

2017  
**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	\$303	\$404	\$461	\$519	\$576	\$623	\$669
25% OF MEDIAN	Max Gross Rent	\$379	\$505	\$576	\$649	\$721	\$779	\$836
30% OF MEDIAN	Max Gross Rent	\$454	\$605	\$693	\$779	\$865	\$934	\$1,004
35% OF MEDIAN	Max Gross Rent	\$530	\$706	\$808	\$908	\$1,009	\$1,090	\$1,170
40% OF MEDIAN	Max Gross Rent	\$606	\$808	\$923	\$1,038	\$1,153	\$1,245	\$1,338
45% OF MEDIAN	Max Gross Rent	\$681	\$908	\$1,038	\$1,168	\$1,298	\$1,401	\$1,505
50% OF MEDIAN	Max Gross Rent	\$757	\$1,009	\$1,154	\$1,298	\$1,441	\$1,556	\$1,673
55% OF MEDIAN	Max Gross Rent	\$833	\$1,110	\$1,269	\$1,426	\$1,585	\$1,713	\$1,839
60% OF MEDIAN	Max Gross Rent	\$908	\$1,210	\$1,384	\$1,556	\$1,730	\$1,868	\$2,006
70% OF MEDIAN	Max Gross Rent	\$1,059	\$1,413	\$1,614	\$1,816	\$2,018	\$2,179	\$2,341
72% OF MEDIAN	Max Gross Rent	\$1,089	\$1,453	\$1,660	\$1,868	\$2,075	\$2,241	\$2,408
75% OF MEDIAN	Max Gross Rent	\$1,135	\$1,514	\$1,730	\$1,945	\$2,163	\$2,335	\$2,508
80% OF MEDIAN	Max Gross Rent	\$1,210	\$1,614	\$1,845	\$2,075	\$2,306	\$2,490	\$2,675
90% OF MEDIAN	Max Gross Rent	\$1,362	\$1,816	\$2,076	\$2,335	\$2,594	\$2,801	\$3,010
100% OF MEDIAN	Max Gross Rent	\$1,513	\$2,018	\$2,306	\$2,594	\$2,883	\$3,113	\$3,344
110% OF MEDIAN	Max Gross Rent	\$1,664	\$2,219	\$2,538	\$2,854	\$3,171	\$3,424	\$3,679
120% OF MEDIAN	Max Gross Rent	\$1,816	\$2,421	\$2,768	\$3,113	\$3,459	\$3,735	\$4,013
135% OF MEDIAN	Max Gross Rent	\$2,043	\$2,724	\$3,114	\$3,501	\$3,891	\$4,203	\$4,514
140% OF MEDIAN	Max Gross Rent	\$2,119	\$2,825	\$3,229	\$3,631	\$4,035	\$4,358	\$4,681
150% OF MEDIAN	Max Gross Rent	\$2,270	\$3,026	\$3,460	\$3,891	\$4,324	\$4,669	\$5,016
160% OF MEDIAN	Max Gross Rent	\$2,421	\$3,228	\$3,690	\$4,150	\$4,613	\$4,980	\$5,350
175% OF MEDIAN	Max Gross Rent	\$2,648	\$3,531	\$4,036	\$4,539	\$5,045	\$5,448	\$5,851
200% OF MEDIAN	Max Gross Rent	\$3,026	\$4,035	\$4,613	\$5,188	\$5,765	\$6,225	\$6,688

<b>Allowable Annual Rent Increase for existing tenants in projects governed by the above MOHCD Rent Limits:</b>	<b>7.06%</b>
---	--------------

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	\$1,730
Other Electricity - 3BR	\$78	Total Utility Allowance	-\$86
Total Utility Allowance	\$86	Maximum Net Rent	\$1,644

Utility or Service		Monthly Dollar Allowances					
		STUDIO	1BR	2BR	3BR	4BR	5BR
Heating	a. Natural Gas	13	15	17	21	23	25
	b. Electric	19	22	28	34	41	47
Cooking	a. Natural Gas	5	5	6	8	9	10
	b. Electric	10	12	15	18	20	23
Other Electric		29	35	50	78	113	149
Water Heating	a. Natural Gas	10	13	19	22	25	29
	b. Electric	21	25	36	45	54	60

Utility Allowances as published by the San Francisco Housing Authority, effective 10/1/2016 for New Admissions and on 1/1/2017 for other transactions.

	SRO	STUDIO	1BR	2BR	3BR	4BR	5BR
<b>FAIR MARKET RENT:</b>	<b>\$1,436</b>	<b>\$1,915</b>	<b>\$2,411</b>	<b>\$3,018</b>	<b>\$3,927</b>	<b>\$4,829</b>	<b>\$5,553</b>

Source: HUD, effective 10/01/2017  
[https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2017\\_code/2017summary.odn](https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2017_code/2017summary.odn)

	SRO	STUDIO	1BR	2BR	3BR	4BR	5BR
<b>SFHA Payment Standard:</b>	<b>\$1,436</b>	<b>\$1,915</b>	<b>\$2,411</b>	<b>\$3,018</b>	<b>\$3,927</b>	<b>\$4,829</b>	<b>\$5,553</b>

\*As published by the San Francisco Housing Authority, effective 10/1/2016 for New Admissions and on 1/1/2017 for other transactions.  
[http://sfha.org/2017\\_Payment\\_Standard\\_Revised\\_Website-1.pdf](http://sfha.org/2017_Payment_Standard_Revised_Website-1.pdf)

	STUDIO	1BR	2BR	3BR	4BR	5BR
<b>LOW HOME RENTS</b>	<b>\$1,076</b>	<b>\$1,153</b>	<b>\$1,383</b>	<b>\$1,599</b>	<b>\$1,783</b>	<b>\$1,968</b>
<b>HIGH HOME RENTS</b>	<b>\$1,380</b>	<b>\$1,480</b>	<b>\$1,778</b>	<b>\$2,046</b>	<b>\$2,263</b>	<b>\$2,478</b>

[https://www.hudexchange.info/resource/reportmanagement/published/HOME\\_RentLimits\\_State\\_CA\\_2016.pdf](https://www.hudexchange.info/resource/reportmanagement/published/HOME_RentLimits_State_CA_2016.pdf)

<b>Allowable annual rent increase for project governed by HOME Rent requirements:</b>	<b>11.89%</b>
---	---------------

<b>Maximum Annual Increase of Gross Rent for projects that are subject to limits set by the San Francisco Rent Board:</b>	<b>2.2%</b>
---	-------------

<http://sfrb.org/sites/default/files/Document/Form/571%20Allowable%20Annual%20Increases%2017-18.pdf>

**Assumptions/Notes:**

- Rents Calculated at 30% of corresponding monthly income limit amount.
- Utility Allowances as published by the San Francisco Housing Authority, effective 10/1/2016 for New Admissions and on 1/1/2017 for other transactions. For more information, see: <http://sfha.org/Leased%20Housing%20Documents/Utility%20Allowances%202017.pdf> and <http://www.hud.gov/offices/pih/programs/ph/pecc/allowances.cfm>.
- Occupancy Standard is one person per bedroom plus one additional person.