

2024
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
15% OF MEDIAN	Max Gross Rent	\$295	\$394	\$450	\$506	\$563	\$608	\$653
20% OF MEDIAN	Max Gross Rent	\$394	\$525	\$600	\$674	\$749	\$809	\$869
25% OF MEDIAN	Max Gross Rent	\$492	\$656	\$750	\$843	\$936	\$1,011	\$1,086
30% OF MEDIAN	Max Gross Rent	\$590	\$786	\$899	\$1,011	\$1,124	\$1,214	\$1,304
35% OF MEDIAN	Max Gross Rent	\$688	\$918	\$1,049	\$1,180	\$1,311	\$1,416	\$1,521
40% OF MEDIAN	Max Gross Rent	\$787	\$1,049	\$1,199	\$1,349	\$1,499	\$1,619	\$1,739
45% OF MEDIAN	Max Gross Rent	\$885	\$1,180	\$1,349	\$1,518	\$1,686	\$1,821	\$1,956
50% OF MEDIAN	Max Gross Rent	\$983	\$1,311	\$1,499	\$1,686	\$1,874	\$2,024	\$2,174
55% OF MEDIAN	Max Gross Rent	\$1,082	\$1,443	\$1,649	\$1,854	\$2,060	\$2,225	\$2,390
60% OF MEDIAN	Max Gross Rent	\$1,180	\$1,574	\$1,799	\$2,023	\$2,248	\$2,428	\$2,608
65% OF MEDIAN	Max Gross Rent	\$1,279	\$1,705	\$1,949	\$2,191	\$2,435	\$2,630	\$2,825
70% OF MEDIAN	Max Gross Rent	\$1,377	\$1,836	\$2,099	\$2,360	\$2,623	\$2,833	\$3,043
72% OF MEDIAN	Max Gross Rent	\$1,417	\$1,889	\$2,159	\$2,428	\$2,698	\$2,914	\$3,129
74% OF MEDIAN	Max Gross Rent	\$1,456	\$1,941	\$2,219	\$2,495	\$2,773	\$2,994	\$3,216
75% OF MEDIAN	Max Gross Rent	\$1,476	\$1,968	\$2,249	\$2,529	\$2,810	\$3,035	\$3,260
80% OF MEDIAN	Max Gross Rent	\$1,573	\$2,098	\$2,398	\$2,698	\$2,998	\$3,238	\$3,478
90% OF MEDIAN	Max Gross Rent	\$1,770	\$2,360	\$2,698	\$3,034	\$3,371	\$3,641	\$3,911
100% OF MEDIAN	Max Gross Rent	\$1,967	\$2,623	\$2,998	\$3,371	\$3,746	\$4,046	\$4,346
105% OF MEDIAN	Max Gross Rent	\$2,065	\$2,754	\$3,148	\$3,540	\$3,934	\$4,249	\$4,564
110% OF MEDIAN	Max Gross Rent	\$2,164	\$2,885	\$3,298	\$3,709	\$4,121	\$4,451	\$4,781
120% OF MEDIAN	Max Gross Rent	\$2,361	\$3,148	\$3,598	\$4,045	\$4,495	\$4,855	\$5,215
130% OF MEDIAN	Max Gross Rent	\$2,557	\$3,409	\$3,896	\$4,383	\$4,870	\$5,260	\$5,650
135% OF MEDIAN	Max Gross Rent	\$2,655	\$3,540	\$4,046	\$4,551	\$5,058	\$5,463	\$5,868
140% OF MEDIAN	Max Gross Rent	\$2,753	\$3,671	\$4,196	\$4,720	\$5,245	\$5,665	\$6,085
150% OF MEDIAN	Max Gross Rent	\$2,950	\$3,934	\$4,496	\$5,058	\$5,620	\$6,070	\$6,520
160% OF MEDIAN	Max Gross Rent	\$3,147	\$4,196	\$4,796	\$5,394	\$5,994	\$6,474	\$6,954
175% OF MEDIAN	Max Gross Rent	\$3,443	\$4,590	\$5,246	\$5,900	\$6,556	\$7,081	\$7,606
200% OF MEDIAN	Max Gross Rent	\$3,934	\$5,245	\$5,995	\$6,743	\$7,493	\$8,093	\$8,693

Allowable Annual Rent Increase for existing tenants in projects governed by the above MOHCD Rent Limits: **3.99%**

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	\$9	Maximum Gross Rent - 3BR - 60% AMI	\$2,248
Other Electricity - 3BR	\$115	Total Utility Allowance	-\$124
Total Utility Allowance	\$124	Maximum Net Rent	\$2,124

Utility or Service		Monthly Dollar Allowances					
		STUDIO	1BR	2BR	3BR	4BR	5BR
Heating	a. Natural Gas	12	17	22	27	34	39
	b. Electric	35	48	62	76	97	110
Cooking	a. Natural Gas	4	6	7	9	12	13
	b. Electric	18	25	33	40	51	58
Other Electric		52	73	94	115	147	168
Water Heating	a. Natural Gas	11	16	20	25	32	36
	b. Electric	47	66	84	103	131	150

Utility Allowances approved for the San Francisco Housing Authority, effective 1/1/2024:
https://sfha.org/files/documents/SFHA%20Utility%20Allowance%20-%20HCV%202024%20%281%29_0.pdf

FAIR MARKET RENT:	SRO	STUDIO	1BR	2BR	3BR	4BR	5BR
	\$1,719	\$2,292	\$2,818	\$3,359	\$4,112	\$4,473	\$5,144

Source: HUD, effective 10/1/2023
https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2024_code/2024summary.odn

SFHA Payment Standard:	SRO	STUDIO	1BR	2BR	3BR	4BR	5BR
	\$2,138	\$2,851	\$3,506	\$4,178	\$5,115	\$5,564	\$6,398

*As published by the San Francisco Housing Authority, effective 1/1/2024 for all transactions.
<https://sfha.org/files/documents/SFHA%20Payment%20Standards%202024%20-%20Revised%2003.6.24.pdf>

	STUDIO	1BR	2BR	3BR	4BR	5BR
LOW HOME RENTS	\$1,713	\$1,836	\$2,203	\$2,545	\$2,840	\$3,133
HIGH HOME RENTS	\$2,208	\$2,366	\$2,842	\$3,275	\$3,634	\$3,991

https://www.huduser.gov/portal/datasets/home-datasets/files/HOME_RentLimits_State_CA_2024.pdf

Allowable annual rent increase for project governed by HOME Rent requirements: **5.10%**

Maximum Annual Increase of Gross Rent for projects that are subject to limits set by the San Francisco Rent Board: **1.7%**
<https://sf.gov/sites/default/files/2023-11/571%20Allowable%20Annual%20Increases%2024-25%20EN%2011.17.23.pdf>

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>

Effective Date: 04/30/2024