

2023
MAXIMUM MONTHLY RENT BY UNIT TYPE
for MOHCD Inclusionary Housing Below Market Rate (BMR) 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	1BR	2BR	3BR	4BR	5BR
BASE RENT UTILITY ALLOWANCES		\$114	\$152	\$228	\$296	\$355	\$427	\$484
TIER 1 UTILITY ALLOWANCES		\$50	\$67	\$92	\$119	\$146	\$186	\$211
20% OF MEDIAN	Base Rent*	\$264	\$352	\$348	\$353	\$365	\$352	\$352
	Tier 1 = "Without Utilities"***	\$328	\$437	\$484	\$530	\$574	\$593	\$625
	Tier 2 = "With Utilities"****	\$378	\$504	\$576	\$649	\$720	\$779	\$836
25% OF MEDIAN	Base Rent*	\$359	\$478	\$493	\$515	\$546	\$546	\$561
	Tier 1 = "Without Utilities"***	\$422	\$563	\$629	\$692	\$755	\$787	\$834
	Tier 2 = "With Utilities"****	\$473	\$630	\$721	\$811	\$901	\$973	\$1,045
30% OF MEDIAN	Base Rent*	\$453	\$604	\$637	\$677	\$726	\$741	\$770
	Tier 1 = "Without Utilities"***	\$517	\$689	\$773	\$854	\$935	\$982	\$1,043
	Tier 2 = "With Utilities"****	\$567	\$756	\$865	\$973	\$1,081	\$1,168	\$1,254
40% OF MEDIAN	Base Rent*	\$643	\$857	\$925	\$1,002	\$1,086	\$1,129	\$1,187
	Tier 1 = "Without Utilities"***	\$706	\$942	\$1,061	\$1,179	\$1,295	\$1,370	\$1,460
	Tier 2 = "With Utilities"****	\$757	\$1,009	\$1,153	\$1,298	\$1,441	\$1,556	\$1,671
50% OF MEDIAN	Base Rent*	\$832	\$1,109	\$1,213	\$1,325	\$1,446	\$1,519	\$1,606
	Tier 1 = "Without Utilities"***	\$896	\$1,194	\$1,349	\$1,502	\$1,655	\$1,760	\$1,879
	Tier 2 = "With Utilities"****	\$946	\$1,261	\$1,441	\$1,621	\$1,801	\$1,946	\$2,090
55% OF MEDIAN	Base Rent*	\$926	\$1,234	\$1,357	\$1,488	\$1,626	\$1,713	\$1,815
	Tier 1 = "Without Utilities"***	\$989	\$1,319	\$1,493	\$1,665	\$1,835	\$1,954	\$2,088
	Tier 2 = "With Utilities"****	\$1,040	\$1,386	\$1,585	\$1,784	\$1,981	\$2,140	\$2,299
60% OF MEDIAN	Base Rent*	\$1,020	\$1,361	\$1,502	\$1,649	\$1,806	\$1,908	\$2,024
	Tier 1 = "Without Utilities"***	\$1,084	\$1,446	\$1,638	\$1,826	\$2,015	\$2,149	\$2,297
	Tier 2 = "With Utilities"****	\$1,134	\$1,513	\$1,730	\$1,945	\$2,161	\$2,335	\$2,508
65% OF MEDIAN	Base Rent*	\$1,115	\$1,487	\$1,646	\$1,812	\$1,986	\$2,102	\$2,232
	Tier 1 = "Without Utilities"***	\$1,179	\$1,572	\$1,782	\$1,989	\$2,195	\$2,343	\$2,505
	Tier 2 = "With Utilities"****	\$1,229	\$1,639	\$1,874	\$2,108	\$2,341	\$2,529	\$2,716
70% OF MEDIAN	Base Rent*	\$1,210	\$1,613	\$1,790	\$1,974	\$2,166	\$2,297	\$2,441
	Tier 1 = "Without Utilities"***	\$1,274	\$1,698	\$1,926	\$2,151	\$2,375	\$2,538	\$2,714
	Tier 2 = "With Utilities"****	\$1,324	\$1,765	\$2,018	\$2,270	\$2,521	\$2,724	\$2,925
72% OF MEDIAN	Base Rent*	\$1,247	\$1,663	\$1,847	\$2,039	\$2,239	\$2,374	\$2,525
	Tier 1 = "Without Utilities"***	\$1,311	\$1,748	\$1,983	\$2,216	\$2,448	\$2,615	\$2,798
	Tier 2 = "With Utilities"****	\$1,361	\$1,815	\$2,075	\$2,335	\$2,594	\$2,801	\$3,009
75% OF MEDIAN	Base Rent*	\$1,304	\$1,739	\$1,935	\$2,137	\$2,348	\$2,492	\$2,650
	Tier 1 = "Without Utilities"***	\$1,368	\$1,824	\$2,071	\$2,314	\$2,557	\$2,733	\$2,923
	Tier 2 = "With Utilities"****	\$1,418	\$1,891	\$2,163	\$2,433	\$2,703	\$2,919	\$3,134
80% OF MEDIAN	Base Rent*	\$1,399	\$1,866	\$2,078	\$2,298	\$2,528	\$2,686	\$2,859
