

2018

**MAXIMUM MONTHLY RENT BY UNIT TYPE**

With and Without Utilities - 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>		\$121	\$161	\$175	\$239	\$305	\$374	\$442
<b>TIER 1 UTILITY ALLOWANCES</b>		\$41	\$54	\$64	\$85	\$109	\$135	\$160
<b>20% OF MEDIAN</b>	Base Rent*	\$191	\$254	\$299	\$294	\$288	\$265	\$244
	Tier 1 = "Without Utilities"***	\$271	\$361	\$410	\$448	\$484	\$504	\$526
	Tier 2 = "With Utilities"****	\$311	\$415	\$474	\$533	\$593	\$639	\$686
<b>25% OF MEDIAN</b>	Base Rent*	\$268	\$358	\$418	\$427	\$435	\$425	\$417
	Tier 1 = "Without Utilities"***	\$349	\$465	\$529	\$581	\$631	\$664	\$699
	Tier 2 = "With Utilities"****	\$389	\$519	\$593	\$666	\$740	\$799	\$859
<b>30% OF MEDIAN</b>	Base Rent*	\$345	\$460	\$535	\$560	\$583	\$585	\$588
	Tier 1 = "Without Utilities"***	\$425	\$567	\$646	\$714	\$779	\$824	\$870
	Tier 2 = "With Utilities"****	\$466	\$621	\$710	\$799	\$888	\$959	\$1,030
<b>40% OF MEDIAN</b>	Base Rent*	\$501	\$668	\$773	\$826	\$879	\$905	\$932
	Tier 1 = "Without Utilities"***	\$581	\$775	\$884	\$980	\$1,075	\$1,144	\$1,214
	Tier 2 = "With Utilities"****	\$622	\$829	\$948	\$1,065	\$1,184	\$1,279	\$1,374
<b>50% OF MEDIAN</b>	Base Rent*	\$656	\$875	\$1,009	\$1,094	\$1,175	\$1,225	\$1,276
	Tier 1 = "Without Utilities"***	\$737	\$982	\$1,120	\$1,248	\$1,371	\$1,464	\$1,558
	Tier 2 = "With Utilities"****	\$777	\$1,036	\$1,184	\$1,333	\$1,480	\$1,599	\$1,718
<b>55% OF MEDIAN</b>	Base Rent*	\$734	\$979	\$1,128	\$1,226	\$1,323	\$1,384	\$1,447
	Tier 1 = "Without Utilities"***	\$815	\$1,086	\$1,239	\$1,380	\$1,519	\$1,623	\$1,729
	Tier 2 = "With Utilities"****	\$855	\$1,140	\$1,303	\$1,465	\$1,628	\$1,758	\$1,889
<b>60% OF MEDIAN</b>	Base Rent*	\$812	\$1,083	\$1,245	\$1,360	\$1,471	\$1,544	\$1,618
	Tier 1 = "Without Utilities"***	\$892	\$1,190	\$1,356	\$1,514	\$1,667	\$1,783	\$1,900
	Tier 2 = "With Utilities"****	\$933	\$1,244	\$1,420	\$1,599	\$1,776	\$1,918	\$2,060
<b>65% OF MEDIAN</b>	Base Rent*	\$890	\$1,187	\$1,364	\$1,492	\$1,619	\$1,704	\$1,791
	Tier 1 = "Without Utilities"***	\$970	\$1,294	\$1,475	\$1,646	\$1,815	\$1,943	\$2,073
	Tier 2 = "With Utilities"****	\$1,011	\$1,348	\$1,539	\$1,731	\$1,924	\$2,078	\$2,233
<b>70% OF MEDIAN</b>	Base Rent*	\$968	\$1,290	\$1,483	\$1,626	\$1,768	\$1,864	\$1,962
	Tier 1 = "Without Utilities"***	\$1,048	\$1,397	\$1,594	\$1,780	\$1,964	\$2,103	\$2,244
	Tier 2 = "With Utilities"****	\$1,088	\$1,451	\$1,658	\$1,865	\$2,073	\$2,238	\$2,404
<b>72% OF MEDIAN</b>	Base Rent*	\$999	\$1,332	\$1,530	\$1,679	\$1,826	\$1,927	\$2,031
	Tier 1 = "Without Utilities"***	\$1,079	\$1,439	\$1,641	\$1,833	\$2,022	\$2,166	\$2,313
	Tier 2 = "With Utilities"****	\$1,119	\$1,493	\$1,705	\$1,918	\$2,131	\$2,301	\$2,473
<b>75% OF MEDIAN</b>	Base Rent*	\$1,046	\$1,394	\$1,601	\$1,759	\$1,915	\$2,024	\$2,133
	Tier 1 = "Without Utilities"***	\$1,126	\$1,501	\$1,712	\$1,913	\$2,111	\$2,263	\$2,415
