

**2016**  
**MAXIMUM MONTHLY RENT BY UNIT TYPE**  
 With and Without Utilities - for MOH singlefamily 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  | 1 BDRM  | 2 BDRM  | 3 BDRM  | 4 BDRM  | 5 BDRM  |
|---|-------------------|---------|---------|---------|---------|---------|---------|---------|
| *As published by the San Francisco Housing Authority on 12/1/2015 |                   | \$45    | \$45    | \$52    | \$69    | \$90    | \$111   | \$134   |
| <b>20% OF MEDIAN</b>  | With Utilities    | \$283   | \$378   | \$431   | \$485   | \$539   | \$581   | \$625   |
|   | Without Utilities | \$238   | \$333   | \$379   | \$416   | \$449   | \$470   | \$491   |
| <b>25% OF MEDIAN</b>  | With Utilities    | \$353   | \$471   | \$539   | \$606   | \$674   | \$728   | \$781   |
|   | Without Utilities | \$308   | \$426   | \$487   | \$537   | \$584   | \$617   | \$647   |
| <b>30% OF MEDIAN</b>  | With Utilities    | \$424   | \$565   | \$646   | \$728   | \$808   | \$873   | \$938   |
|   | Without Utilities | \$379   | \$520   | \$594   | \$659   | \$718   | \$762   | \$804   |
| <b>40% OF MEDIAN</b>  | With Utilities    | \$565   | \$754   | \$861   | \$970   | \$1,078 | \$1,163 | \$1,250 |
|   | Without Utilities | \$520   | \$709   | \$809   | \$901   | \$988   | \$1,052 | \$1,116 |
| <b>50% OF MEDIAN</b>  | With Utilities    | \$707   | \$943   | \$1,078 | \$1,213 | \$1,346 | \$1,454 | \$1,563 |
|   | Without Utilities | \$662   | \$898   | \$1,026 | \$1,144 | \$1,256 | \$1,343 | \$1,429 |
| <b>55% OF MEDIAN</b>  | With Utilities    | \$777   | \$1,036 | \$1,185 | \$1,333 | \$1,481 | \$1,599 | \$1,718 |
|   | Without Utilities | \$732   | \$991   | \$1,133 | \$1,264 | \$1,391 | \$1,488 | \$1,584 |
| <b>60% OF MEDIAN</b>  | With Utilities    | \$848   | \$1,131 | \$1,293 | \$1,454 | \$1,615 | \$1,745 | \$1,874 |
|   | Without Utilities | \$803   | \$1,086 | \$1,241 | \$1,385 | \$1,525 | \$1,634 | \$1,740 |
| <b>70% OF MEDIAN</b>  | With Utilities    | \$990   | \$1,320 | \$1,508 | \$1,696 | \$1,885 | \$2,035 | \$2,186 |
|   | Without Utilities | \$945   | \$1,275 | \$1,456 | \$1,627 | \$1,795 | \$1,924 | \$2,052 |
| <b>72% OF MEDIAN</b>  | With Utilities    | \$1,018 | \$1,358 | \$1,551 | \$1,745 | \$1,939 | \$2,094 | \$2,249 |
|   | Without Utilities | \$973   | \$1,313 | \$1,499 | \$1,676 | \$1,849 | \$1,983 | \$2,115 |
| <b>75% OF MEDIAN</b>  | With Utilities    | \$1,060 | \$1,414 | \$1,615 | \$1,818 | \$2,020 | \$2,181 | \$2,343 |
|   | Without Utilities | \$1,015 | \$1,369 | \$1,563 | \$1,749 | \$1,930 | \$2,070 | \$2,209 |
| <b>80% OF MEDIAN</b>  | With Utilities    | \$1,131 | \$1,508 | \$1,723 | \$1,939 | \$2,154 | \$2,326 | \$2,499 |
|   | Without Utilities | \$1,086 | \$1,463 | \$1,671 | \$1,870 | \$2,064 | \$2,215 | \$2,365 |
| <b>90% OF MEDIAN</b>  | With Utilities    | \$1,272 | \$1,696 | \$1,939 | \$2,181 | \$2,424 | \$2,616 | \$2,811 |
|   | Without Utilities | \$1,227 | \$1,651 | \$1,887 | \$2,112 | \$2,334 | \$2,505 | \$2,677 |
| <b>100% OF MEDIAN</b>   | With Utilities    | \$1,414 | \$1,885 | \$2,154 | \$2,424 | \$2,693 | \$2,908 | \$3,124 |
|   | Without Utilities | \$1,369 | \$1,840 | \$2,102 | \$2,355 | \$2,603 | \$2,797 | \$2,990 |
| <b>110% OF MEDIAN</b>   | With Utilities    | \$1,555 | \$2,074 | \$2,369 | \$2,666 | \$2,961 | \$3,199 | \$3,436 |
|   | Without Utilities | \$1,510 | \$2,029 | \$2,317 | \$2,597 | \$2,871 | \$3,088 | \$3,302 |
| <b>120% OF MEDIAN</b>   | With Utilities    | \$1,697 | \$2,263 | \$2,585 | \$2,909 | \$3,231 | \$3,489 | \$3,749 |
|   | Without Utilities | \$1,652 | \$2,218 | \$2,533 | \$2,840 | \$3,141 | \$3,378 | \$3,615 |
| <b>135% OF MEDIAN</b>   | With Utilities    | \$1,909 | \$2,545 | \$2,908 | \$3,273 | \$3,635 | \$3,925 | \$4,218 |
|   | Without Utilities | \$1,864 | \$2,500 | \$2,856 | \$3,204 | \$3,545 | \$3,814 | \$4,084 |
| <b>140% OF MEDIAN</b>   | With Utilities    | \$1,979 | \$2,639 | \$3,015 | \$3,394 | \$3,770 | \$4,070 | \$4,374 |
|   | Without Utilities | \$1,934 | \$2,594 | \$2,963 | \$3,325 | \$3,680 | \$3,959 | \$4,240 |
| <b>150% OF MEDIAN</b>   | With Utilities    | \$2,121 | \$2,828 | \$3,231 | \$3,636 | \$4,039 | \$4,361 | \$4,686 |
|   | Without Utilities | \$2,076 | \$2,783 | \$3,179 | \$3,567 | \$3,949 | \$4,250 | \$4,552 |

