

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



**London N. Breed**  
Mayor

**Daniel Adams**  
Director

**TO: Sponsors of all programs of affordable housing administered or funded by MOHCD, including but not limited to tax-exempt bond developments**

**RE: 2024-2025 Income and Rent Limits**  
**2024-2025 Allowable Annual Rent Increases**

**DATE: April 30, 2024**

The Mayor's Office of Housing and Community Development (MOHCD) is announcing the publication of the **2024 MOHCD Income and Rent Limit Information**, which includes the income limits, maximum rents and allowable annual rent increases that are applicable to affordable, multifamily rental housing projects governed by this office, as well as to units subject to the Inclusionary Housing Program (BMR units) and the Inclusionary Affordable Housing Program Monitoring and Procedures Manual (Procedures Manual). This information has an effective date of April 30, 2024 and will remain in effect until MOHCD publishes an update in 2025 (2024-2025 AMI Term).

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.

**2024 MOHCD AMI Increased by 4%**

For 2024, MOHCD Area Median Income (AMI) increased 4% from 2023. 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 2024-2025 AMI Term.
  
2. For vacant units, owners may charge up to the applicable maximum rent for the 2024-2025 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 rents to charge the tenants.

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 be increased only 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](#).

### **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 2024 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 April 1, 2024
- Utility Allowances published by the San Francisco Housing Authority effective January 1, 2024
- [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.



Daniel Adams  
Director