

2022
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	\$273	\$364	\$416	\$468	\$520	\$561	\$603
20% OF MEDIAN	Max Gross Rent	\$364	\$485	\$554	\$624	\$693	\$749	\$804
25% OF MEDIAN	Max Gross Rent	\$455	\$606	\$693	\$780	\$866	\$935	\$1,005
30% OF MEDIAN	Max Gross Rent	\$546	\$728	\$831	\$935	\$1,039	\$1,123	\$1,205
35% OF MEDIAN	Max Gross Rent	\$637	\$849	\$970	\$1,091	\$1,213	\$1,310	\$1,406
40% OF MEDIAN	Max Gross Rent	\$728	\$970	\$1,109	\$1,248	\$1,385	\$1,496	\$1,608
45% OF MEDIAN	Max Gross Rent	\$818	\$1,091	\$1,248	\$1,403	\$1,559	\$1,684	\$1,808
50% OF MEDIAN	Max Gross Rent	\$909	\$1,213	\$1,386	\$1,559	\$1,733	\$1,871	\$2,009
55% OF MEDIAN	Max Gross Rent	\$1,000	\$1,334	\$1,524	\$1,715	\$1,905	\$2,058	\$2,210
60% OF MEDIAN	Max Gross Rent	\$1,091	\$1,455	\$1,663	\$1,870	\$2,079	\$2,245	\$2,410
65% OF MEDIAN	Max Gross Rent	\$1,182	\$1,576	\$1,801	\$2,026	\$2,251	\$2,431	\$2,611
70% OF MEDIAN	Max Gross Rent	\$1,273	\$1,698	\$1,940	\$2,183	\$2,425	\$2,619	\$2,813
72% OF MEDIAN	Max Gross Rent	\$1,310	\$1,746	\$1,995	\$2,245	\$2,494	\$2,694	\$2,893
74% OF MEDIAN	Max Gross Rent	\$1,346	\$1,795	\$2,051	\$2,308	\$2,564	\$2,769	\$2,973
75% OF MEDIAN	Max Gross Rent	\$1,364	\$1,819	\$2,079	\$2,339	\$2,598	\$2,806	\$3,014
80% OF MEDIAN	Max Gross Rent	\$1,455	\$1,940	\$2,218	\$2,494	\$2,771	\$2,993	\$3,214
90% OF MEDIAN	Max Gross Rent	\$1,637	\$2,183	\$2,494	\$2,806	\$3,118	\$3,368	\$3,616
100% OF MEDIAN	Max Gross Rent	\$1,819	\$2,425	\$2,771	\$3,118	\$3,464	\$3,741	\$4,018
105% OF MEDIAN	Max Gross Rent	\$1,910	\$2,546	\$2,910	\$3,274	\$3,638	\$3,929	\$4,219
110% OF MEDIAN	Max Gross Rent	\$2,001	\$2,668	\$3,049	\$3,429	\$3,810	\$4,115	\$4,419
120% OF MEDIAN	Max Gross Rent	\$2,183	\$2,910	\$3,325	\$3,741	\$4,156	\$4,490	\$4,821
130% OF MEDIAN	Max Gross Rent	\$2,364	\$3,153	\$3,603	\$4,053	\$4,503	\$4,864	\$5,223
135% OF MEDIAN	Max Gross Rent	\$2,455	\$3,274	\$3,741	\$4,209	\$4,676	\$5,051	\$5,424
140% OF MEDIAN	Max Gross Rent	\$2,546	\$3,395	\$3,880	\$4,365	\$4,849	\$5,238	\$5,625
150% OF MEDIAN	Max Gross Rent	\$2,728	\$3,638	\$4,158	\$4,676	\$5,196	\$5,613	\$6,026
160% OF MEDIAN	Max Gross Rent	\$2,910	\$3,880	\$4,434	\$4,988	\$5,543	\$5,986	\$6,428
175% OF MEDIAN	Max Gross Rent	\$3,183	\$4,244	\$4,850	\$5,456	\$6,061	\$6,548	\$7,031
200% OF MEDIAN	Max Gross Rent	\$3,638	\$4,850	\$5,543	\$6,235	\$6,928	\$7,483	\$8,035

Allowable Annual Rent Increase for existing tenants in projects governed by the above MOHCD Rent Limits: **4.00%**

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	\$2,079
Other Electricity - 3BR	\$97	Total Utility Allowance	-\$107
Total Utility Allowance	\$107	Maximum Net Rent	\$1,972

Utility or Service		Monthly Dollar Allowances						
		STUDIO	1BR	2BR	3BR	4BR	5BR	
Heating	a. Natural Gas	26	32	38	44	50	56	
	c. Electric	37	44	57	70	85	110	
Cooking	a. Natural Gas	4	5	8	10	12	15	
	b. Electric	11	14	25	32	40	47	
Other Electric		43	51	72	97	122	147	
Water Heating	a. Natural Gas	10	12	17	23	29	36	
	b. Electric	31	39	51	62	73	85	

Utility Allowances approved for the San Francisco Housing Authority, effective 8/31/2021:

<https://sfha.org/files/documents/2022%20Utility%20Allowance%20Schedules.pdf>

	SRO	STUDIO	1BR	2BR	3BR	4BR	5BR
FAIR MARKET RENT:	\$1,586	\$2,115	\$2,631	\$3,198	\$4,111	\$4,473	\$5,144

Source: HUD, effective 10/1/2021

http://www.huduser.gov/portal/datasets/fmr/fmrs/FY2022_code/2022summary.odn?&year=2022&fmrtype=Final&cbasub=METRO41860MM7360

	SRO	STUDIO	1BR	2BR	3BR	4BR	5BR
SFHA Payment Standard:	\$1,696	\$2,263	\$2,802	\$3,439	\$4,495	\$4,796	\$5,658

*As published by the San Francisco Housing Authority, effective 2/1/2021 for all transactions.

<https://sfha.org/files/documents/Payment%20Standards%202022%20-%202021.2022.pdf>

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

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: **2.3%**

<https://sfhr.org/sites/default/files/571%20Allowable%20Annual%20Increases%2022-23%20EN%2011.23.21.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: 05/11/2022