2026

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		$182	$243	$285	$390	$478	$599	$700
TIER 1 UTILITY ALLOWANCES		$116	$155	$190	$221	$257	$297	$345
20% OF MEDIAN	Base Rent*	$243	$325	$364	$340	$332	$276	$240
	Tier 1 = "Without Utilities"**	$309	$413	$459	$509	$553	$578	$595
	Tier 2 = "With Utilities"***	$426	$568	$649	$730	$810	$875	$940
25% OF MEDIAN	Base Rent*	$349	$466	$526	$523	$536	$495	$475
	Tier 1 = "Without Utilities"**	$415	$554	$621	$692	$757	$797	$830
	Tier 2 = "With Utilities"***	$532	$709	$811	$913	$1,014	$1,094	$1,175
30% OF MEDIAN	Base Rent*	$456	$608	$688	$704	$738	$714	$710
	Tier 1 = "Without Utilities"**	$522	$696	$783	$873	$959	$1,016	$1,065
	Tier 2 = "With Utilities"***	$638	$851	$973	$1,094	$1,216	$1,313	$1,410
40% OF MEDIAN	Base Rent*	$669	$892	$1,013	$1,069	$1,143	$1,151	$1,180
	Tier 1 = "Without Utilities"**	$735	$980	$1,108	$1,238	$1,364	$1,453	$1,535
	Tier 2 = "With Utilities"***	$851	$1,135	$1,298	$1,459	$1,621	$1,750	$1,880
50% OF MEDIAN	Base Rent*	$882	$1,176	$1,336	$1,434	$1,548	$1,590	$1,651
	Tier 1 = "Without Utilities"**	$948	$1,264	$1,431	$1,603	$1,769	$1,892	$2,006
	Tier 2 = "With Utilities"***	$1,064	$1,419	$1,621	$1,824	$2,026	$2,189	$2,351
55% OF MEDIAN	Base Rent*	$988	$1,317	$1,499	$1,616	$1,751	$1,809	$1,886
	Tier 1 = "Without Utilities"**	$1,054	$1,405	$1,594	$1,785	$1,972	$2,111	$2,241
	Tier 2 = "With Utilities"***	$1,170	$1,560	$1,784	$2,006	$2,229	$2,408	$2,586
60% OF MEDIAN	Base Rent*	$1,094	$1,458	$1,660	$1,799	$1,953	$2,027	$2,121
	Tier 1 = "Without Utilities"**	$1,160	$1,546	$1,755	$1,968	$2,174	$2,329	$2,476
	Tier 2 = "With Utilities"***	$1,276	$1,701	$1,945	$2,189	$2,431	$2,626	$2,821
65% OF MEDIAN	Base Rent*	$1,201	$1,601	$1,823	$1,981	$2,156	$2,246	$2,356
	Tier 1 = "Without Utilities"**	$1,267	$1,689	$1,918	$2,150	$2,377	$2,548	$2,711
	Tier 2 = "With Utilities"***	$1,383	$1,844	$2,108	$2,371	$2,634	$2,845	$3,056
70% OF MEDIAN	Base Rent*	$1,307	$1,742	$1,985	$2,164	$2,358	$2,465	$2,591
	Tier 1 = "Without Utilities"**	$1,373	$1,830	$2,080	$2,333	$2,579	$2,767	$2,946
	Tier 2 = "With Utilities"***	$1,489	$1,985	$2,270	$2,554	$2,836	$3,064	$3,291
72% OF MEDIAN	Base Rent*	$1,350	$1,800	$2,050	$2,236	$2,440	$2,552	$2,685
	Tier 1 = "Without Utilities"**	$1,416	$1,888	$2,145	$2,405	$2,661	$2,854	$3,040
	Tier 2 = "With Utilities"***	$1,532	$2,043	$2,335	$2,626	$2,918	$3,151	$3,385
75% OF MEDIAN	Base Rent*	$1,413	$1,885	$2,148	$2,346	$2,562	$2,684	$2,826
	Tier 1 = "Without Utilities"**	$1,479	$1,973	$2,243	$2,515	$2,783	$2,986	$3,181
	Tier 2 = "With Utilities"***	$1,596	$2,128	$2,433	$2,736	$3,040	$3,283	$3,526
