

2020
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		\$88	\$117	\$181	\$236	\$284	\$341	\$390
TIER 1 UTILITY ALLOWANCES		\$38	\$51	\$71	\$91	\$112	\$142	\$163
20% OF MEDIAN	Base Rent*	\$249	\$332	\$332	\$340	\$356	\$350	\$353
	Tier 1 = "Without Utilities"***	\$298	\$398	\$442	\$485	\$528	\$549	\$580
	Tier 2 = "With Utilities"****	\$337	\$449	\$513	\$576	\$640	\$691	\$743
25% OF MEDIAN	Base Rent*	\$332	\$443	\$460	\$485	\$517	\$524	\$539
	Tier 1 = "Without Utilities"***	\$382	\$509	\$570	\$630	\$689	\$723	\$766
	Tier 2 = "With Utilities"****	\$420	\$560	\$641	\$721	\$801	\$865	\$929
30% OF MEDIAN	Base Rent*	\$417	\$556	\$588	\$629	\$677	\$697	\$725
	Tier 1 = "Without Utilities"***	\$466	\$622	\$698	\$774	\$849	\$896	\$952
	Tier 2 = "With Utilities"****	\$504	\$673	\$769	\$865	\$961	\$1,038	\$1,115
40% OF MEDIAN	Base Rent*	\$584	\$779	\$844	\$917	\$997	\$1,043	\$1,096
	Tier 1 = "Without Utilities"***	\$634	\$845	\$954	\$1,062	\$1,169	\$1,242	\$1,323
	Tier 2 = "With Utilities"****	\$672	\$896	\$1,025	\$1,153	\$1,281	\$1,384	\$1,486
50% OF MEDIAN	Base Rent*	\$753	\$1,004	\$1,100	\$1,205	\$1,317	\$1,389	\$1,468
	Tier 1 = "Without Utilities"***	\$803	\$1,070	\$1,210	\$1,350	\$1,489	\$1,588	\$1,695
	Tier 2 = "With Utilities"****	\$841	\$1,121	\$1,281	\$1,441	\$1,601	\$1,730	\$1,858
55% OF MEDIAN	Base Rent*	\$837	\$1,116	\$1,229	\$1,349	\$1,477	\$1,562	\$1,654
	Tier 1 = "Without Utilities"***	\$886	\$1,182	\$1,339	\$1,494	\$1,649	\$1,761	\$1,881
	Tier 2 = "With Utilities"****	\$924	\$1,233	\$1,410	\$1,585	\$1,761	\$1,903	\$2,044
60% OF MEDIAN	Base Rent*	\$921	\$1,228	\$1,357	\$1,494	\$1,637	\$1,734	\$1,839
	Tier 1 = "Without Utilities"***	\$971	\$1,294	\$1,467	\$1,639	\$1,809	\$1,933	\$2,066
	Tier 2 = "With Utilities"****	\$1,009	\$1,345	\$1,538	\$1,730	\$1,921	\$2,075	\$2,229
65% OF MEDIAN	Base Rent*	\$1,004	\$1,339	\$1,485	\$1,638	\$1,797	\$1,908	\$2,025
	Tier 1 = "Without Utilities"***	\$1,054	\$1,405	\$1,595	\$1,783	\$1,969	\$2,107	\$2,252
	Tier 2 = "With Utilities"****	\$1,092	\$1,456	\$1,666	\$1,874	\$2,081	\$2,249	\$2,415
70% OF MEDIAN	Base Rent*	\$1,089	\$1,452	\$1,613	\$1,782	\$1,957	\$2,080	\$2,210
	Tier 1 = "Without Utilities"***	\$1,138	\$1,518	\$1,723	\$1,927	\$2,129	\$2,279	\$2,437
	Tier 2 = "With Utilities"****	\$1,177	\$1,569	\$1,794	\$2,018	\$2,241	\$2,421	\$2,600
72% OF MEDIAN	Base Rent*	\$1,123	\$1,497	\$1,664	\$1,839	\$2,022	\$2,149	\$2,285
	Tier 1 = "Without Utilities"***	\$1,172	\$1,563	\$1,774	\$1,984	\$2,194	\$2,348	\$2,512
	Tier 2 = "With Utilities"****	\$1,210	\$1,614	\$1,845	\$2,075	\$2,306	\$2,490	\$2,675
75% OF MEDIAN	Base Rent*	\$1,173	\$1,564	\$1,742	\$1,927	\$2,119	\$2,253	\$2,396
	Tier 1 = "Without Utilities"***	\$1,223	\$1,630	\$1,852	\$2,072	\$2,291	\$2,452	\$2,623
	Tier 2 = "With Utilities"****	\$1,261	\$1,681	\$1,923	\$2,163	\$2,403	\$2,594	\$2,786
