



Housing Authority of the City and County of San Francisco

Payment Standards and Income Limits

2025 Fair Market Rents and Payment Standards

New Payment Standards Effective 1/1/2025 for all transactions

FMR: Fair Market Rents

TENANT-BASED VOUCHERS EXCEPTION PAYMENT STANDARDS			
Unit Size	FY25 HUD FMRs	Housing Authority Payment Standards 1/1/2025	% of HUD FMRs
SRO	\$1,706	\$2,047	120%
STUDIO	\$2,275	\$2,730	120%
ONE	\$2,780	\$3,336	120%
TWO	\$3,318	\$3,981	120%
THREE	\$4,138	\$4,965	120%
FOUR	\$4,399	\$5,278	120%
FIVE	\$5,058	\$6,070	120%
SIX	\$5,718	\$6,862	120%

PROJECT-BASED VOUCHERS EXCEPTION PAYMENT STANDARDS			
Unit Size	FY25 HUD FMRs	Housing Authority Payment Standards 1/1/2025	% of HUD FMRs
SRO	\$1,706	\$2,047	120%
STUDIO	\$2,275	\$2,730	120%
ONE	\$2,780	\$3,336	120%
TWO	\$3,318	\$3,981	120%
THREE	\$4,138	\$4,965	120%
FOUR	\$4,399	\$5,278	120%
FIVE	\$5,058	\$6,070	120%
SIX	\$5,718	\$6,862	120%

Note: The PBV Payment Standard amounts represent the maximum rents that SFHA can approve. This maximum is not guaranteed. Any requested rent increase must be determined by SFHA to be rent reasonable and be consistent with rents charged for comparable market rate units of similar location, size, and amenities.

EHV EXCEPTION PAYMENT STANDARDS (TENANT-BASED VOUCHERS)			
Unit Size	FY25 HUD FMRs	Housing Authority Payment Standards 1/1/2025	% of HUD FMRs
SRO	\$1,706	\$2,047	120%
STUDIO	\$2,275	\$2,730	120%
ONE	\$2,780	\$3,336	120%
TWO	\$3,318	\$3,981	120%
THREE	\$4,138	\$4,965	120%
FOUR	\$4,399	\$5,278	120%
FIVE	\$5,058	\$6,070	120%
SIX	\$5,718	\$6,862	120%



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VASH EXCEPTION PAYMENT STANDARDS (TENANT-BASED VOUCHERS)			
Unit Size	FY25 HUD FMRs	Housing Authority Payment Standards 1/1/2025	% of HUD FMRs
SRO	\$1,706	\$2,047	120%
STUDIO	\$2,275	\$2,730	120%
ONE	\$2,780	\$3,336	120%
TWO	\$3,318	\$3,981	120%
THREE	\$4,138	\$4,965	120%
FOUR	\$4,399	\$5,278	120%
FIVE	\$5,058	\$6,070	120%
SIX	\$5,718	\$6,862	120%

VASH PROJECT-BASED VOUCHERS EXCEPTION PAYMENT STANDARDS			
Unit Size	FY25 HUD FMRs	Housing Authority Payment Standards 1/1/2025	% of HUD FMRs
SRO	\$1,706	\$2,047	120%
STUDIO	\$2,275	\$2,730	120%
ONE	\$2,780	\$3,336	120%
TWO	\$3,318	\$3,981	120%
THREE	\$4,138	\$4,965	120%
FOUR	\$4,399	\$5,278	120%
FIVE	\$5,058	\$6,070	120%
SIX	\$5,718	\$6,862	120%

Note: The VASH PBV Payment Standard amounts represent the maximum rents that SFHA can approve. This maximum is not guaranteed. Any requested rent increase must be determined by SFHA to be rent reasonable and be consistent with rents charged for comparable market rate units of similar location, size, and amenities.

AMI: Area Median Income

2025 INCOME LIMITS (Effective 4/1/2025)			
Family Size	Extremely Low 30% of AMI	Very Low 50% of AMI	Low 80% of AMI
1	\$40,600	\$67,700	\$108,300
2	\$46,400	\$77,400	\$123,800
3	\$52,200	\$87,050	\$139,250
4	\$58,000	\$96,700	\$154,700
5	\$62,650	\$104,450	\$167,100
6	\$67,300	\$112,200	\$179,500