

2011
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

		SRO	STUDIO	1 BDRM	2 BDRM	3 BDRM	4 BDRM	5 BDRM
20% OF MEDIAN	Max Gross Rent	\$266	\$355	\$406	\$458	\$508	\$549	\$589
25% OF MEDIAN	Max Gross Rent	\$334	\$445	\$509	\$571	\$635	\$686	\$736
30% OF MEDIAN	Max Gross Rent	\$400	\$534	\$610	\$686	\$763	\$824	\$884
40% OF MEDIAN	Max Gross Rent	\$533	\$711	\$813	\$915	\$1,016	\$1,098	\$1,179
50% OF MEDIAN	Max Gross Rent	\$667	\$889	\$1,016	\$1,144	\$1,270	\$1,373	\$1,474
55% OF MEDIAN	Max Gross Rent	\$733	\$978	\$1,118	\$1,258	\$1,398	\$1,509	\$1,620
60% OF MEDIAN	Max Gross Rent	\$800	\$1,066	\$1,220	\$1,371	\$1,524	\$1,646	\$1,768
70% OF MEDIAN	Max Gross Rent	\$933	\$1,244	\$1,423	\$1,600	\$1,778	\$1,921	\$2,063
72% OF MEDIAN	Max Gross Rent	\$960	\$1,280	\$1,464	\$1,646	\$1,829	\$1,975	\$2,121
75% OF MEDIAN	Max Gross Rent	\$1,000	\$1,334	\$1,525	\$1,715	\$1,905	\$2,058	\$2,210
80% OF MEDIAN	Max Gross Rent	\$1,067	\$1,423	\$1,626	\$1,829	\$2,033	\$2,195	\$2,358
90% OF MEDIAN	Max Gross Rent	\$1,200	\$1,600	\$1,829	\$2,058	\$2,286	\$2,470	\$2,651
100% OF MEDIAN	Max Gross Rent	\$1,333	\$1,778	\$2,033	\$2,286	\$2,540	\$2,744	\$2,946
110% OF MEDIAN	Max Gross Rent	\$1,466	\$1,955	\$2,236	\$2,515	\$2,794	\$3,019	\$3,241
120% OF MEDIAN	Max Gross Rent	\$1,599	\$2,133	\$2,439	\$2,744	\$3,048	\$3,293	\$3,535
135% OF MEDIAN	Max Gross Rent	\$1,800	\$2,400	\$2,744	\$3,086	\$3,429	\$3,704	\$3,978
140% OF MEDIAN	Max Gross Rent	\$1,867	\$2,489	\$2,845	\$3,201	\$3,556	\$3,841	\$4,125
150% OF MEDIAN	Max Gross Rent	\$2,000	\$2,666	\$3,049	\$3,430	\$3,810	\$4,116	\$4,420

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	\$1,524
Other Electricity - 3BR	\$50	Total Utility Allowance	-\$58
Total Utility Allowance	\$58	Maximum Net Rent	\$1,466

2011 Utility Allowance Chart
Allowances for Tenant-Furnished Utilities

Utility or Service		Monthly Dollar Allowances					
		0BR	1BR	2BR	3BR	4BR	5BR
Heating	a. Natural Gas	9	10	11	12	15	16
	b. Oil/Electric	12	17	22	27	32	37
Cooking	a. Natural Gas	4	5	7	8	10	11
	b. Electric	7	9	12	14	17	19
Other Electric		19	28	37	50	72	93
Water Heating	a. Natural Gas	6	10	13	17	21	24
	b. Electric	12	18	25	31	38	47

*As published by the San Francisco Housing Authority on 11/01/10.

Source: HUD, effective 10/01/2010		SRO	STUDIO	1Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
FAIR MRKT:		\$893	\$1,191	\$1,465	\$1,833	\$2,447	\$2,586	\$2,974

http://www.huduser.org/portal/datasets/fmr/fmrs/FY2011_code/2011summary.odn?inputname=METRO41860MM7360*San+Francisco%2C+CA+HUD+Metro+FMR+Area&data=2011&fmrtype=Final&incpath=C%3A\HUDUser\www\Main\datssets\fmrfmrs\FY2011_code&path=C%3A\huduser\www\data\database

See also SFHA Payment Standards:

Source: SFHA, effective 12/01/2010		SRO	STUDIO	1Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
SFHA Payment Standard:		\$888	\$1,185	\$1,457	\$1,823	\$2,434	\$2,572	\$2,957

<http://sfha.org/download.php?did=475>

LOW HOME RENTS		\$990	\$1,060	\$1,272	\$1,470	\$1,640	\$1,809
HIGH HOME RENTS		\$1,144	\$1,231	\$1,479	\$1,700	\$1,878	\$2,053

Please note: These HOME rents became effective May 2010, and are still current. (Source: <http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/rent/2010/ca.pdf>)

Assumptions/Notes:

1. Rents Calculated at 30% of corresponding monthly income limit amount.
2. Utility allowances were determined by the San Francisco Housing Authority and published on 11/01/2010. For more information, see <http://sfha.org/download.php?did=476> and <http://www.hud.gov/offices/pih/programs/ph/phecc/allowances.cfm>.
3. Occupancy Standard is one person per bedroom plus one additional person.
4. For developments created under the San Francisco Inclusionary Housing Program, this data should be used only for projects that received their first site or building permit before September 9, 2006.

Effective Date: 6/6/2011