80% OF MEDIAN	Base Rent*	\$1,257	\$1,676	\$1,869	\$2,070	\$2,279	\$2,427	\$2,583
	Tier 1 = "Without Utilities"***	\$1,306	\$1,742	\$1,979	\$2,215	\$2,451	\$2,626	\$2,810
	Tier 2 = "With Utilities"****	\$1,344	\$1,793	\$2,050	\$2,306	\$2,563	\$2,768	\$2,973
90% OF MEDIAN	Base Rent*	\$1,425	\$1,901	\$2,125	\$2,358	\$2,599	\$2,772	\$2,954
	Tier 1 = "Without Utilities"***	\$1,475	\$1,967	\$2,235	\$2,503	\$2,771	\$2,971	\$3,181
	Tier 2 = "With Utilities"****	\$1,513	\$2,018	\$2,306	\$2,594	\$2,883	\$3,113	\$3,344
100% OF MEDIAN	Base Rent*	\$1,593	\$2,124	\$2,382	\$2,647	\$2,919	\$3,118	\$3,325
	Tier 1 = "Without Utilities"***	\$1,643	\$2,190	\$2,492	\$2,792	\$3,091	\$3,317	\$3,552
	Tier 2 = "With Utilities"****	\$1,681	\$2,241	\$2,563	\$2,883	\$3,203	\$3,459	\$3,715
110% OF MEDIAN	Base Rent*	\$1,761	\$2,348	\$2,638	\$2,935	\$3,239	\$3,464	\$3,696
	Tier 1 = "Without Utilities"***	\$1,811	\$2,414	\$2,748	\$3,080	\$3,411	\$3,663	\$3,923
	Tier 2 = "With Utilities"****	\$1,849	\$2,465	\$2,819	\$3,171	\$3,523	\$3,805	\$4,086
120% OF MEDIAN	Base Rent*	\$1,930	\$2,573	\$2,894	\$3,223	\$3,559	\$3,809	\$4,068
	Tier 1 = "Without Utilities"***	\$1,979	\$2,639	\$3,004	\$3,368	\$3,731	\$4,008	\$4,295
	Tier 2 = "With Utilities"****	\$2,018	\$2,690	\$3,075	\$3,459	\$3,843	\$4,150	\$4,458
130% OF MEDIAN	Base Rent*	\$2,098	\$2,797	\$3,150	\$3,512	\$3,880	\$4,155	\$4,440
	Tier 1 = "Without Utilities"***	\$2,147	\$2,863	\$3,260	\$3,657	\$4,052	\$4,354	\$4,667
	Tier 2 = "With Utilities"****	\$2,185	\$2,914	\$3,331	\$3,748	\$4,164	\$4,496	\$4,830
135% OF MEDIAN	Base Rent*	\$2,182	\$2,909	\$3,279	\$3,655	\$4,040	\$4,328	\$4,625
	Tier 1 = "Without Utilities"***	\$2,231	\$2,975	\$3,389	\$3,800	\$4,212	\$4,527	\$4,852
	Tier 2 = "With Utilities"****	\$2,270	\$3,026	\$3,460	\$3,891	\$4,324	\$4,669	\$5,015
140% OF MEDIAN	Base Rent*	\$2,265	\$3,021	\$3,407	\$3,799	\$4,200	\$4,502	\$4,811
	Tier 1 = "Without Utilities"***	\$2,315	\$3,087	\$3,517	\$3,944	\$4,372	\$4,701	\$5,038
	Tier 2 = "With Utilities"****	\$2,353	\$3,138	\$3,588	\$4,035	\$4,484	\$4,843	\$5,201
150% OF MEDIAN	Base Rent*	\$2,434	\$3,246	\$3,663	\$4,088	\$4,520	\$4,848	\$5,183
	Tier 1 = "Without Utilities"***	\$2,484	\$3,312	\$3,773	\$4,233	\$4,692	\$5,047	\$5,410
	Tier 2 = "With Utilities"****	\$2,522	\$3,363	\$3,844	\$4,324	\$4,804	\$5,189	\$5,573

Assumptions/Notes:

- Rents Calculated at 30% of corresponding monthly income limit amount.
- Utility Allowances approved for the San Francisco Housing Authority, effective 1/5/2020.
For more information, see: <http://www.sfha.org/Leased%20Housing%20Documents/2%20Utility%20Allowances.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.
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>
5. These Maximum Rents also apply to specific Condo Conversion Below Market Rate (BMR) Program units that have permission from MOHCD to rent.

Effective Date: 05/04/2020