

2016
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	\$283	\$378	\$431	\$485	\$539	\$581	\$625
25% OF MEDIAN	Max Gross Rent	\$353	\$471	\$539	\$606	\$674	\$728	\$781
30% OF MEDIAN	Max Gross Rent	\$424	\$565	\$646	\$728	\$808	\$873	\$938
35% OF MEDIAN	Max Gross Rent	\$495	\$660	\$754	\$849	\$943	\$1,018	\$1,094
40% OF MEDIAN	Max Gross Rent	\$565	\$754	\$861	\$970	\$1,078	\$1,163	\$1,250
50% OF MEDIAN	Max Gross Rent	\$707	\$943	\$1,078	\$1,213	\$1,346	\$1,454	\$1,563
55% OF MEDIAN	Max Gross Rent	\$777	\$1,036	\$1,185	\$1,333	\$1,481	\$1,599	\$1,718
60% OF MEDIAN	Max Gross Rent	\$848	\$1,131	\$1,293	\$1,454	\$1,615	\$1,745	\$1,874
70% OF MEDIAN	Max Gross Rent	\$990	\$1,320	\$1,508	\$1,696	\$1,885	\$2,035	\$2,186
72% OF MEDIAN	Max Gross Rent	\$1,018	\$1,358	\$1,551	\$1,745	\$1,939	\$2,094	\$2,249
75% OF MEDIAN	Max Gross Rent	\$1,060	\$1,414	\$1,615	\$1,818	\$2,020	\$2,181	\$2,343
80% OF MEDIAN	Max Gross Rent	\$1,131	\$1,508	\$1,723	\$1,939	\$2,154	\$2,326	\$2,499
90% OF MEDIAN	Max Gross Rent	\$1,272	\$1,696	\$1,939	\$2,181	\$2,424	\$2,616	\$2,811
100% OF MEDIAN	Max Gross Rent	\$1,414	\$1,885	\$2,154	\$2,424	\$2,693	\$2,908	\$3,124
110% OF MEDIAN	Max Gross Rent	\$1,555	\$2,074	\$2,369	\$2,666	\$2,961	\$3,199	\$3,436
120% OF MEDIAN	Max Gross Rent	\$1,697	\$2,263	\$2,585	\$2,909	\$3,231	\$3,489	\$3,749
135% OF MEDIAN	Max Gross Rent	\$1,909	\$2,545	\$2,908	\$3,273	\$3,635	\$3,925	\$4,218
140% OF MEDIAN	Max Gross Rent	\$1,979	\$2,639	\$3,015	\$3,394	\$3,770	\$4,070	\$4,374
150% OF MEDIAN	Max Gross Rent	\$2,121	\$2,828	\$3,231	\$3,636	\$4,039	\$4,361	\$4,686

Allowable Annual Rent Increase for exisging tenants in projects governed by the above MOHCD Rent Limits:	5.69%
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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	\$1,615
Other Electricity - 3BR	\$61	Total Utility Allowance	-\$69
Total Utility Allowance	\$69	Maximum Net Rent	\$1,546

2016 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	17	20	26	32	37	43
Cooking	a. Natural Gas	5	5	6	8	8	11
	b. Electric	9	11	13	16	19	21
Other Electric		27	32	45	61	79	97
Water Heating	a. Natural Gas	11	13	19	22	26	29
	b. Electric	19	23	33	42	49	56
*As published by the San Francisco Housing Authority on 12/1/2015							

Source: HUD, effective 10/01/2014		SRO	STUDIO	1 BDRM	2 BDRM	3 BDRM	4 BDRM	5 BDRM
FAIR MRKT:		\$1,059	\$1,412	\$1,814	\$2,289	\$2,987	\$3,556	\$4,089
https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2016_code/2016summary.odn								

See also SFHA Payment Standards:								
Source: SFHA, effective 1/1/2016		SRO	STUDIO	1 BDRM	2 BDRM	3 BDRM	4 BDRM	5 BDRM
SFHA Payment Standard:		\$1,164	\$1,553	\$1,995	\$2,517	\$2,987	\$3,556	\$4,089
http://www.sfha.org/SFHA_Payment_Standards_1-1-2016.pdf								

LOW HOME RENTS		\$1,026	\$1,099	\$1,318	\$1,523	\$1,700	\$1,876
HIGH HOME RENTS		\$1,256	\$1,409	\$1,693	\$1,947	\$2,153	\$2,357
https://www.hudexchange.info/resource/reportmanagement/published/HOME_RentLimits_State_CA_2015.pdf							
Allowable Annual Rent Increase for projects governed by HOME Rent requirements:							1.49%

Maximum Annual Increase of Gross Rent for projects that are subject to limits set by the San Francisco Rent Board:	1.6%
http://sfrb.org/topic-no-051-years-annual-allowable-increase	

- Assumptions/Notes:
1. Rents Calculated at 30% of corresponding monthly income limit amount.
 2. Utility allowances were determined by the San Francisco Housing Authority, effective 12/1/2015. For more information, see http://sfha.org/FY2016_SFHA_Utility_Allowance_Schedule.pdf and <http://www.hud.gov/offices/pih/programs/ph/phecc/allowances.cfm>.
 3. Occupancy Standard is one person per bedroom plus one additional person.

Effective Date: 3/28/2016