

2024
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		\$119	\$158	\$240	\$309	\$370	\$446	\$505
TIER 1 UTILITY ALLOWANCES		\$51	\$68	\$96	\$123	\$151	\$193	\$220
20% OF MEDIAN	Base Rent*	\$275	\$367	\$360	\$365	\$379	\$363	\$364
	Tier 1 = "Without Utilities"***	\$343	\$457	\$504	\$551	\$598	\$616	\$649
	Tier 2 = "With Utilities"****	\$394	\$525	\$600	\$674	\$749	\$809	\$869
25% OF MEDIAN	Base Rent*	\$374	\$498	\$510	\$534	\$566	\$565	\$581
	Tier 1 = "Without Utilities"***	\$441	\$588	\$654	\$720	\$785	\$818	\$866
	Tier 2 = "With Utilities"****	\$492	\$656	\$750	\$843	\$936	\$1,011	\$1,086
30% OF MEDIAN	Base Rent*	\$471	\$628	\$659	\$702	\$754	\$768	\$799
	Tier 1 = "Without Utilities"***	\$539	\$718	\$803	\$888	\$973	\$1,021	\$1,084
	Tier 2 = "With Utilities"****	\$590	\$786	\$899	\$1,011	\$1,124	\$1,214	\$1,304
40% OF MEDIAN	Base Rent*	\$668	\$891	\$959	\$1,040	\$1,129	\$1,173	\$1,234
	Tier 1 = "Without Utilities"***	\$736	\$981	\$1,103	\$1,226	\$1,348	\$1,426	\$1,519
	Tier 2 = "With Utilities"****	\$787	\$1,049	\$1,199	\$1,349	\$1,499	\$1,619	\$1,739
50% OF MEDIAN	Base Rent*	\$865	\$1,153	\$1,259	\$1,377	\$1,504	\$1,578	\$1,669
	Tier 1 = "Without Utilities"***	\$932	\$1,243	\$1,403	\$1,563	\$1,723	\$1,831	\$1,954
	Tier 2 = "With Utilities"****	\$983	\$1,311	\$1,499	\$1,686	\$1,874	\$2,024	\$2,174
55% OF MEDIAN	Base Rent*	\$963	\$1,285	\$1,409	\$1,545	\$1,690	\$1,779	\$1,885
	Tier 1 = "Without Utilities"***	\$1,031	\$1,375	\$1,553	\$1,731	\$1,909	\$2,032	\$2,170
	Tier 2 = "With Utilities"****	\$1,082	\$1,443	\$1,649	\$1,854	\$2,060	\$2,225	\$2,390
60% OF MEDIAN	Base Rent*	\$1,062	\$1,416	\$1,559	\$1,714	\$1,878	\$1,982	\$2,103
	Tier 1 = "Without Utilities"***	\$1,129	\$1,506	\$1,703	\$1,900	\$2,097	\$2,235	\$2,388
	Tier 2 = "With Utilities"****	\$1,180	\$1,574	\$1,799	\$2,023	\$2,248	\$2,428	\$2,608
65% OF MEDIAN	Base Rent*	\$1,160	\$1,547	\$1,709	\$1,882	\$2,065	\$2,184	\$2,320
	Tier 1 = "Without Utilities"***	\$1,228	\$1,637	\$1,853	\$2,068	\$2,284	\$2,437	\$2,605
	Tier 2 = "With Utilities"****	\$1,279	\$1,705	\$1,949	\$2,191	\$2,435	\$2,630	\$2,825
70% OF MEDIAN	Base Rent*	\$1,259	\$1,678	\$1,859	\$2,051	\$2,253	\$2,387	\$2,538
	Tier 1 = "Without Utilities"***	\$1,326	\$1,768	\$2,003	\$2,237	\$2,472	\$2,640	\$2,823
	Tier 2 = "With Utilities"****	\$1,377	\$1,836	\$2,099	\$2,360	\$2,623	\$2,833	\$3,043
72% OF MEDIAN	Base Rent*	\$1,298	\$1,731	\$1,919	\$2,119	\$2,328	\$2,468	\$2,624
	Tier 1 = "Without Utilities"***	\$1,366	\$1,821	\$2,063	\$2,305	\$2,547	\$2,721	\$2,909
	Tier 2 = "With Utilities"****	\$1,417	\$1,889	\$2,159	\$2,428	\$2,698	\$2,914	\$3,129
75% OF MEDIAN	Base Rent*	\$1,357	\$1,810	\$2,009	\$2,220	\$2,440	\$2,589	\$2,755
