



Housing Authority of the City and County of San Francisco

Payment Standards

2026 Fair Market Rents and Payment Standards

New Payment Standards Effective 1/1/2026 for all transactions

FMR: Fair Market Rents

TENANT-BASED VOUCHERS PAYMENT STANDARDS			
Unit Size	FY26 HUD FMRs	Housing Authority Payment Standards 1/1/2026	% of HUD FMRs
SRO	\$1,864	\$2,050	110%
STUDIO	\$2,485	\$2,733	110%
ONE	\$2,977	\$3,274	110%
TWO	\$3,604	\$3,964	110%
THREE	\$4,604	\$5,064	110%
FOUR	\$4,772	\$5,249	110%
FIVE	\$5,488	\$6,036	110%
SIX	\$6,204	\$6,823	110%

PROJECT-BASED VOUCHERS PAYMENT STANDARDS			
Unit Size	FY26 HUD FMRs	Housing Authority Payment Standards 1/1/2026	% of HUD FMRs
SRO	\$1,864	\$2,050	110%
STUDIO	\$2,485	\$2,733	110%
ONE	\$2,977	\$3,274	110%
TWO	\$3,604	\$3,964	110%
THREE	\$4,604	\$5,064	110%
FOUR	\$4,772	\$5,249	110%
FIVE	\$5,488	\$6,036	110%
SIX	\$6,204	\$6,823	110%

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 PAYMENT STANDARDS (TENANT-BASED VOUCHERS)			
Unit Size	FY26 HUD FMRs	Housing Authority Payment Standards 1/1/2026	% of HUD FMRs
SRO	\$1,864	\$2,050	110%
STUDIO	\$2,485	\$2,733	110%
ONE	\$2,977	\$3,274	110%
TWO	\$3,604	\$3,964	110%
THREE	\$4,604	\$5,064	110%
FOUR	\$4,772	\$5,249	110%
FIVE	\$5,488	\$6,036	110%
SIX	\$6,204	\$6,823	110%



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VASH PAYMENT STANDARDS (TENANT-BASED VOUCHERS)			
Unit Size	FY26 HUD FMRs	Housing Authority Payment Standards 1/1/2026	% of HUD FMRs
SRO	\$1,864	\$2,050	110%
STUDIO	\$2,485	\$2,733	110%
ONE	\$2,977	\$3,274	110%
TWO	\$3,604	\$3,964	110%
THREE	\$4,604	\$5,064	110%
FOUR	\$4,772	\$5,249	110%
FIVE	\$5,488	\$6,036	110%
SIX	\$6,204	\$6,823	110%

VASH PROJECT-BASED VOUCHERS PAYMENT STANDARDS			
Unit Size	FY26 HUD FMRs	Housing Authority Payment Standards 1/1/2026	% of HUD FMRs
SRO	\$1,864	\$2,050	110%
STUDIO	\$2,485	\$2,733	110%
ONE	\$2,977	\$3,274	110%
TWO	\$3,604	\$3,964	110%
THREE	\$4,604	\$5,064	110%
FOUR	\$4,772	\$5,249	110%
FIVE	\$5,488	\$6,036	110%
SIX	\$6,204	\$6,823	110%

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