

**CITY OF SAN MATEO
BELOW MARKET RATE HOUSING PROGRAM
MAXIMUM UNIT RATES**

2025

SAN FRANCISCO PMSA

(San Francisco, San Mateo, Marin Counties)

Median Income = \$186,600 for Family of 4

6/1/2025

MAXIMUM RENT	MAX SALES PRICE
Very Low Income (50% median income)	Lower Income (80% median income) Condominiums/Townhouses
Studio \$1,369	Studio \$319,000
1 Bedroom \$1,552	1 Bedroom \$355,000
2 Bedroom \$1,751	2 Bedroom \$413,000
3 Bedroom \$1,948	3 Bedroom \$468,000
4 Bedroom \$2,106	4 Bedroom \$515,000
Lower Income (80% median income)	Moderate Income (120% median income) Condominiums/Townhouses
Studio \$1,632	Studio \$495,000
1 Bedroom \$1,869	1 Bedroom \$555,000
2 Bedroom \$2,106	2 Bedroom \$638,000
3 Bedroom \$2,342	3 Bedroom \$719,000
4 Bedroom \$2,527	4 Bedroom \$786,000
	Single Family Detached
	Studio \$744,000
	1 Bedroom \$851,000
	2 Bedroom \$955,000
	3 Bedroom \$1,041,000
Inclusionary Housing In-Lieu Fee	
(effective January 2024 thru June 2026)	
In-Lieu Fee for Fractional Units	Rental Owner
0.1 Units required	\$34,255 \$31,438
0.2 Units required	\$68,509 \$62,875
0.3 Units required	\$102,764 \$94,312
0.4 Units required	\$137,018 \$125,749
In-Lieu Fee for Projects Less than 11 units	
5 Units required	\$171,273 \$157,187
6 Units required	\$205,527 \$188,624
7 Units required	\$239,782 \$220,062
8 Units required	\$274,037 \$251,498
9 Units required	\$308,291 \$282,936
10 Units required	\$342,545 \$314,373