



FY 2021 FAIR MARKET RENT DOCUMENTATION SYSTEM

Final FY 2021 FMRs By Unit Bedrooms				
Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
\$1,595	\$1,934	\$2,383	\$3,196	\$3,863

The FY 2021 Fair Market Rents for Oakland-Fremont, CA HUD Metro FMR Area are based on the results of a local rent survey conducted in November, 2018.

The locally conducted survey is more current than the available ACS data. Therefore HUD calculates the locally based survey 2-bedroom FMR using the following steps:

- The local survey is adjusted to 2018 dollars by multiplying the survey rent value for 2018 by the annual CPI-U value for 2018 divided by the CPI-U value for November, 2018. This calculation is:

$$\$2,104 * (251.107/252.038) =$$

$$\$2,096$$
- The annually adjusted survey value of \$2,096 is augmented by the growth in gross rents from the *San Francisco-Oakland-Hayward, CA MSA* measured between 2018 and 2019. This calculation is:

$$\$2,096 * 1.0360 =$$

$$\$2,172$$
- The CPI adjusted survey value of \$2,172 is trended forward to the mid-point of FY2021 using the *San Francisco-Oakland-Hayward, CA MSA* trend factor of 1.0974. This calculation is:

$$\$2,172 * 1.0974 =$$

$$\$2,383$$

Permanent link to this page: http://www.huduser.gov/portal/datasets/fmr/fmrs/FY2021_code/2021summary.odn?&year=2021&fmrtype=Final&cbsasub=METRO41860MM5775

Other HUD Metro FMR Areas in the Same MSA

Select another Final FY 2021 HUD Metro FMR Area that is a part of the San Francisco-Oakland-Hayward, CA MSA:

San Francisco, CA HUD Metro FMR Area

Select a different area

Press below to select a different county within the same state (same primary state for metropolitan areas):

Alameda County, CA
 Alpine County, CA
 Amador County, CA
 Butte County, CA
 Calaveras County, CA

Press below to select a different state:

Select a Final FY 2021 Metropolitan FMR Area:

Oakland-Fremont, CA HUD Metro FMR Area