

**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

(including utilities)

Very Low Income

(50% median income)

Studio	\$1,369
1 Bedroom	\$1,552
2 Bedroom	\$1,751
3 Bedroom	\$1,948
4 Bedroom	\$2,106

Lower Income

(80% median income)

Studio	\$1,632
1 Bedroom	\$1,869
2 Bedroom	\$2,106
3 Bedroom	\$2,342
4 Bedroom	\$2,527

MAX SALES PRICE

Lower Income

(80% median income)

Condominiums/Townhouses

Studio	\$319,000
1 Bedroom	\$355,000
2 Bedroom	\$413,000
3 Bedroom	\$468,000
4 Bedroom	\$515,000

Moderate Income

(120% median income)

Condominiums/Townhouses

Studio	\$495,000
1 Bedroom	\$555,000
2 Bedroom	\$638,000
3 Bedroom	\$719,000
4 Bedroom	\$786,000

Single Family Detached

Studio	
1 Bedroom	\$744,000
2 Bedroom	\$851,000
3 Bedroom	\$955,000
4 Bedroom	\$1,041,000

Inclusionary Housing In-Lieu Fee

(effective January 2024 thru June 2026)

In-Lieu Fee for Fractional Units

Rental

Owner

0.1Units required	\$34,255	\$31,438
0.2Units required	\$68,509	\$62,875
0.3Units required	\$102,764	\$94,312
0.4Units required	\$137,018	\$125,749

In-Lieu Fee for Projects Less than 11 units

5Units required	\$171,273	\$157,187
6Units required	\$205,527	\$188,624
7Units required	\$239,782	\$220,062
8Units required	\$274,037	\$251,498
9Units required	\$308,291	\$282,936
10Units required	\$342,545	\$314,373