

2020
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	\$337	\$449	\$513	\$576	\$640	\$691	\$743
25% OF MEDIAN	Max Gross Rent	\$420	\$560	\$641	\$721	\$801	\$865	\$929
30% OF MEDIAN	Max Gross Rent	\$504	\$673	\$769	\$865	\$961	\$1,038	\$1,115
35% OF MEDIAN	Max Gross Rent	\$589	\$785	\$898	\$1,009	\$1,121	\$1,210	\$1,300
40% OF MEDIAN	Max Gross Rent	\$672	\$896	\$1,025	\$1,153	\$1,281	\$1,384	\$1,486
50% OF MEDIAN	Max Gross Rent	\$841	\$1,121	\$1,281	\$1,441	\$1,601	\$1,730	\$1,858
55% OF MEDIAN	Max Gross Rent	\$924	\$1,233	\$1,410	\$1,585	\$1,761	\$1,903	\$2,044
60% OF MEDIAN	Max Gross Rent	\$1,009	\$1,345	\$1,538	\$1,730	\$1,921	\$2,075	\$2,229
65% OF MEDIAN	Max Gross Rent	\$1,092	\$1,456	\$1,666	\$1,874	\$2,081	\$2,249	\$2,415
70% OF MEDIAN	Max Gross Rent	\$1,177	\$1,569	\$1,794	\$2,018	\$2,241	\$2,421	\$2,600
72% OF MEDIAN	Max Gross Rent	\$1,210	\$1,614	\$1,845	\$2,075	\$2,306	\$2,490	\$2,675
75% OF MEDIAN	Max Gross Rent	\$1,261	\$1,681	\$1,923	\$2,163	\$2,403	\$2,594	\$2,786
80% OF MEDIAN	Max Gross Rent	\$1,344	\$1,793	\$2,050	\$2,306	\$2,563	\$2,768	\$2,973
90% OF MEDIAN	Max Gross Rent	\$1,513	\$2,018	\$2,306	\$2,594	\$2,883	\$3,113	\$3,344
100% OF MEDIAN	Max Gross Rent	\$1,681	\$2,241	\$2,563	\$2,883	\$3,203	\$3,459	\$3,715
105% OF MEDIAN	Max Gross Rent	\$1,765	\$2,354	\$2,691	\$3,026	\$3,363	\$3,631	\$3,901
110% OF MEDIAN	Max Gross Rent	\$1,849	\$2,465	\$2,819	\$3,171	\$3,523	\$3,805	\$4,086
120% OF MEDIAN	Max Gross Rent	\$2,018	\$2,690	\$3,075	\$3,459	\$3,843	\$4,150	\$4,458
130% OF MEDIAN	Max Gross Rent	\$2,185	\$2,914	\$3,331	\$3,748	\$4,164	\$4,496	\$4,830
135% OF MEDIAN	Max Gross Rent	\$2,270	\$3,026	\$3,460	\$3,891	\$4,324	\$4,669	\$5,015
140% OF MEDIAN	Max Gross Rent	\$2,353	\$3,138	\$3,588	\$4,035	\$4,484	\$4,843	\$5,201
150% OF MEDIAN	Max Gross Rent	\$2,522	\$3,363	\$3,844	\$4,324	\$4,804	\$5,189	\$5,573
175% OF MEDIAN	Max Gross Rent	\$2,942	\$3,923	\$4,485	\$5,045	\$5,605	\$6,053	\$6,501
200% OF MEDIAN	Max Gross Rent	\$3,362	\$4,483	\$5,125	\$5,765	\$6,405	\$6,918	\$7,430

Allowable Annual Rent Increase for existing tenants in projects governed by the above MOHCD Rent Limits:	4.00%
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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	\$1,921
Other Electricity - 3BR	\$79	Total Utility Allowance	-\$87
Total Utility Allowance	\$87	Maximum Net Rent	\$1,834

Utility or Service		Monthly Dollar Allowances					
		STUDIO	1BR	2BR	3BR	4BR	5BR
Heating	a. Natural Gas	11	16	20	25	32	36
	c. Electric	25	35	45	55	69	79
Cooking	a. Natural Gas	4	5	7	8	10	12
	b. Electric	12	17	22	27	34	39
Other Electric		36	50	64	79	100	115
Water Heating	a. Natural Gas	8	13	18	22	26	30
	b. Electric	24	42	57	69	81	93

Utility Allowances approved for the San Francisco Housing Authority, effective 1/5/2020.

	SRO	STUDIO	1BR	2BR	3BR	4BR	5BR
FAIR MARKET RENT:	\$1,648	\$2,197	\$2,720	\$3,339	\$4,365	\$4,657	\$5,356

Source: HUD, effective 4/10/2020
https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2020_code/select_Geography.odn

	SRO	STUDIO	1BR	2BR	3BR	4BR	5BR
SFHA Payment Standard:	\$1,696	\$2,263	\$2,802	\$3,439	\$4,495	\$4,796	\$5,690

*As published by the San Francisco Housing Authority, effective 1/1/2020 for all transactions.
<http://www.sfha.org/Leased%20Housing%20Documents/Payment%20Standards%202020.pdf>

	STUDIO	1BR	2BR	3BR	4BR	5BR
LOW HOME RENTS	\$1,411	\$1,511	\$1,813	\$2,095	\$2,337	\$2,579
HIGH HOME RENTS	\$1,818	\$1,949	\$2,341	\$2,695	\$2,896	\$3,277

Allowable annual rent increase for project governed by HOME Rent requirements:	9.92%
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Maximum Annual Increase of Gross Rent for projects that are subject to limits set by the San Francisco Rent Board:	1.8%
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<https://sfrb.org/sites/default/files/Document/Form/571%20Allowable%20Annual%20Increases%2020-21%20EN%204.6.20.pdf>

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>.
- 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>

Effective Date: 05/04/2020