### RENT UTILITIES ALLOWANCES

<table>
<thead>
<tr>
<th>Tier 1 Utility Allowances</th>
<th>SRO</th>
<th>Studio</th>
<th>1BR</th>
<th>2BR</th>
<th>3BR</th>
<th>4BR</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Base Rent</td>
<td>$119</td>
<td>$159</td>
<td>$173</td>
<td>$238</td>
<td>$305</td>
<td>$373</td>
<td>$440</td>
</tr>
</tbody>
</table>

#### Tier 1 Utility Allowances

- **Tier 1 (aka "Without Utilities")**
  - Building owner pays Base utilities, water, and sewage. Tenant pays PG&E.

#### Tier 2 Utility Allowances

- **Tier 2 (aka "With Utilities")**
  - Building owner pays Tier 1 and PG&E. Tenant does not pay utility bills separately (water, sewer, PG&E).

#### Comparing Tier 1 and Tier 2 Rents

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<tbody>
<tr>
<td>Tier 1 = &quot;Without Utilities&quot;</td>
<td>$204</td>
<td>$272</td>
<td>$320</td>
<td>$361</td>
<td>$431</td>
<td>$507</td>
<td>$573</td>
</tr>
<tr>
<td>Tier 2 = &quot;With Utilities&quot;</td>
<td>$233</td>
<td>$343</td>
<td>$493</td>
<td>$554</td>
<td>$616</td>
<td>$685</td>
<td>$714</td>
</tr>
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</table>

### RENT UTILITIES ALLOWANCES - 2019

- **BASE RENT UTILITY ALLOWANCES**
- **TIER 2 UTILITY ALLOWANCES**

<table>
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<tbody>
<tr>
<td>Tier 1 = &quot;Without Utilities&quot;</td>
<td>$265</td>
<td>$379</td>
<td>$431</td>
<td>$470</td>
<td>$507</td>
<td>$531</td>
<td>$556</td>
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<td>$323</td>
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#### TIER 1 UTILITY ALLOWANCES

- **25% OF MEDIAN**
  - Base Rent: $285
  - Tier 1 = "Without Utilities": $380
  - Tier 2 = "With Utilities": $404

- **30% OF MEDIAN**
  - Base Rent: $365
  - Tier 1 = "Without Utilities": $487
  - Tier 2 = "With Utilities": $539

- **40% OF MEDIAN**
  - Base Rent: $528
  - Tier 1 = "Without Utilities": $808

#### TIER 2 UTILITY ALLOWANCES

- **25% OF MEDIAN**
  - Base Rent: $323
  - Tier 1 = "Without Utilities": $431
  - Tier 2 = "With Utilities": $493

- **30% OF MEDIAN**
  - Base Rent: $365
  - Tier 1 = "Without Utilities": $554
  - Tier 2 = "With Utilities": $677

#### TIER 1 UTILITY ALLOWANCES

- **50% OF MEDIAN**
  - Base Rent: $689
  - Tier 1 = "Without Utilities": $1,028

- **55% OF MEDIAN**
  - Base Rent: $717
  - Tier 1 = "Without Utilities": $1,182

- **60% OF MEDIAN**
  - Base Rent: $832
  - Tier 1 = "Without Utilities": $1,319

- **65% OF MEDIAN**
  - Base Rent: $850
  - Tier 1 = "Without Utilities": $1,392

- **70% OF MEDIAN**
  - Base Rent: $932
  - Tier 1 = "Without Utilities": $1,242

- **75% OF MEDIAN**
  - Base Rent: $1,044
  - Tier 1 = "Without Utilities": $1,392

- **80% OF MEDIAN**
  - Base Rent: $850
  - Tier 1 = "Without Utilities": $1,134

- **85% OF MEDIAN**
  - Base Rent: $769
  - Tier 1 = "Without Utilities": $1,028

- **90% OF MEDIAN**
  - Base Rent: $689
  - Tier 1 = "Without Utilities": $820

- **95% OF MEDIAN**
  - Base Rent: $528
  - Tier 1 = "Without Utilities": $704

#### TIER 2 UTILITY ALLOWANCES

- **25% OF MEDIAN**
  - Base Rent: $285
  - Tier 1 = "Without Utilities": $380
  - Tier 2 = "With Utilities": $404

- **30% OF MEDIAN**
  - Base Rent: $365
  - Tier 1 = "Without Utilities": $487
  - Tier 2 = "With Utilities": $539

- **40% OF MEDIAN**
  - Base Rent: $528
  - Tier 1 = "Without Utilities": $808

### MAXIMUM MONTHLY RENT BY UNIT TYPE

- **BASE RENT UTILITY ALLOWANCES**
- **TIER 2 UTILITY ALLOWANCES**

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#### MAXIMUM MONTHLY RENT BY UNIT TYPE - 2019

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### 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 10/1/2018 for New Admissions and on 1/1/2019 for other transactions.
3. Occupancy Standard is one person per bedroom plus one additional person.
4. Maximum Rents are derived via application of MOHCD AMI Hold Harmless Policy, effective 05/03/2019, see [https://tinyurl.com/SFAMIHoldHarmless](https://tinyurl.com/SFAMIHoldHarmless).

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