

2021  
**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
15% OF MEDIAN Max Gross Rent	\$263	\$350	\$400	\$450	\$500	\$540	\$580
20% OF MEDIAN Max Gross Rent	\$350	\$466	\$533	\$600	\$666	\$719	\$773
25% OF MEDIAN Max Gross Rent	\$437	\$583	\$666	\$750	\$833	\$899	\$966
30% OF MEDIAN Max Gross Rent	\$525	\$700	\$799	\$899	\$999	\$1,079	\$1,159
35% OF MEDIAN Max Gross Rent	\$612	\$816	\$933	\$1,049	\$1,165	\$1,259	\$1,353
40% OF MEDIAN Max Gross Rent	\$699	\$933	\$1,065	\$1,199	\$1,333	\$1,439	\$1,545
45% OF MEDIAN Max Gross Rent	\$787	\$1,049	\$1,199	\$1,349	\$1,499	\$1,619	\$1,739
50% OF MEDIAN Max Gross Rent	\$875	\$1,166	\$1,333	\$1,499	\$1,665	\$1,799	\$1,931
55% OF MEDIAN Max Gross Rent	\$962	\$1,283	\$1,465	\$1,649	\$1,831	\$1,978	\$2,125
60% OF MEDIAN Max Gross Rent	\$1,049	\$1,399	\$1,599	\$1,799	\$1,998	\$2,158	\$2,318
65% OF MEDIAN Max Gross Rent	\$1,136	\$1,515	\$1,731	\$1,949	\$2,165	\$2,338	\$2,511
70% OF MEDIAN Max Gross Rent	\$1,224	\$1,633	\$1,865	\$2,099	\$2,331	\$2,518	\$2,704
72% OF MEDIAN Max Gross Rent	\$1,259	\$1,679	\$1,918	\$2,159	\$2,398	\$2,589	\$2,781
74% OF MEDIAN Max Gross Rent	\$1,294	\$1,725	\$1,971	\$2,219	\$2,464	\$2,661	\$2,859
75% OF MEDIAN Max Gross Rent	\$1,312	\$1,749	\$1,998	\$2,249	\$2,498	\$2,698	\$2,898
80% OF MEDIAN Max Gross Rent	\$1,399	\$1,865	\$2,131	\$2,398	\$2,664	\$2,878	\$3,090
90% OF MEDIAN Max Gross Rent	\$1,574	\$2,099	\$2,398	\$2,698	\$2,998	\$3,236	\$3,476
100% OF MEDIAN Max Gross Rent	\$1,748	\$2,331	\$2,664	\$2,998	\$3,330	\$3,596	\$3,863
105% OF MEDIAN Max Gross Rent	\$1,836	\$2,448	\$2,798	\$3,148	\$3,496	\$3,776	\$4,056
110% OF MEDIAN Max Gross Rent	\$1,924	\$2,565	\$2,930	\$3,298	\$3,663	\$3,956	\$4,249
120% OF MEDIAN Max Gross Rent	\$2,098	\$2,798	\$3,196	\$3,598	\$3,996	\$4,315	\$4,635
130% OF MEDIAN Max Gross Rent	\$2,273	\$3,031	\$3,463	\$3,896	\$4,329	\$4,675	\$5,021
135% OF MEDIAN Max Gross Rent	\$2,361	\$3,148	\$3,596	\$4,046	\$4,495	\$4,855	\$5,215
140% OF MEDIAN Max Gross Rent	\$2,448	\$3,264	\$3,729	\$4,196	\$4,663	\$5,035	\$5,408
150% OF MEDIAN Max Gross Rent	\$2,623	\$3,498	\$3,996	\$4,496	\$4,995	\$5,395	\$5,794
160% OF MEDIAN Max Gross Rent	\$2,798	\$3,730	\$4,263	\$4,796	\$5,328	\$5,754	\$6,180
175% OF MEDIAN Max Gross Rent	\$3,060	\$4,080	\$4,661	\$5,246	\$5,828	\$6,294	\$6,760
200% OF MEDIAN Max Gross Rent	\$3,497	\$4,663	\$5,328	\$5,995	\$6,660	\$7,193	\$7,725

**Allowable Annual Rent Increase for existing tenants in projects governed by the above MOHCD Rent Limits:** **3.98%**

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	\$10	Maximum Gross Rent - 3BR - 60% AMI	\$1,998
Other Electricity - 3BR	\$91	Total Utility Allowance	-\$101
Total Utility Allowance	\$101	Maximum Net Rent	\$1,897

Utility or Service		Monthly Dollar Allowances					
		STUDIO	1BR	2BR	3BR	4BR	5BR
Heating	a. Natural Gas	27	33	40	46	52	59
	c. Electric	35	41	53	65	80	103
Cooking	a. Natural Gas	5	5	8	10	13	15
	b. Electric	11	13	23	30	37	44
Other Electric		41	48	68	91	115	138
Water Heating	a. Natural Gas	10	12	18	24	31	37
	b. Electric	29	37	48	59	69	80

Utility Allowances approved for the San Francisco Housing Authority, effective 10/23/2020:  
<https://tinyurl.com/sfha-UAs-2021>

	SRO	STUDIO	1BR	2BR	3BR	4BR	5BR
<b>FAIR MARKET RENT:</b>	<b>\$1,763</b>	<b>\$2,350</b>	<b>\$2,923</b>	<b>\$3,553</b>	<b>\$4,567</b>	<b>\$4,970</b>	<b>\$5,716</b>

Source: HUD, effective 10/1/2020  
[http://www.huduser.gov/portal/datasets/fmr/fmrs/FY2021\\_code/2021summary.odn?&year=2021&fmrtype=Final&cbasub=METRO41860MM7360](http://www.huduser.gov/portal/datasets/fmr/fmrs/FY2021_code/2021summary.odn?&year=2021&fmrtype=Final&cbasub=METRO41860MM7360)

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

\*As published by the San Francisco Housing Authority, effective 1/1/2021 for all transactions.  
<https://sfha.org/Leased%20Housing%20Documents/3%20Payment%20Standards%202021.pdf>

	STUDIO	1BR	2BR	3BR	4BR	5BR
<b>LOW HOME RENTS</b>	<b>\$1,598</b>	<b>\$1,713</b>	<b>\$2,056</b>	<b>\$2,375</b>	<b>\$2,650</b>	<b>\$2,923</b>
<b>HIGH HOME RENTS</b>	<b>\$2,061</b>	<b>\$2,210</b>	<b>\$2,654</b>	<b>\$3,058</b>	<b>\$3,391</b>	<b>\$3,723</b>

[https://www.huduser.gov/portal/datasets/home-datasets/files/HOME\\_RentLimits\\_State\\_CA\\_2021.pdf](https://www.huduser.gov/portal/datasets/home-datasets/files/HOME_RentLimits_State_CA_2021.pdf)  
**Allowable annual rent increase for project governed by HOME Rent requirements:** **5.06%**

**Maximum Annual Increase of Gross Rent for projects that are subject to limits set by the San Francisco Rent Board:** **0.7%**  
<https://sfrb.org/sites/default/files/Document/Form/571%20Allowable%20Annual%20Increases%2020-21%20EN%2011.23.20.pdf>

**Assumptions/Notes:**

- Rents Calculated at 30% of corresponding monthly income limit amount.
- 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: <https://tinyurl.com/SFAMHoldHarmless>

Effective Date: 05/12/2021