



Housing Authority of the City and County of San Francisco
 Housing Choice Voucher – 2021 Payment Standards

2021 Fair Market Rents and Payment Standards
 New Payment Standards Effective 1/1/2021 for all transactions

| TENANT-BASED AND PROJECT-BASED VOUCHERS | | | |
|--|------------------------|---|----------------------|
| Unit Size | FY2021 HUD FMRs | Housing Authority Payment Standards (1/1/2021) | % of HUD FMRs |
| SRO | \$1,763 | \$1,696 | 96% |
| STUDIO | \$2,350 | \$2,263 | 96% |
| ONE | \$2,923 | \$2,802 | 96% |
| TWO | \$3,553 | \$3,439 | 97% |
| THREE | \$4,567 | \$4,495 | 97% |
| FOUR | \$4,970 | \$4,796 | 98% |
| FIVE | \$5,716 | \$5,690 | 99% |
| SIX | \$6,641 | \$6,429 | 97% |

| VASH EXCEPTION PAYMENT STANDARDS (TENANT-BASED VOUCHERS)* | | | |
|--|--|---|----------------------|
| Unit Size | FY2021 40th Percentile HUD FMRs | Housing Authority Payment Standards (1/1/2021) | % of HUD FMRs |
| SRO | \$1,763 | \$1,960 | 111% |
| STUDIO | \$2,350 | \$2,614 | 111% |
| ONE | \$2,923 | \$3,244 | 111% |
| TWO | \$3,553 | \$4,052 | 114% |
| THREE | \$4,567 | \$4,844 | 106% |
| FOUR | \$4,970 | \$5,161 | 104% |

*120% of 40th percentile FMR for SRO, Studio, 1 BDR, 2BDR approved on 2/12/2018

| 2021 INCOME LIMITS (Effective 4/1/2021) | | | |
|--|-------------------------------------|--------------------------------|---------------------------|
| Family Size | Extremely Low 30% of AMI | Very Low 50% of AMI | Low 80% of AMI |
| 1 | \$38,400 | \$63,950 | \$102,450 |
| 2 | \$43,850 | \$73,100 | \$117,100 |
| 3 | \$49,350 | \$82,250 | \$131,750 |
| 4 | \$54,800 | \$91,350 | \$146,350 |
| 5 | \$59,200 | \$98,700 | \$158,100 |
| 6 | \$63,600 | \$106,000 | \$169,800 |

FMR: Fair Market Rents AMI: Area Median Income