|                   | SRO            | STUDIO         | 1 BDRM         | 2 BDRM         | 3 BDRM         | 4 BDRM         | 5 BDRM         |
|-------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| <b>FAIR MRKT:</b> | <b>\$1,059</b> | <b>\$1,412</b> | <b>\$1,814</b> | <b>\$2,289</b> | <b>\$2,987</b> | <b>\$3,556</b> | <b>\$4,089</b> |

Source: HUD, effective 10/01/2014

[https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2016\\_code/2016summary.odn](https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2016_code/2016summary.odn)

See also SFHA Payment Standards:

Source: SFHA, effective 1/1/2016

**SFHA Payment Standard:**

[http://www.sfha.org/SFHA\\_Payment\\_Standards\\_1-1-2016.pdf](http://www.sfha.org/SFHA_Payment_Standards_1-1-2016.pdf)

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|------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
| <b>LOW HOME RENTS</b>  | <b>\$1,026</b> | <b>\$1,099</b> | <b>\$1,318</b> | <b>\$1,523</b> | <b>\$1,700</b> | <b>\$1,876</b> |
| <b>HIGH HOME RENTS</b> | <b>\$1,256</b> | <b>\$1,409</b> | <b>\$1,693</b> | <b>\$1,947</b> | <b>\$2,153</b> | <b>\$2,357</b> |

[https://www.hudexchange.info/resource/reportmanagement/published/HOME\\_RentLimits\\_State\\_CA\\_2015.pdf](https://www.hudexchange.info/resource/reportmanagement/published/HOME_RentLimits_State_CA_2015.pdf)

**Assumptions/Notes:**

- Rents Calculated at 30% of corresponding monthly income limit amount.
- 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](http://sfha.org/FY2016_SFHA_Utility_Allowance_Schedule.pdf) and <http://www.hud.gov/offices/pih/programs/ph/phecc/allowances.cfm>.
- Occupancy Standard is one person per bedroom plus one additional person.

Effective Date: 3/28/2016