2027 Fair Market Rents and Payment Standards

New Payment Standards Effective 1/1/2027 for all transactions

FMR: Fair Market Rents

TENANT-BASED VOUCHERS PAYMENT STANDARDS			
Unit Size	**FY27 HUD FMRs**	**Housing Authority Payment Standards 1/1/2027**	**% of HUD FMRs**
SRO	$1,930	$2,123	110%
STUDIO	$2,574	$2,831	110%
ONE	$3,003	$3,303	110%
TWO	$3,697	$4,066	110%
THREE	$4,832	$5,315	110%
FOUR	$5,439	$5,982	110%
FIVE	$6,255	$6,880	110%
SIX	$7,070	$7,777	110%

PROJECT-BASED VOUCHERS PAYMENT STANDARDS			
Unit Size	**FY27 HUD FMRs**	**Housing Authority Payment Standards 1/1/2027**	**% of HUD FMRs**
SRO	$1,930	$2,123	110%
STUDIO	$2,574	$2,831	110%
ONE	$3,003	$3,303	110%
TWO	$3,697	$4,066	110%
THREE	$4,832	$5,315	110%
FOUR	$5,439	$5,982	110%
FIVE	$6,255	$6,880	110%
SIX	$7,070	$7,777	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	**FY27 HUD FMRs**	**Housing Authority Payment Standards 1/1/2027**	**% of HUD FMRs**
SRO	$1,930	$2,123	110%
STUDIO	$2,574	$2,831	110%
ONE	$3,003	$3,303	110%
TWO	$3,697	$4,066	110%
THREE	$4,832	$5,315	110%
FOUR	$5,439	$5,982	110%
FIVE	$6,255	$6,880	110%
SIX	$7,070	$7,777	110%

VASH PAYMENT STANDARDS (TENANT-BASED VOUCHERS)			
Unit Size	**FY27 HUD FMRs**	**Housing Authority Payment Standards 1/1/2027**	**% of HUD FMRs**
SRO	$1,930	$2,123	110%
STUDIO	$2,574	$2,831	110%
ONE	$3,003	$3,303	110%
TWO	$3,697	$4,066	110%
THREE	$4,832	$5,315	110%
FOUR	$5,439	$5,982	110%
FIVE	$6,255	$6,880	110%
SIX	$7,070	$7,777	110%

VASH PROJECT-BASED VOUCHERS PAYMENT STANDARDS			
Unit Size	**FY27 HUD FMRs**	**Housing Authority Payment Standards 1/1/2027**	**% of HUD FMRs**
SRO	$1,930	$2,123	110%
STUDIO	$2,574	$2,831	110%
ONE	$3,003	$3,303	110%
TWO	$3,697	$4,066	110%
THREE	$4,832	$5,315	110%
FOUR	$5,439	$5,982	110%
FIVE	$6,255	$6,880	110%
SIX	$7,070	$7,777	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

2026 INCOME LIMITS (Effective 5/1/2026)			
Family Size	**Extremely Low 30% of AMI**	**Very Low 50% of AMI**	**Low 80% of AMI**
1	$44,150	$73,550	$117,700
2	$50,450	$84,050	$134,500
3	$56,750	$94,550	$151,300
4	$63,050	$105,050	$168,100
5	$68,100	$113,500	$181,550
6	$73,150	$121,900	$195,000