	Tier 1 = "Without Utilities"***	\$1,463	\$1,951	\$2,214	\$2,475	\$2,737	\$2,927	\$3,132
	Tier 2 = "With Utilities"****	\$1,513	\$2,018	\$2,306	\$2,594	\$2,883	\$3,113	\$3,343
90% OF MEDIAN	Base Rent*	\$1,588	\$2,117	\$2,366	\$2,623	\$2,888	\$3,076	\$3,277
	Tier 1 = "Without Utilities"***	\$1,651	\$2,202	\$2,502	\$2,800	\$3,097	\$3,317	\$3,550
	Tier 2 = "With Utilities"****	\$1,702	\$2,269	\$2,594	\$2,919	\$3,243	\$3,503	\$3,761
100% OF MEDIAN	Base Rent*	\$1,777	\$2,369	\$2,655	\$2,947	\$3,248	\$3,464	\$3,695
	Tier 1 = "Without Utilities"***	\$1,841	\$2,454	\$2,791	\$3,124	\$3,457	\$3,705	\$3,968
	Tier 2 = "With Utilities"****	\$1,891	\$2,521	\$2,883	\$3,243	\$3,603	\$3,891	\$4,179
110% OF MEDIAN	Base Rent*	\$1,966	\$2,622	\$2,943	\$3,270	\$3,608	\$3,853	\$4,112
	Tier 1 = "Without Utilities"***	\$2,030	\$2,707	\$3,079	\$3,447	\$3,817	\$4,094	\$4,385
	Tier 2 = "With Utilities"****	\$2,080	\$2,774	\$3,171	\$3,566	\$3,963	\$4,280	\$4,596
120% OF MEDIAN	Base Rent*	\$2,155	\$2,873	\$3,231	\$3,595	\$3,968	\$4,243	\$4,531
	Tier 1 = "Without Utilities"***	\$2,219	\$2,958	\$3,367	\$3,772	\$4,177	\$4,484	\$4,804
	Tier 2 = "With Utilities"****	\$2,269	\$3,025	\$3,459	\$3,891	\$4,323	\$4,670	\$5,015
130% OF MEDIAN	Base Rent*	\$2,344	\$3,126	\$3,520	\$3,919	\$4,329	\$4,632	\$4,949
	Tier 1 = "Without Utilities"***	\$2,408	\$3,211	\$3,656	\$4,096	\$4,538	\$4,873	\$5,222
	Tier 2 = "With Utilities"****	\$2,458	\$3,278	\$3,748	\$4,215	\$4,684	\$5,059	\$5,433
135% OF MEDIAN	Base Rent*	\$2,439	\$3,252	\$3,663	\$4,082	\$4,509	\$4,827	\$5,157
	Tier 1 = "Without Utilities"***	\$2,503	\$3,337	\$3,799	\$4,259	\$4,718	\$5,068	\$5,430
	Tier 2 = "With Utilities"****	\$2,553	\$3,404	\$3,891	\$4,378	\$4,864	\$5,254	\$5,641
140% OF MEDIAN	Base Rent*	\$2,534	\$3,378	\$3,807	\$4,244	\$4,689	\$5,021	\$5,366
	Tier 1 = "Without Utilities"***	\$2,597	\$3,463	\$3,943	\$4,421	\$4,898	\$5,262	\$5,639
	Tier 2 = "With Utilities"****	\$2,648	\$3,530	\$4,035	\$4,540	\$5,044	\$5,448	\$5,850
150% OF MEDIAN	Base Rent*	\$2,723	\$3,631	\$4,096	\$4,568	\$5,049	\$5,411	\$5,785
	Tier 1 = "Without Utilities"***	\$2,787	\$3,716	\$4,232	\$4,745	\$5,258	\$5,652	\$6,058
	Tier 2 = "With Utilities"****	\$2,837	\$3,783	\$4,324	\$4,864	\$5,404	\$5,838	\$6,269

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/SFAMIHoldHarmless>
- Utility Allowances approved for the San Francisco Housing Authority, effective 1/1/2023: <https://sfha.org/files/documents/SFHA%20Utility%20Allowance%20-%20HCV%20>

* Base Rent = Building owner pays garbage & mandatory fees (i.e., rental insurance). Tenant pays water, sewage and PG&E.

** Tier 1 (aka "without utilities") = Building owner pays Base utilities, & water and sewage. Tenant pays PG&E.

*** Tier 2 (aka "with utilities") = Building owner pays Tier 1 and PG&E. Tenant does not pay utility bills separately (water, sewer, PG&E).

Utility allowances are based on unit size and assumption that heating and cooking fuel source is natural gas.

4. These Maximum Rents also apply to specific Condo Conversion Below Market Rate (BMR) Program units that have permission from MOHCD to rent.

Effective Date: 05/31/2023