



# FY 2021 FAIR MARKET RENT DOCUMENTATION SYSTEM

Final FY 2021 FMRs By Unit Bedrooms				
<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
\$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:

1. 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:  
$$\$2,104 * (251.107/252.038) =$$
  
$$\$2,096$$
2. 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:  
$$\$2,096 * 1.0360 =$$
  
$$\$2,172$$
3. 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](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 Metropolitan 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 ▼

Select a new county

Press below to select a different state:

Select a new state

Select a Final FY 2021 Metropolitan FMR Area:

Oakland-Fremont, CA HUD Metro FMR Area ▼

Select Metropolitan FMR Area

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