	\$1,878	\$2,505	\$2,817	\$3,124	\$3,438	\$3,677	\$3,913
Tier 1 = "Without Utilities"***	\$1,946	\$2,595	\$2,961	\$3,311	\$3,659	\$3,931	\$4,201
Tier 2 = "With Utilities"****	\$2,001	\$2,668	\$3,049	\$3,429	\$3,810	\$4,115	\$4,419
<b>120% OF MEDIAN</b>							
Base Rent*	\$2,060	\$2,747	\$3,093	\$3,436	\$3,784	\$4,052	\$4,315
Tier 1 = "Without Utilities"***	\$2,128	\$2,837	\$3,237	\$3,623	\$4,005	\$4,306	\$4,603
Tier 2 = "With Utilities"****	\$2,183	\$2,910	\$3,325	\$3,741	\$4,156	\$4,490	\$4,821
<b>130% OF MEDIAN</b>							
Base Rent*	\$2,242	\$2,990	\$3,371	\$3,748	\$4,131	\$4,426	\$4,717
Tier 1 = "Without Utilities"***	\$2,310	\$3,080	\$3,515	\$3,935	\$4,352	\$4,680	\$5,005
Tier 2 = "With Utilities"****	\$2,364	\$3,153	\$3,603	\$4,053	\$4,503	\$4,864	\$5,223
<b>135% OF MEDIAN</b>							
Base Rent*	\$2,333	\$3,111	\$3,509	\$3,904	\$4,304	\$4,613	\$4,918
Tier 1 = "Without Utilities"***	\$2,401	\$3,201	\$3,653	\$4,091	\$4,525	\$4,867	\$5,206
Tier 2 = "With Utilities"****	\$2,455	\$3,274	\$3,741	\$4,209	\$4,676	\$5,051	\$5,424
<b>140% OF MEDIAN</b>							
Base Rent*	\$2,424	\$3,232	\$3,648	\$4,060	\$4,477	\$4,800	\$5,119
Tier 1 = "Without Utilities"***	\$2,492	\$3,322	\$3,792	\$4,247	\$4,698	\$5,054	\$5,407
Tier 2 = "With Utilities"****	\$2,546	\$3,395	\$3,880	\$4,365	\$4,849	\$5,238	\$5,625
<b>150% OF MEDIAN</b>							
Base Rent*	\$2,606	\$3,475	\$3,926	\$4,371	\$4,824	\$5,175	\$5,520
Tier 1 = "Without Utilities"***	\$2,673	\$3,565	\$4,070	\$4,558	\$5,045	\$5,429	\$5,808
Tier 2 = "With Utilities"****	\$2,728	\$3,638	\$4,158	\$4,676	\$5,196	\$5,613	\$6,026

**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 8/31/2021: <https://sfha.org/files/documents/2022%20Utility%20Allowance%20Schedules.pdf>

\* 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: 05/11/2022