



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

2020 INCOME LIMITS (Effective 4/1/2020)			
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