

Maximum Allowable Monthly Rents by Year 1979-2026

MODERATE INCOME UNITS (120% 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	\$363		\$409		\$534		\$534		\$553		\$590		\$635		\$635	
1-Bdrm	\$414		\$469		\$611		\$611		\$631		\$675		\$726		\$726	
2-Bdrm	\$466		\$527		\$689		\$689		\$710		\$760		\$817		\$817	
3-Bdrm	\$517		\$584		\$763		\$763		\$790		\$846		\$908		\$908	
4-Bdrm	\$550		\$622		\$811		\$811		\$839		\$898		\$964		\$964	

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	\$696		\$744		\$770		\$798		\$1,049	\$1,020	\$1,049	\$1,020	\$1,140	\$1,111	\$1,210	\$1,180
1-Bdrm	\$796		\$850		\$880		\$912		\$1,198	\$1,161	\$1,198	\$1,161	\$1,304	\$1,267	\$1,382	\$1,342
2-Bdrm	\$896		\$956		\$990		\$1,026		\$1,348	\$1,290	\$1,348	\$1,290	\$1,466	\$1,408	\$1,555	\$1,492
3-Bdrm	\$995		\$1,063		\$1,100		\$1,140		\$1,498	\$1,419	\$1,498	\$1,419	\$1,629	\$1,550	\$1,728	\$1,643
4-Bdrm	\$1,057		\$1,129		\$1,169		\$1,211		\$1,618	\$1,528	\$1,618	\$1,528	\$1,759	\$1,669	\$1,866	\$1,769

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	\$1,235	\$1,205	\$1,287	\$1,257	\$1,353	\$1,323	\$1,440	\$1,410	\$1,520	\$1,490	\$1,573	\$1,543	\$1,682	\$1,616	\$1,808	\$1,762
1-Bdrm	\$1,411	\$1,371	\$1,471	\$1,431	\$1,546	\$1,506	\$1,646	\$1,606	\$1,738	\$1,698	\$1,798	\$1,758	\$1,922	\$1,838	\$2,066	\$2,008
2-Bdrm	\$1,588	\$1,525	\$1,655	\$1,592	\$1,739	\$1,676	\$1,853	\$1,790	\$1,955	\$1,892	\$2,023	\$1,960	\$2,163	\$2,030	\$2,325	\$2,235
3-Bdrm	\$1,764	\$1,679	\$1,839	\$1,754	\$1,933	\$1,848	\$2,058	\$1,973	\$2,173	\$2,088	\$2,248	\$2,163	\$2,403	\$2,229	\$2,583	\$2,464
4-Bdrm	\$1,905	\$1,808	\$1,986	\$1,889	\$2,088	\$1,991	\$2,223	\$2,126	\$2,345	\$2,248	\$2,425	\$2,328	\$2,595	\$2,394	\$2,790	\$2,653

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	\$1,921	\$1,875	\$1,995	\$1,949	\$1,995	\$1,974	\$1,915	\$1,882	\$1,816	\$1,783	\$1,980	\$1,943	\$2,033	\$1,992	\$2,088	\$2,040
1-Bdrm	\$2,196	\$2,138	\$2,280	\$2,222	\$2,280	\$2,256	\$2,189	\$2,151	\$2,076	\$2,038	\$2,264	\$2,212	\$2,324	\$2,267	\$2,385	\$2,330
2-Bdrm	\$2,470	\$2,380	\$2,565	\$2,475	\$2,565	\$2,536	\$2,463	\$2,419	\$2,335	\$2,291	\$2,545	\$2,479	\$2,613	\$2,539	\$2,684	\$2,620
3-Bdrm	\$2,745	\$2,626	\$2,850	\$2,731	\$2,850	\$2,815	\$2,736	\$2,681	\$2,595	\$2,540	\$2,829	\$2,748	\$2,904	\$2,815	\$2,983	\$2,908
4-Bdrm	\$2,965	\$2,828	\$3,078	\$2,941	\$3,078	\$3,039	\$2,955	\$2,894	\$2,803	\$2,742	\$3,055	\$2,952	\$3,136	\$3,022	\$3,220	\$3,134

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	\$2,133	\$2,101	\$2,163	\$2,131	\$2,125	\$2,090	\$2,039	\$2,004	\$2,140	\$2,100	\$2,263	\$2,218	\$2,421	\$2,374	\$2,488	\$2,434
1-Bdrm	\$2,439	\$2,396	\$2,473	\$2,430	\$2,429	\$2,382	\$2,331	\$2,284	\$2,445	\$2,398	\$2,585	\$2,533	\$2,768	\$2,713	\$2,841	\$2,777
2-Bdrm	\$2,744	\$2,689	\$2,781	\$2,726	\$2,733	\$2,672	\$2,623	\$2,561	\$2,751	\$2,689	\$2,909	\$2,840	\$3,113	\$3,040	\$3,196	\$3,111
3-Bdrm	\$3,048	\$2,978	\$3,090	\$3,020	\$3,036	\$2,954	\$2,913	\$2,830	\$3,058	\$2,975	\$3,231	\$3,141	\$3,459	\$3,352	\$3,553	\$3,444
4-Bdrm	\$3,293	\$3,196	\$3,338	\$3,241	\$3,279	\$3,168	\$3,145	\$3,035	\$3,301	\$3,196	\$3,489	\$3,378	\$3,735	\$3,590	\$3,835	\$3,700

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	\$2,586	\$2,534	\$2,465	\$2,414	\$2,798	\$2,725	\$2,910	\$2,837	\$3,025	\$2,958	\$3,148	\$3,080	\$3,273	\$3,182	\$3,404	\$3,249
1-Bdrm	\$2,955	\$2,893	\$2,819	\$2,748	\$3,196	\$3,110	\$3,325	\$3,237	\$3,459	\$3,367	\$3,598	\$3,502	\$3,741	\$3,613	\$3,891	\$3,701
2-Bdrm	\$3,325	\$3,241	\$3,171	\$3,080	\$3,598	\$3,482	\$3,741	\$3,623	\$3,891	\$3,772	\$4,045	\$3,922	\$4,208	\$4,045	\$4,378	\$4,157
3-Bdrm	\$3,695	\$3,586	\$3,523	\$3,411	\$3,996	\$3,849	\$4,156	\$4,005	\$4,323	\$4,177	\$4,495	\$4,344	\$4,675	\$4,475	\$4,863	\$4,606
4-Bdrm	\$3,990	\$3,856	\$3,805	\$3,663	\$4,315	\$4,135	\$4,490	\$4,306	\$4,670	\$4,484	\$4,855	\$4,662	\$5,049	\$4,794	\$5,251	\$4,954

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.