

2018
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	1BR	2BR	3BR	4BR	5BR
20% OF MEDIAN	Max Gross Rent	\$311	\$415	\$474	\$533	\$593	\$639	\$686
25% OF MEDIAN	Max Gross Rent	\$389	\$519	\$593	\$666	\$740	\$799	\$859
30% OF MEDIAN	Max Gross Rent	\$466	\$621	\$710	\$799	\$888	\$959	\$1,030
35% OF MEDIAN	Max Gross Rent	\$544	\$725	\$829	\$933	\$1,036	\$1,119	\$1,201
40% OF MEDIAN	Max Gross Rent	\$622	\$829	\$948	\$1,065	\$1,184	\$1,279	\$1,374
50% OF MEDIAN	Max Gross Rent	\$777	\$1,036	\$1,184	\$1,333	\$1,480	\$1,599	\$1,718
55% OF MEDIAN	Max Gross Rent	\$855	\$1,140	\$1,303	\$1,465	\$1,628	\$1,758	\$1,889
60% OF MEDIAN	Max Gross Rent	\$933	\$1,244	\$1,420	\$1,599	\$1,776	\$1,918	\$2,060
70% OF MEDIAN	Max Gross Rent	\$1,088	\$1,451	\$1,658	\$1,865	\$2,073	\$2,238	\$2,404
72% OF MEDIAN	Max Gross Rent	\$1,119	\$1,493	\$1,705	\$1,918	\$2,131	\$2,301	\$2,473
75% OF MEDIAN	Max Gross Rent	\$1,166	\$1,555	\$1,776	\$1,998	\$2,220	\$2,398	\$2,575
80% OF MEDIAN	Max Gross Rent	\$1,243	\$1,658	\$1,894	\$2,131	\$2,368	\$2,558	\$2,748
90% OF MEDIAN	Max Gross Rent	\$1,399	\$1,865	\$2,131	\$2,398	\$2,664	\$2,876	\$3,090
100% OF MEDIAN	Max Gross Rent	\$1,554	\$2,073	\$2,368	\$2,664	\$2,960	\$3,196	\$3,434
105% OF MEDIAN	Max Gross Rent	\$1,632	\$2,176	\$2,486	\$2,798	\$3,108	\$3,356	\$3,605
110% OF MEDIAN	Max Gross Rent	\$1,710	\$2,280	\$2,604	\$2,930	\$3,256	\$3,516	\$3,778
120% OF MEDIAN	Max Gross Rent	\$1,866	\$2,488	\$2,841	\$3,196	\$3,553	\$3,835	\$4,120
130% OF MEDIAN	Max Gross Rent	\$2,020	\$2,694	\$3,078	\$3,463	\$3,848	\$4,155	\$4,464
135% OF MEDIAN	Max Gross Rent	\$2,098	\$2,798	\$3,196	\$3,596	\$3,996	\$4,315	\$4,635
140% OF MEDIAN	Max Gross Rent	\$2,176	\$2,901	\$3,315	\$3,729	\$4,144	\$4,475	\$4,808
150% OF MEDIAN	Max Gross Rent	\$2,332	\$3,109	\$3,551	\$3,996	\$4,440	\$4,795	\$5,151
175% OF MEDIAN	Max Gross Rent	\$2,721	\$3,628	\$4,144	\$4,661	\$5,180	\$5,594	\$6,009
200% OF MEDIAN	Max Gross Rent	\$3,109	\$4,145	\$4,735	\$5,328	\$5,920	\$6,393	\$6,868

Allowable Annual Rent Increase for existing tenants in projects governed by the above MOHCD Rent Limits:	2.69%
---	--------------

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	\$1,776
Other Electricity - 3BR	\$68	Total Utility Allowance	-\$76
Total Utility Allowance	\$76	Maximum Net Rent	\$1,700

Utility or Service		Monthly Dollar Allowances						
		STUDIO	1BR	2BR	3BR	4BR	5BR	
Heating	a. Natural Gas	22	26	29	33	36	39	
	b. Electric	21	25	32	40	47	54	
Cooking	a. Natural Gas	4	4	7	8	11	13	
	b. Electric	8	10	14	18	23	27	
Other Electric		28	34	49	68	88	108	
Water Heating	a. Natural Gas	8	10	15	19	24	28	
	b. Electric	19	23	29	35	42	48	

Utility Allowances as published by the San Francisco Housing Authority, effective 10/1/2017 for New Admissions and on 1/1/2018 for other transactions.

	SRO	STUDIO	1BR	2BR	3BR	4BR	5BR
FAIR MARKET RENT:	\$1,511	\$2,014	\$2,499	\$3,121	\$4,070	\$4,346	\$4,998

Source: HUD, effective 10/01/2018
https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2018_code/2018summary.odn

	SRO	STUDIO	1BR	2BR	3BR	4BR	5BR
SFHA Payment Standard:	\$1,661	\$2,215	\$2,748	\$3,433	\$4,477	\$4,780	\$5,496

*As published by the San Francisco Housing Authority, effective 12/1/2017 for HCV New Admissions and on 1/1/2018 for other applicable transactions.
<http://sfha.org/Leased%20Housing%20Documents/2018%20Payment%20Standard.pdf>

	STUDIO	1BR	2BR	3BR	4BR	5BR
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_2017.pdf

Allowable annual rent increase for project governed by HOME Rent requirements:	7.16%
---	--------------

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/sites/default/files/Document/Form/571%20Allowable%20Annual%20Increases%2018-19.pdf>

Assumptions/Notes:

- Rents Calculated at 30% of corresponding monthly income limit amount.
- Utility Allowances as published by the San Francisco Housing Authority, effective 10/1/2017 for New Admissions and on 1/1/2018 for other transactions. For more information, see: http://sfha.org/Leased%20Housing%20Documents/2018%20Utility%20Allowances%20effective%2010_1_2017.pdf and <http://www.hud.gov/offices/pih/programs/ph/ph>
- Occupancy Standard is one person per bedroom plus one additional person.