

2019
MAXIMUM MONTHLY RENT BY UNIT TYPE
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
BASE RENT UTILITY ALLOWANCES		\$119	\$159	\$173	\$238	\$305	\$373	\$440
TIER 1 UTILITY ALLOWANCES		\$39	\$52	\$62	\$84	\$109	\$134	\$158
20% OF MEDIAN	Base Rent*	\$204	\$272	\$320	\$316	\$311	\$292	\$274
	Tier 1 = "Without Utilities"***	\$284	\$379	\$431	\$470	\$507	\$531	\$556
	Tier 2 = "With Utilities"****	\$323	\$431	\$493	\$554	\$616	\$665	\$714
25% OF MEDIAN	Base Rent*	\$285	\$380	\$443	\$455	\$465	\$458	\$453
	Tier 1 = "Without Utilities"***	\$365	\$487	\$554	\$609	\$661	\$697	\$735
	Tier 2 = "With Utilities"****	\$404	\$539	\$616	\$693	\$770	\$831	\$893
30% OF MEDIAN	Base Rent*	\$365	\$487	\$566	\$593	\$619	\$625	\$631
	Tier 1 = "Without Utilities"***	\$446	\$594	\$677	\$747	\$815	\$864	\$913
	Tier 2 = "With Utilities"****	\$485	\$646	\$739	\$831	\$924	\$998	\$1,071
40% OF MEDIAN	Base Rent*	\$528	\$704	\$812	\$871	\$926	\$957	\$989
	Tier 1 = "Without Utilities"***	\$608	\$811	\$923	\$1,025	\$1,122	\$1,196	\$1,271
	Tier 2 = "With Utilities"****	\$647	\$863	\$985	\$1,109	\$1,231	\$1,330	\$1,429
50% OF MEDIAN	Base Rent*	\$689	\$919	\$1,058	\$1,148	\$1,235	\$1,290	\$1,346
	Tier 1 = "Without Utilities"***	\$769	\$1,026	\$1,169	\$1,302	\$1,431	\$1,529	\$1,628
	Tier 2 = "With Utilities"****	\$808	\$1,078	\$1,231	\$1,386	\$1,540	\$1,663	\$1,786
55% OF MEDIAN	Base Rent*	\$770	\$1,026	\$1,182	\$1,286	\$1,389	\$1,456	\$1,524
	Tier 1 = "Without Utilities"***	\$850	\$1,133	\$1,293	\$1,440	\$1,585	\$1,695	\$1,806
	Tier 2 = "With Utilities"****	\$889	\$1,185	\$1,355	\$1,524	\$1,694	\$1,829	\$1,964
60% OF MEDIAN	Base Rent*	\$850	\$1,134	\$1,305	\$1,425	\$1,543	\$1,622	\$1,703
	Tier 1 = "Without Utilities"***	\$930	\$1,241	\$1,416	\$1,579	\$1,739	\$1,861	\$1,985
	Tier 2 = "With Utilities"****	\$969	\$1,293	\$1,478	\$1,663	\$1,848	\$1,995	\$2,143
65% OF MEDIAN	Base Rent*	\$932	\$1,242	\$1,428	\$1,563	\$1,696	\$1,788	\$1,881
	Tier 1 = "Without Utilities"***	\$1,012	\$1,349	\$1,539	\$1,717	\$1,892	\$2,027	\$2,163
	Tier 2 = "With Utilities"****	\$1,051	\$1,401	\$1,601	\$1,801	\$2,001	\$2,161	\$2,321
70% OF MEDIAN	Base Rent*	\$1,012	\$1,350	\$1,551	\$1,702	\$1,850	\$1,955	\$2,060
	Tier 1 = "Without Utilities"***	\$1,093	\$1,457	\$1,662	\$1,856	\$2,046	\$2,194	\$2,342
	Tier 2 = "With Utilities"****	\$1,132	\$1,509	\$1,724	\$1,940	\$2,155	\$2,328	\$2,500
72% OF MEDIAN	Base Rent*	\$1,044	\$1,392	\$1,600	\$1,757	\$1,911	\$2,021	\$2,131
	Tier 1 = "Without Utilities"***	\$1,124	\$1,499	\$1,711	\$1,911	\$2,107	\$2,260	\$2,413
	Tier 2 = "With Utilities"****	\$1,163	\$1,551	\$1,773	\$1,995	\$2,216	\$2,394	\$2,571
75% OF MEDIAN	Base Rent*	\$1,093	\$1,457	\$1,675	\$1,841	\$2,004	\$2,121	\$2,239
	Tier 1 = "Without Utilities"***	\$1,173	\$1,564	\$1,786	\$1,995	\$2,200	\$2,360	\$2,521
	Tier 2 = "With Utilities"****	\$1,212	\$1,616	\$1,848	\$2,079	\$2,309	\$2,494	\$2,679
80% OF MEDIAN	Base Rent*	\$1,174	\$1,565	\$1,797	\$1,980	\$2,158	\$2,287	\$2,418