	Tier 1 = "Without Utilities"***	\$1,425	\$1,900	\$2,153	\$2,406	\$2,659	\$2,842	\$3,040
	Tier 2 = "With Utilities"****	\$1,476	\$1,968	\$2,249	\$2,529	\$2,810	\$3,035	\$3,260
80% OF MEDIAN	Base Rent*	\$1,455	\$1,940	\$2,158	\$2,389	\$2,628	\$2,792	\$2,973
	Tier 1 = "Without Utilities"***	\$1,522	\$2,030	\$2,302	\$2,575	\$2,847	\$3,045	\$3,258
	Tier 2 = "With Utilities"****	\$1,573	\$2,098	\$2,398	\$2,698	\$2,998	\$3,238	\$3,478
90% OF MEDIAN	Base Rent*	\$1,652	\$2,202	\$2,458	\$2,725	\$3,001	\$3,195	\$3,406
	Tier 1 = "Without Utilities"***	\$1,719	\$2,292	\$2,602	\$2,911	\$3,220	\$3,448	\$3,691
	Tier 2 = "With Utilities"****	\$1,770	\$2,360	\$2,698	\$3,034	\$3,371	\$3,641	\$3,911
100% OF MEDIAN	Base Rent*	\$1,848	\$2,465	\$2,758	\$3,062	\$3,376	\$3,600	\$3,841
	Tier 1 = "Without Utilities"***	\$1,916	\$2,555	\$2,902	\$3,248	\$3,595	\$3,853	\$4,126
	Tier 2 = "With Utilities"****	\$1,967	\$2,623	\$2,998	\$3,371	\$3,746	\$4,046	\$4,346
110% OF MEDIAN	Base Rent*	\$2,045	\$2,727	\$3,058	\$3,400	\$3,751	\$4,005	\$4,276
	Tier 1 = "Without Utilities"***	\$2,113	\$2,817	\$3,202	\$3,586	\$3,970	\$4,258	\$4,561
	Tier 2 = "With Utilities"****	\$2,164	\$2,885	\$3,298	\$3,709	\$4,121	\$4,451	\$4,781
120% OF MEDIAN	Base Rent*	\$2,242	\$2,990	\$3,358	\$3,736	\$4,125	\$4,409	\$4,710
	Tier 1 = "Without Utilities"***	\$2,310	\$3,080	\$3,502	\$3,922	\$4,344	\$4,662	\$4,995
	Tier 2 = "With Utilities"****	\$2,361	\$3,148	\$3,598	\$4,045	\$4,495	\$4,855	\$5,215
130% OF MEDIAN	Base Rent*	\$2,438	\$3,251	\$3,656	\$4,074	\$4,500	\$4,814	\$5,145
	Tier 1 = "Without Utilities"***	\$2,506	\$3,341	\$3,800	\$4,260	\$4,719	\$5,067	\$5,430
	Tier 2 = "With Utilities"****	\$2,557	\$3,409	\$3,896	\$4,383	\$4,870	\$5,260	\$5,650
135% OF MEDIAN	Base Rent*	\$2,537	\$3,382	\$3,806	\$4,242	\$4,688	\$5,017	\$5,363
	Tier 1 = "Without Utilities"***	\$2,604	\$3,472	\$3,950	\$4,428	\$4,907	\$5,270	\$5,648
	Tier 2 = "With Utilities"****	\$2,655	\$3,540	\$4,046	\$4,551	\$5,058	\$5,463	\$5,868
140% OF MEDIAN	Base Rent*	\$2,635	\$3,513	\$3,956	\$4,411	\$4,875	\$5,219	\$5,580
	Tier 1 = "Without Utilities"***	\$2,702	\$3,603	\$4,100	\$4,597	\$5,094	\$5,472	\$5,865
	Tier 2 = "With Utilities"****	\$2,753	\$3,671	\$4,196	\$4,720	\$5,245	\$5,665	\$6,085
150% OF MEDIAN	Base Rent*	\$2,832	\$3,776	\$4,256	\$4,749	\$5,250	\$5,624	\$6,015
	Tier 1 = "Without Utilities"***	\$2,899	\$3,866	\$4,400	\$4,935	\$5,469	\$5,877	\$6,300
	Tier 2 = "With Utilities"****	\$2,950	\$3,934	\$4,496	\$5,058	\$5,620	\$6,070	\$6,520

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 1/1/2024: <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: 04/30/2024