

Mayor's Office of Housing and Community Development
City and County of San Francisco



London N. Breed
Mayor

Eric D. Shaw
Director

TO: **SPONSORS OF ALL PROGRAMS OF AFFORDABLE HOUSING
ADMINISTERED OR FUNDED BY MOHCD, INCLUDING BUT NOT
LIMITED TO TAX EXEMPT BOND DEVELOPMENTS**

RE: **2023-2024 INCOME and RENT LIMITS
2023-2024 ALLOWABLE ANNUAL RENT INCREASES**

DATE: **May 31, 2023**

The Mayor's Office of Housing and Community Development (MOHCD) is announcing the publication of the **2023 MOHCD Income & Rent Limit Information**, which includes income limits, maximum rents and allowable annual rent increases applicable to affordable multifamily rental housing projects governed by this office as well as units subject to the Inclusionary Housing Program (BMR units) and the Inclusionary Affordable Housing Program Monitoring and Procedures Manual (Procedures Manual).

As the City addresses the challenges created by the increasing volatility of the housing market, we are working closely with community developers and property managers to support residents and maintain the integrity of existing affordable housing programs. The priorities of the Mayor's Office of Housing and Community Development continue to be ensuring that the City's affordable housing is well maintained and well managed, and minimizing the displacement of residents living in affordable housing.

2023 MOHCD AMI Increased by 4%

For 2023, MOHCD Area Median Income (AMI) increased 4% from 2022. For projects whose maximum rents and allowable annual rent increases are limited by AMI, the impact of the increase in AMI is twofold:

1. For occupied units that are in compliance with all program rules, owners may increase rents up to the lesser of
 - a) 4%, or
 - b) an amount that would increase the rent for a unit up to the maximum rent for the 2023-2024 AMI term.
2. For vacant units, owners may charge up to the applicable maximum rent for the 2023-2024 AMI term.

If a project's tenants pay directly for any housing-related utility expenses, please factor in the current applicable utility allowances when calculating the new net rent to charge the tenant. Owners and managers must comply with rent increase notice requirements. MOHCD's

restrictions typically allow for only one rent increase per year. For units subject to the Procedures Manual, rents can only be increased once per year following the completion of a tenant's annual recertification.

Charts detailing the Maximum Incomes by Household Size and Maximum Monthly Rent by Unit Type (including allowable rent increases) and providing more specific guidance by program are posted on the [MOHCD website](#).

This information has an effective date of May 31, 2023 and will remain in effect until MOHCD publishes an update in 2024.

Background on MOHCD AMI Charts

The Mayor's Office of Housing and Community Development of the City and County of San Francisco uses the *unadjusted* Area Median Income published annually by HUD to establish the income limits and maximum rents in a given year. Each year MOHCD publishes a chart of *Maximum Incomes by Household Size* that show these income limits as percentages of unadjusted AMI for households from 1 to 9 persons. MOHCD also publishes a chart of *Maximum Monthly Rent by Unit Type* that shows the maximum rents that may be charged, depending on the applicable income limit.

The following sources were used to create the 2023 MOHCD Income & Rent Limit Information:

- Unadjusted Area Median Income limits for the San Francisco HMFA, as published by the U.S. Department of Housing and Urban Development (HUD) effective May 15, 2023
- Utility Allowances published by the San Francisco Housing Authority effective January 1, 2023
- [MOHCD AMI Hold Harmless Policy](#), updated May 3, 2019

Owners and managers of MOHCD-funded or regulated affordable housing projects and BMR units must rent their units in accordance with the affordability restrictions contained in the City contract(s) that govern their projects or the Procedures Manual. They must always consult MOHCD's web site to determine specific income limits and maximum rents in effect at any given time. The income and rent limits published by MOHCD are the sole source of information for income limits and maximum rents. MOHCD Asset Management staff evaluates compliance with these income and rent limits.

Owners should fully review the requirements of all funders and other regulatory documents for each project to determine the most restrictive covenants that apply to Income and Rents. The impacts may be different for households that are "over-income" and households that are supported by a rent or operating subsidy.



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Director