

2015
MAXIMUM INCOME BY HOUSEHOLD SIZE
derived from the
Unadjusted Area Median Income (AMI)
for HUD Metro Fair Market Rent Area (HMFA) that contains San Francisco

Income Definition	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	9 Person
20% OF MEDIAN	\$14,250	\$16,300	\$18,350	\$20,400	\$22,000	\$23,650	\$25,250	\$26,900	\$27,700
25% OF MEDIAN	\$17,850	\$20,400	\$22,950	\$25,500	\$27,500	\$29,550	\$31,600	\$33,650	\$34,650
30% OF MEDIAN	\$21,400	\$24,450	\$27,500	\$30,550	\$33,000	\$35,450	\$37,900	\$40,350	\$41,600
40% OF MEDIAN	\$28,550	\$32,600	\$36,700	\$40,750	\$44,000	\$47,300	\$50,550	\$53,800	\$55,450
50% OF MEDIAN	\$35,700	\$40,750	\$45,850	\$50,950	\$55,050	\$59,100	\$63,200	\$67,250	\$69,300
55% OF MEDIAN	\$39,250	\$44,850	\$50,450	\$56,050	\$60,550	\$65,000	\$69,500	\$74,000	\$76,250
60% OF MEDIAN	\$42,800	\$48,900	\$55,000	\$61,150	\$66,050	\$70,900	\$75,800	\$80,700	\$83,150
70% OF MEDIAN	\$49,950	\$57,050	\$64,200	\$71,350	\$77,050	\$82,750	\$88,450	\$94,150	\$97,000
72% OF MEDIAN	\$51,350	\$58,700	\$66,000	\$73,350	\$79,250	\$85,100	\$90,950	\$96,850	\$99,800
75% OF MEDIAN	\$53,500	\$61,150	\$68,800	\$76,450	\$82,550	\$88,650	\$94,750	\$100,900	\$103,950
80% OF MEDIAN	\$57,100	\$65,200	\$73,350	\$81,500	\$88,050	\$94,550	\$101,100	\$107,600	\$110,900
90% OF MEDIAN	\$64,200	\$73,350	\$82,550	\$91,700	\$99,050	\$106,400	\$113,700	\$121,050	\$124,750
100% OF MEDIAN	\$71,350	\$81,500	\$91,700	\$101,900	\$110,050	\$118,200	\$126,350	\$134,500	\$138,600
110% OF MEDIAN	\$78,500	\$89,650	\$100,850	\$112,100	\$121,050	\$130,000	\$139,000	\$147,950	\$152,450
120% OF MEDIAN	\$85,600	\$97,800	\$110,050	\$122,300	\$132,050	\$141,850	\$151,600	\$161,400	\$166,300
135% OF MEDIAN	\$96,300	\$110,050	\$123,800	\$137,550	\$148,550	\$159,550	\$170,550	\$181,600	\$187,100
140% OF MEDIAN	\$99,900	\$114,100	\$128,400	\$142,650	\$154,050	\$165,500	\$176,900	\$188,300	\$194,050
150% OF MEDIAN	\$107,050	\$122,250	\$137,550	\$152,850	\$165,100	\$177,300	\$189,550	\$201,750	\$207,900
200% OF MEDIAN	\$142,700	\$163,000	\$183,400	\$203,800	\$220,100	\$236,400	\$252,700	\$269,000	\$277,200

San Francisco Mayor's Office of Housing and Community Development

Notes:

1. Source: U.S. Dept. of Housing and Urban Development, published March 6, 2015.
2. Figures derived by SF MOH from HUD's 2015 Median Family Income for a 4 person Household for San Francisco ('HMFA'), unadjusted for high housing costs, and are rounded to the nearest \$50.
3. Additional information on HUD's defined income limits can be found at: <http://www.huduser.org/portal/datasets/il.html>