	Tier 2 = "With Utilities"****	\$1,166	\$1,555	\$1,776	\$1,998	\$2,220	\$2,398	\$2,575
<b>80% OF MEDIAN</b>	Base Rent*	\$1,122	\$1,497	\$1,719	\$1,892	\$2,063	\$2,184	\$2,306
	Tier 1 = "Without Utilities"***	\$1,203	\$1,604	\$1,830	\$2,046	\$2,259	\$2,423	\$2,588
	Tier 2 = "With Utilities"****	\$1,243	\$1,658	\$1,894	\$2,131	\$2,368	\$2,558	\$2,748
<b>90% OF MEDIAN</b>	Base Rent*	\$1,278	\$1,704	\$1,956	\$2,159	\$2,359	\$2,502	\$2,648
	Tier 1 = "Without Utilities"***	\$1,358	\$1,811	\$2,067	\$2,313	\$2,555	\$2,741	\$2,930
	Tier 2 = "With Utilities"****	\$1,399	\$1,865	\$2,131	\$2,398	\$2,664	\$2,876	\$3,090
<b>100% OF MEDIAN</b>	Base Rent*	\$1,434	\$1,912	\$2,193	\$2,425	\$2,655	\$2,822	\$2,992
	Tier 1 = "Without Utilities"***	\$1,514	\$2,019	\$2,304	\$2,579	\$2,851	\$3,061	\$3,274
	Tier 2 = "With Utilities"****	\$1,554	\$2,073	\$2,368	\$2,664	\$2,960	\$3,196	\$3,434
<b>110% OF MEDIAN</b>	Base Rent*	\$1,589	\$2,119	\$2,429	\$2,691	\$2,951	\$3,142	\$3,336
	Tier 1 = "Without Utilities"***	\$1,670	\$2,226	\$2,540	\$2,845	\$3,147	\$3,381	\$3,618
	Tier 2 = "With Utilities"****	\$1,710	\$2,280	\$2,604	\$2,930	\$3,256	\$3,516	\$3,778
<b>120% OF MEDIAN</b>	Base Rent*	\$1,745	\$2,327	\$2,666	\$2,957	\$3,248	\$3,461	\$3,678
	Tier 1 = "Without Utilities"***	\$1,825	\$2,434	\$2,777	\$3,111	\$3,444	\$3,700	\$3,960
	Tier 2 = "With Utilities"****	\$1,866	\$2,488	\$2,841	\$3,196	\$3,553	\$3,835	\$4,120
<b>130% OF MEDIAN</b>	Base Rent*	\$1,900	\$2,533	\$2,903	\$3,224	\$3,543	\$3,781	\$4,022
	Tier 1 = "Without Utilities"***	\$1,980	\$2,640	\$3,014	\$3,378	\$3,739	\$4,020	\$4,304
	Tier 2 = "With Utilities"****	\$2,020	\$2,694	\$3,078	\$3,463	\$3,848	\$4,155	\$4,464
<b>135% OF MEDIAN</b>	Base Rent*	\$1,977	\$2,637	\$3,021	\$3,357	\$3,691	\$3,941	\$4,193
	Tier 1 = "Without Utilities"***	\$2,058	\$2,744	\$3,132	\$3,511	\$3,887	\$4,180	\$4,475
	Tier 2 = "With Utilities"****	\$2,098	\$2,798	\$3,196	\$3,596	\$3,996	\$4,315	\$4,635
<b>140% OF MEDIAN</b>	Base Rent*	\$2,055	\$2,740	\$3,140	\$3,490	\$3,839	\$4,101	\$4,366
	Tier 1 = "Without Utilities"***	\$2,135	\$2,847	\$3,251	\$3,644	\$4,035	\$4,340	\$4,648
	Tier 2 = "With Utilities"****	\$2,176	\$2,901	\$3,315	\$3,729	\$4,144	\$4,475	\$4,808
<b>150% OF MEDIAN</b>	Base Rent*	\$2,211	\$2,948	\$3,376	\$3,757	\$4,135	\$4,421	\$4,709
	Tier 1 = "Without Utilities"***	\$2,291	\$3,055	\$3,487	\$3,911	\$4,331	\$4,660	\$4,991
	Tier 2 = "With Utilities"****	\$2,332	\$3,109	\$3,551	\$3,996	\$4,440	\$4,795	\$5,151

**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](http://sfha.org/Leased%20Housing%20Documents/2018%20Utility%20Allowances%20effective%2010_1_2017.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.
- Occupancy Standard is one person per bedroom plus one additional person.
  - These rent levels also apply to specific Condo Conversion Below Market Rate (BMR) Program units that have permission from MOHCD to rent.
- Effective Date: 04/01/2018