

**2017**  
**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	1BR	2BR	3BR	4BR	5BR
<b>UTILITY ALLOWANCES</b>		\$47	\$47	\$55	\$73	\$107	\$145	\$184
<b>20% OF MEDIAN</b>	With Utilities	\$303	\$404	\$461	\$519	\$576	\$623	\$669
	Without Utilities	\$268	\$357	\$406	\$446	\$469	\$478	\$485
<b>25% OF MEDIAN</b>	With Utilities	\$379	\$505	\$576	\$649	\$721	\$779	\$836
	Without Utilities	\$344	\$458	\$521	\$576	\$614	\$634	\$652
<b>30% OF MEDIAN</b>	With Utilities	\$454	\$605	\$693	\$779	\$865	\$934	\$1,004
	Without Utilities	\$419	\$558	\$638	\$706	\$758	\$789	\$820
<b>40% OF MEDIAN</b>	With Utilities	\$606	\$808	\$923	\$1,038	\$1,153	\$1,245	\$1,338
	Without Utilities	\$570	\$761	\$868	\$965	\$1,046	\$1,100	\$1,154
<b>50% OF MEDIAN</b>	With Utilities	\$757	\$1,009	\$1,154	\$1,298	\$1,441	\$1,556	\$1,673
	Without Utilities	\$721	\$962	\$1,099	\$1,225	\$1,334	\$1,411	\$1,489
<b>55% OF MEDIAN</b>	With Utilities	\$833	\$1,110	\$1,269	\$1,426	\$1,585	\$1,713	\$1,839
	Without Utilities	\$797	\$1,063	\$1,214	\$1,353	\$1,478	\$1,568	\$1,655
<b>60% OF MEDIAN</b>	With Utilities	\$908	\$1,210	\$1,384	\$1,556	\$1,730	\$1,868	\$2,006
	Without Utilities	\$872	\$1,163	\$1,329	\$1,483	\$1,623	\$1,723	\$1,822
<b>70% OF MEDIAN</b>	With Utilities	\$1,059	\$1,413	\$1,614	\$1,816	\$2,018	\$2,179	\$2,341
	Without Utilities	\$1,024	\$1,366	\$1,559	\$1,743	\$1,911	\$2,034	\$2,157
<b>72% OF MEDIAN</b>	With Utilities	\$1,089	\$1,453	\$1,660	\$1,868	\$2,075	\$2,241	\$2,408
	Without Utilities	\$1,054	\$1,406	\$1,605	\$1,795	\$1,968	\$2,096	\$2,224
<b>75% OF MEDIAN</b>	With Utilities	\$1,135	\$1,514	\$1,730	\$1,945	\$2,163	\$2,335	\$2,508
	Without Utilities	\$1,100	\$1,467	\$1,675	\$1,872	\$2,056	\$2,190	\$2,324
<b>80% OF MEDIAN</b>	With Utilities	\$1,210	\$1,614	\$1,845	\$2,075	\$2,306	\$2,490	\$2,675
	Without Utilities	\$1,175	\$1,567	\$1,790	\$2,002	\$2,199	\$2,345	\$2,491
<b>90% OF MEDIAN</b>	With Utilities	\$1,362	\$1,816	\$2,076	\$2,335	\$2,594	\$2,801	\$3,010
	Without Utilities	\$1,327	\$1,769	\$2,021	\$2,262	\$2,487	\$2,656	\$2,826
<b>100% OF MEDIAN</b>	With Utilities	\$1,513	\$2,018	\$2,306	\$2,594	\$2,883	\$3,113	\$3,344
	Without Utilities	\$1,478	\$1,971	\$2,251	\$2,521	\$2,776	\$2,968	\$3,160
<b>110% OF MEDIAN</b>	With Utilities	\$1,664	\$2,219	\$2,538	\$2,854	\$3,171	\$3,424	\$3,679
	Without Utilities	\$1,629	\$2,172	\$2,483	\$2,781	\$3,064	\$3,279	\$3,495
<b>120% OF MEDIAN</b>	With Utilities	\$1,816	\$2,421	\$2,768	\$3,113	\$3,459	\$3,735	\$4,013
	Without Utilities	\$1,781	\$2,374	\$2,713	\$3,040	\$3,352	\$3,590	\$3,829
<b>135% OF MEDIAN</b>	With Utilities	\$2,043	\$2,724	\$3,114	\$3,501	\$3,891	\$4,203	\$4,514
	Without Utilities	\$2,008	\$2,677	\$3,059	\$3,428	\$3,784	\$4,058	\$4,330
<b>140% OF MEDIAN</b>	With Utilities	\$2,119	\$2,825	\$3,229	\$3,631	\$4,035	\$4,358	\$4,681
	Without Utilities	\$2,084	\$2,778	\$3,174	\$3,558	\$3,928	\$4,213	\$4,497
<b>150% OF MEDIAN</b>	With Utilities	\$2,270	\$3,026	\$3,460	\$3,891	\$4,324	\$4,669	\$5,016
	Without Utilities	\$2,234	\$2,979	\$3,405	\$3,818	\$4,217	\$4,524	\$4,832

	SRO	STUDIO	1BR	2BR	3BR	4BR	5BR
<b>FAIR MARKET RENT:</b>	\$1,436	\$1,915	\$2,411	\$3,018	\$3,927	\$4,829	\$5,553

Source: HUD, effective 10/01/2017  
[https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2017\\_code/2017summary.odn](https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2017_code/2017summary.odn)

	SRO	STUDIO	1BR	2BR	3BR	4BR	5BR
<b>SFHA Payment Standard:</b>	\$1,579	\$2,106	\$2,652	\$3,319	\$3,927	\$4,829	\$5,553

\*As published by the San Francisco Housing Authority, effective 10/1/2016 for New Admissions and on 1/1/2017 for other transactions.  
<http://sfha.org/Leased%20Housing%20Documents/2017%20Payment%20Standard.pdf>

	STUDIO	1BR	2BR	3BR	4BR	5BR
<b>LOW HOME RENTS</b>	\$1,076	\$1,153	\$1,383	\$1,599	\$1,783	\$1,968
<b>HIGH HOME RENTS</b>	\$1,380	\$1,480	\$1,778	\$2,046	\$2,263	\$2,478

[https://www.hudexchange.info/resource/reportmanagement/published/HOME\\_RentLimits\\_State\\_CA\\_2016.pdf](https://www.hudexchange.info/resource/reportmanagement/published/HOME_RentLimits_State_CA_2016.pdf)

**Assumptions/Notes:**

1. Rents Calculated at 30% of corresponding monthly income limit amount.
2. Utility Allowances as published by the San Francisco Housing Authority, effective 10/1/2016 for New Admissions and on 1/1/2017 for other transactions. For more information, see: <http://sfha.org/Leased%20Housing%20Documents/Utility%20Allowances%202017.pdf> and <http://www.hud.gov/offices/pih/programs/ph/phecc/allowances.cfm>. Utility allowances are based on unit size and the assumption that tenants pays for heating (natural gas), cooking (natural gas), and other electricity.
3. Occupancy Standard is one person per bedroom plus one additional person.

Effective Date: 04/14/2017