Effective Date: 3/6/2015

2015
MAXIMUM MONTHLY RENT BY UNIT TYPE
 With and Without Utilities - for MOH singlefamily 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	1 BDRM	2 BDRM	3 BDRM	4 BDRM	5 BDRM
*As published by the San Francisco Housing Authority on 12/01/2014		\$40	\$40	\$47	\$62	\$83	\$105	\$127
20% OF MEDIAN	With Utilities	\$267	\$356	\$408	\$459	\$510	\$550	\$591
	Without Utilities	\$227	\$316	\$361	\$397	\$427	\$445	\$464
25% OF MEDIAN	With Utilities	\$335	\$446	\$510	\$574	\$638	\$688	\$739
	Without Utilities	\$295	\$406	\$463	\$512	\$555	\$583	\$612
30% OF MEDIAN	With Utilities	\$401	\$535	\$611	\$688	\$764	\$825	\$886
	Without Utilities	\$361	\$495	\$564	\$626	\$681	\$720	\$759
40% OF MEDIAN	With Utilities	\$535	\$714	\$815	\$918	\$1,019	\$1,100	\$1,183
	Without Utilities	\$495	\$674	\$768	\$856	\$936	\$995	\$1,056
50% OF MEDIAN	With Utilities	\$669	\$893	\$1,019	\$1,146	\$1,274	\$1,376	\$1,478
	Without Utilities	\$629	\$853	\$972	\$1,084	\$1,191	\$1,271	\$1,351
55% OF MEDIAN	With Utilities	\$736	\$981	\$1,121	\$1,261	\$1,401	\$1,514	\$1,625
	Without Utilities	\$696	\$941	\$1,074	\$1,199	\$1,318	\$1,409	\$1,498
60% OF MEDIAN	With Utilities	\$803	\$1,070	\$1,223	\$1,375	\$1,529	\$1,651	\$1,773
	Without Utilities	\$763	\$1,030	\$1,176	\$1,313	\$1,446	\$1,546	\$1,646
70% OF MEDIAN	With Utilities	\$937	\$1,249	\$1,426	\$1,605	\$1,784	\$1,926	\$2,069
	Without Utilities	\$897	\$1,209	\$1,379	\$1,543	\$1,701	\$1,821	\$1,942
72% OF MEDIAN	With Utilities	\$963	\$1,284	\$1,468	\$1,650	\$1,834	\$1,981	\$2,128
	Without Utilities	\$923	\$1,244	\$1,421	\$1,588	\$1,751	\$1,876	\$2,001
75% OF MEDIAN	With Utilities	\$1,003	\$1,338	\$1,529	\$1,720	\$1,911	\$2,064	\$2,216
	Without Utilities	\$963	\$1,298	\$1,482	\$1,658	\$1,828	\$1,959	\$2,089
80% OF MEDIAN	With Utilities	\$1,071	\$1,428	\$1,630	\$1,834	\$2,038	\$2,201	\$2,364
	Without Utilities	\$1,031	\$1,388	\$1,583	\$1,772	\$1,955	\$2,096	\$2,237
90% OF MEDIAN	With Utilities	\$1,204	\$1,605	\$1,834	\$2,064	\$2,293	\$2,476	\$2,660
	Without Utilities	\$1,164	\$1,565	\$1,787	\$2,002	\$2,210	\$2,371	\$2,533
100% OF MEDIAN	With Utilities	\$1,338	\$1,784	\$2,038	\$2,293	\$2,548	\$2,751	\$2,955
	Without Utilities	\$1,298	\$1,744	\$1,991	\$2,231	\$2,465	\$2,646	\$2,828
110% OF MEDIAN	With Utilities	\$1,472	\$1,963	\$2,241	\$2,521	\$2,803	\$3,026	\$3,250
	Without Utilities	\$1,432	\$1,923	\$2,194	\$2,459	\$2,720	\$2,921	\$3,123
120% OF MEDIAN	With Utilities	\$1,605	\$2,140	\$2,445	\$2,751	\$3,058	\$3,301	\$3,546
	Without Utilities	\$1,565	\$2,100	\$2,398	\$2,689	\$2,975	\$3,196	\$3,419
135% OF MEDIAN	With Utilities	\$1,806	\$2,408	\$2,751	\$3,095	\$3,439	\$3,714	\$3,989
	Without Utilities	\$1,766	\$2,368	\$2,704	\$3,033	\$3,356	\$3,609	\$3,862
140% OF MEDIAN	With Utilities	\$1,873	\$2,498	\$2,853	\$3,210	\$3,566	\$3,851	\$4,138
	Without Utilities	\$1,833	\$2,458	\$2,806	\$3,148	\$3,483	\$3,746	\$4,011
150% OF MEDIAN	With Utilities	\$2,007	\$2,676	\$3,056	\$3,439	\$3,821	\$4,128	\$4,433
	Without Utilities	\$1,967	\$2,636	\$3,009	\$3,377	\$3,738	\$4,023	\$4,306

	SRO	STUDIO	1 BDRM	2 BDRM	3 BDRM	4 BDRM	5 BDRM
FAIR MRKT:	\$942	\$1,256	\$1,635	\$2,062	\$2,801	\$3,386	\$3,894

Source: HUD, effective 10/01/2014

http://www.huduser.org/portal/datasets/fmr/fmrs/FY2015_code/2015summary.odn

See also SFHA Payment Standards:

Source: SFHA, effective 11/01/2014

	SRO	STUDIO	1 BDRM	2 BDRM	3 BDRM	4 BDRM	5 BDRM
SFHA Payment Standard:	\$1,036	\$1,381	\$1,798	\$2,268	\$2,661	\$3,048	\$3,504

http://sfha.org/2015_FMR_Payment_Standard_Chart.pdf

	STUDIO	1 BDRM	2 BDRM	3 BDRM	4 BDRM	5 BDRM
LOW HOME RENTS	\$971	\$1,040	\$1,252	\$1,450	\$1,620	\$1,787
HIGH HOME RENTS	\$1,191	\$1,334	\$1,602	\$1,842	\$2,035	\$2,227

Source: <http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/rent/2014/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, effective 12/1/2014. For more information, see http://sfha.org/Copy_of_San_Francisco_CA_-_2014UA-HUD_52667_-_2014_Rev.pdf and
3. Occupancy Standard is one person per bedroom plus one additional person.