

Maximum Allowable Monthly Rents by Year 1979-2026

LOW INCOME UNITS (80% AMI)

Unit Size	1979		1980		1981		1982		1983		1984		1985		1986	
	max rent		max rent		max rent		max rent		max rent		max rent		max rent		max rent	
Studio	\$242		\$273		\$356		\$356		\$369		\$394		\$424		\$424	
1-Bdrm	\$276		\$313		\$407		\$407		\$421		\$450		\$484		\$484	
2-Bdrm	\$310		\$351		\$458		\$458		\$474		\$506		\$545		\$545	
3-Bdrm	\$345		\$390		\$509		\$509		\$527		\$562		\$605		\$605	
4-Bdrm	\$367		\$415		\$540		\$540		\$560		\$598		\$643		\$643	
Unit Size	1987		1988		1989		1990		1991		1992		1993		1994	
	max rent		max rent		max rent		max rent		w/ utilities	w/out utilities	w/ utilities	w/out utilities	w/ utilities	w/out utilities	w/ utilities	w/out utilities
Studio	\$464		\$496		\$513		\$532		\$699	\$670	\$699	\$670	\$760	\$731	\$806	\$776
1-Bdrm	\$531		\$567		\$586		\$608		\$798	\$761	\$798	\$761	\$869	\$832	\$922	\$882
2-Bdrm	\$597		\$638		\$660		\$684		\$898	\$840	\$898	\$840	\$978	\$920	\$1,037	\$974
3-Bdrm	\$663		\$708		\$733		\$760		\$998	\$919	\$998	\$919	\$1,086	\$1,007	\$1,152	\$1,067
4-Bdrm	\$705		\$753		\$779		\$808		\$1,078	\$988	\$1,078	\$988	\$1,173	\$1,083	\$1,244	\$1,147
Unit Size	1995		1996		1997		1998		1999		2000		2001		2002	
	w/ utilities	w/out utilities	w/ utilities	w/out utilities	w/ utilities	w/out utilities	w/ utilities	w/out utilities	w/ utilities	w/out utilities	w/ utilities	w/out utilities	w/ utilities	w/out utilities	w/ utilities	w/out utilities
Studio	\$823	\$793	\$858	\$828	\$901	\$871	\$960	\$930	\$1,014	\$984	\$1,049	\$1,019	\$1,121	\$1,055	\$1,205	\$1,159
1-Bdrm	\$941	\$901	\$981	\$941	\$1,030	\$990	\$1,098	\$1,058	\$1,159	\$1,119	\$1,199	\$1,159	\$1,282	\$1,198	\$1,378	\$1,320
2-Bdrm	\$1,058	\$995	\$1,103	\$1,040	\$1,159	\$1,096	\$1,235	\$1,172	\$1,304	\$1,241	\$1,349	\$1,286	\$1,442	\$1,309	\$1,550	\$1,460
3-Bdrm	\$1,176	\$1,091	\$1,226	\$1,141	\$1,288	\$1,203	\$1,373	\$1,288	\$1,448	\$1,363	\$1,498	\$1,413	\$1,602	\$1,428	\$1,723	\$1,604
4-Bdrm	\$1,270	\$1,173	\$1,324	\$1,227	\$1,391	\$1,294	\$1,481	\$1,384	\$1,564	\$1,467	\$1,618	\$1,521	\$1,730	\$1,529	\$1,860	\$1,723
Unit Size	2003		2004		2005		2006		2007		2008		2009		2010	
	w/ utilities	w/out utilities	w/ utilities	w/out utilities	w/ utilities	w/out utilities	w/ utilities	w/out utilities	w/ utilities	w/out utilities	w/ utilities	w/out utilities	w/ utilities	w/out utilities	w/ utilities	w/out utilities
Studio	\$1,281	\$1,235	\$1,330	\$1,284	\$1,330	\$1,309	\$1,278	\$1,245	\$1,211	\$1,178	\$1,320	\$1,283	\$1,355	\$1,314	\$1,393	\$1,345
1-Bdrm	\$1,464	\$1,406	\$1,520	\$1,462	\$1,520	\$1,496	\$1,459	\$1,421	\$1,384	\$1,346	\$1,509	\$1,457	\$1,549	\$1,492	\$1,590	\$1,535