	Tier 1 = "Without Utilities"***	\$1,254	\$1,672	\$1,908	\$2,134	\$2,354	\$2,526	\$2,700
	Tier 2 = "With Utilities"****	\$1,293	\$1,724	\$1,970	\$2,218	\$2,463	\$2,660	\$2,858
90% OF MEDIAN	Base Rent*	\$1,336	\$1,781	\$2,043	\$2,256	\$2,466	\$2,620	\$2,774
	Tier 1 = "Without Utilities"***	\$1,416	\$1,888	\$2,154	\$2,410	\$2,662	\$2,859	\$3,056
	Tier 2 = "With Utilities"****	\$1,455	\$1,940	\$2,216	\$2,494	\$2,771	\$2,993	\$3,214
100% OF MEDIAN	Base Rent*	\$1,497	\$1,996	\$2,290	\$2,533	\$2,774	\$2,952	\$3,131
	Tier 1 = "Without Utilities"***	\$1,577	\$2,103	\$2,401	\$2,687	\$2,970	\$3,191	\$3,413
	Tier 2 = "With Utilities"****	\$1,616	\$2,155	\$2,463	\$2,771	\$3,079	\$3,325	\$3,571
110% OF MEDIAN	Base Rent*	\$1,658	\$2,211	\$2,536	\$2,811	\$3,081	\$3,285	\$3,489
	Tier 1 = "Without Utilities"***	\$1,739	\$2,318	\$2,647	\$2,965	\$3,277	\$3,524	\$3,771
	Tier 2 = "With Utilities"****	\$1,778	\$2,370	\$2,709	\$3,049	\$3,386	\$3,658	\$3,929
120% OF MEDIAN	Base Rent*	\$1,820	\$2,427	\$2,782	\$3,087	\$3,390	\$3,617	\$3,845
	Tier 1 = "Without Utilities"***	\$1,901	\$2,534	\$2,893	\$3,241	\$3,586	\$3,856	\$4,127
	Tier 2 = "With Utilities"****	\$1,940	\$2,586	\$2,955	\$3,325	\$3,695	\$3,990	\$4,285
130% OF MEDIAN	Base Rent*	\$1,982	\$2,642	\$3,028	\$3,365	\$3,698	\$3,950	\$4,203
	Tier 1 = "Without Utilities"***	\$2,062	\$2,749	\$3,139	\$3,519	\$3,894	\$4,189	\$4,485
	Tier 2 = "With Utilities"****	\$2,101	\$2,801	\$3,201	\$3,603	\$4,003	\$4,323	\$4,643
135% OF MEDIAN	Base Rent*	\$2,062	\$2,750	\$3,152	\$3,503	\$3,851	\$4,116	\$4,381
	Tier 1 = "Without Utilities"***	\$2,143	\$2,857	\$3,263	\$3,657	\$4,047	\$4,355	\$4,663
	Tier 2 = "With Utilities"****	\$2,182	\$2,909	\$3,325	\$3,741	\$4,156	\$4,489	\$4,821
140% OF MEDIAN	Base Rent*	\$2,144	\$2,859	\$3,275	\$3,642	\$4,005	\$4,282	\$4,560
	Tier 1 = "Without Utilities"***	\$2,224	\$2,966	\$3,386	\$3,796	\$4,201	\$4,521	\$4,842
	Tier 2 = "With Utilities"****	\$2,263	\$3,018	\$3,448	\$3,880	\$4,310	\$4,655	\$5,000
150% OF MEDIAN	Base Rent*	\$2,305	\$3,074	\$3,521	\$3,920	\$4,314	\$4,615	\$4,918
	Tier 1 = "Without Utilities"***	\$2,385	\$3,181	\$3,632	\$4,074	\$4,510	\$4,854	\$5,200
	Tier 2 = "With Utilities"****	\$2,424	\$3,233	\$3,694	\$4,158	\$4,619	\$4,988	\$5,358

Assumptions/Notes:

- Rents Calculated at 30% of corresponding monthly income limit amount.
 - Utility Allowances as published by the San Francisco Housing Authority, effective 10/1/2018 for New Admissions and on 1/1/2019 for other transactions. For more information, see: <http://sfha.org/Leased%20Housing%20Documents/3%20Utility%20Allowance%202019.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.
 - Maximum Rents are derived via application of MOHCD AMI Hold Harmless Policy, effective 05/03/2019, see <https://tinyurl.com/SFAMIHoldHarmless>
 - These Maximum Rents also apply to specific Condo Conversion Below Market Rate (BMR) Program units that have permission from MOHCD to rent.

Effective Date: 05/03/2019