80% OF MEDIAN	Base Rent*	$1,519	$2,026	$2,309	$2,528	$2,765	$2,902	$3,061
	Tier 1 = "Without Utilities"**	$1,585	$2,114	$2,404	$2,697	$2,986	$3,204	$3,416
	Tier 2 = "With Utilities"***	$1,702	$2,269	$2,594	$2,918	$3,243	$3,501	$3,761
90% OF MEDIAN	Base Rent*	$1,732	$2,310	$2,634	$2,893	$3,170	$3,340	$3,531
	Tier 1 = "Without Utilities"**	$1,798	$2,398	$2,729	$3,062	$3,391	$3,642	$3,886
	Tier 2 = "With Utilities"***	$1,914	$2,553	$2,919	$3,283	$3,648	$3,939	$4,231
100% OF MEDIAN	Base Rent*	$1,945	$2,593	$2,958	$3,258	$3,575	$3,777	$4,001
	Tier 1 = "Without Utilities"**	$2,011	$2,681	$3,053	$3,427	$3,796	$4,079	$4,356
	Tier 2 = "With Utilities"***	$2,127	$2,836	$3,243	$3,648	$4,053	$4,376	$4,701
110% OF MEDIAN	Base Rent*	$2,158	$2,877	$3,281	$3,623	$3,980	$4,215	$4,471
	Tier 1 = "Without Utilities"**	$2,224	$2,965	$3,376	$3,792	$4,201	$4,517	$4,826
	Tier 2 = "With Utilities"***	$2,340	$3,120	$3,566	$4,013	$4,458	$4,814	$5,171
120% OF MEDIAN	Base Rent*	$2,371	$3,161	$3,606	$3,988	$4,385	$4,652	$4,941
	Tier 1 = "Without Utilities"**	$2,437	$3,249	$3,701	$4,157	$4,606	$4,954	$5,296
	Tier 2 = "With Utilities"***	$2,553	$3,404	$3,891	$4,378	$4,863	$5,251	$5,641
130% OF MEDIAN	Base Rent*	$2,583	$3,445	$3,930	$4,351	$4,791	$5,090	$5,411
	Tier 1 = "Without Utilities"**	$2,649	$3,533	$4,025	$4,520	$5,012	$5,392	$5,766
	Tier 2 = "With Utilities"***	$2,766	$3,688	$4,215	$4,741	$5,269	$5,689	$6,111
135% OF MEDIAN	Base Rent*	$2,689	$3,586	$4,093	$4,534	$4,993	$5,309	$5,646
	Tier 1 = "Without Utilities"**	$2,755	$3,674	$4,188	$4,703	$5,214	$5,611	$6,001
	Tier 2 = "With Utilities"***	$2,872	$3,829	$4,378	$4,924	$5,471	$5,908	$6,346
140% OF MEDIAN	Base Rent*	$2,796	$3,728	$4,255	$4,716	$5,196	$5,527	$5,881
	Tier 1 = "Without Utilities"**	$2,862	$3,816	$4,350	$4,885	$5,417	$5,829	$6,236
	Tier 2 = "With Utilities"***	$2,978	$3,971	$4,540	$5,106	$5,674	$6,126	$6,581
150% OF MEDIAN	Base Rent*	$3,009	$4,012	$4,579	$5,081	$5,601	$5,966	$6,353
	Tier 1 = "Without Utilities"**	$3,075	$4,100	$4,674	$5,250	$5,822	$6,268	$6,708
	Tier 2 = "With Utilities"***	$3,191	$4,255	$4,864	$5,471	$6,079	$6,565	$7,053

Assumptions/Notes:

1. Rents Calculated at 30% of corresponding monthly income limit amount.
2. Occupancy Standard is one person per bedroom plus one additional person.
3. Maximum Rents are derived via application of MOHCD AMI Hold Harmless Policy, effective 05/03/2019: https://tinyurl.com/SFAMIHoldHarmless
4. Utility Allowances approved for the San Francisco Housing Authority, effective 1/1/2026: https://sfha.org/files/documents/Utility%20Allowance%20-%20HCV%202026%20re

* 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: 06/01/2026