2-Bdrm	\$1,648	\$1,558	\$1,710	\$1,620	\$1,710	\$1,681	\$1,643	\$1,599	\$1,558	\$1,514	\$1,698	\$1,632	\$1,743	\$1,669	\$1,789	\$1,725
3-Bdrm	\$1,830	\$1,711	\$1,900	\$1,781	\$1,900	\$1,865	\$1,824	\$1,769	\$1,730	\$1,675	\$1,886	\$1,805	\$1,936	\$1,847	\$1,988	\$1,913
4-Bdrm	\$1,976	\$1,839	\$2,053	\$1,916	\$2,053	\$2,014	\$1,970	\$1,909	\$1,868	\$1,807	\$2,038	\$1,935	\$2,091	\$1,977	\$2,148	\$2,062
Unit Size	2011		2012		2013		2014		2015		2016		2017		2018	
	w/ utilities	w/out utilities	w/ utilities	w/out utilities	w/ utilities	w/out utilities	w/ utilities	w/out utilities	w/ utilities	w/out utilities	w/ utilities	w/out utilities	w/ utilities	w/out utilities	w/ utilities	w/out utilities
Studio	\$1,423	\$1,391	\$1,443	\$1,411	\$1,418	\$1,383	\$1359	\$1324	\$1,428	\$1,388	\$1,508	\$1,463	\$1,614	\$1,567	\$1,658	\$1,604
1-Bdrm	\$1,626	\$1,583	\$1,648	\$1,605	\$1,619	\$1,572	\$1,554	\$1,507	\$1,630	\$1,583	\$1,723	\$1,671	\$1,845	\$1,790	\$1,894	\$1,830
2-Bdrm	\$1,829	\$1,774	\$1,854	\$1,799	\$1,823	\$1,762	\$1,748	\$1,686	\$1,834	\$1,772	\$1,939	\$1,870	\$2,075	\$2,002	\$2,131	\$2,046
3-Bdrm	\$2,033	\$1,963	\$2,060	\$1,990	\$2,024	\$1,942	\$1,943	\$1,860	\$2,038	\$1,955	\$2,154	\$2,064	\$2,306	\$2,199	\$2,368	\$2,259
4-Bdrm	\$2,195	\$2,098	\$2,225	\$2,128	\$2,186	\$2,075	\$2,098	\$1,988	\$2,201	\$2,096	\$2,326	\$2,215	\$2,490	\$2,345	\$2,558	\$2,423
Unit Size	2019		2020		2021		2022		2023		2024		2025		2026	
	w/ utilities	w/out utilities	w/ utilities	w/out utilities	w/ utilities	w/out utilities	w/ utilities	w/out utilities	w/ utilities	w/out utilities	w/ utilities	w/out utilities	w/ utilities	w/out utilities	w/ utilities	w/out utilities
Studio	\$1,724	\$1,672	\$1,793	\$1,742	\$1,865	\$1,792	\$1940	\$1867	\$2,018	\$1,951	\$2,098	\$2,030	\$2,183	\$2,092	\$2,269	\$2,114
1-Bdrm	\$1,970	\$1,908	\$2,050	\$1,979	\$2,131	\$2,045	\$2,218	\$2,130	\$2,306	\$2,214	\$2,398	\$2,302	\$2,494	\$2,366	\$2,594	\$2,404
2-Bdrm	\$2,218	\$2,134	\$2,306	\$2,215	\$2,398	\$2,282	\$2,494	\$2,376	\$2,594	\$2,475	\$2,698	\$2,575	\$2,805	\$2,642	\$2,918	\$2,697
3-Bdrm	\$2,463	\$2,354	\$2,563	\$2,451	\$2,664	\$2,517	\$2,771	\$2,620	\$2,883	\$2,737	\$2,998	\$2,847	\$3,118	\$2,918	\$3,243	\$2,986
4-Bdrm	\$2,660	\$2,526	\$2,768	\$2,626	\$2,878	\$2,698	\$2,993	\$2,809	\$3,113	\$2,927	\$3,238	\$3,045	\$3,366	\$3,111	\$3,501	\$3,204

Calculation methods: 1979-1990 calculation is based on 25% of area median income. No utility allowance deducted.
1991-Present calculation is based on 30% of area median income. Utility allowance published by HUD and the SFHA.