

U.S. DEPARTMENT OF HUD 02/2005
STATE: CALIFORNIA

-----FEBRUARY 2005 HOME PROGRAM RENTS-----

	PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Bakersfield, CA MSA	LOW HOME RENT LIMIT	430	460	552	638	712	785	859
	HIGH HOME RENT LIMIT	470	507	604	795	868	939	1011
	For Information Only:							
	FAIR MARKET RENT	470	507	604	873	1046	1203	1360
	50% RENT LIMIT	430	460	552	638	712	785	859
	65% RENT LIMIT	539	579	696	795	868	939	1011
Chico-Paradise, CA MSA	LOW HOME RENT LIMIT	430	460	552	638	712	785	859
	HIGH HOME RENT LIMIT	457	544	656	795	868	939	1011
	For Information Only:							
	FAIR MARKET RENT	457	544	656	925	1104	1270	1435
	50% RENT LIMIT	430	460	552	638	712	785	859
	65% RENT LIMIT	539	579	696	795	868	939	1011
Fresno, CA MSA	LOW HOME RENT LIMIT	430	460	552	638	712	785	859
	HIGH HOME RENT LIMIT	474	519	616	795	868	939	1011
	For Information Only:							
	FAIR MARKET RENT	474	519	616	897	952	1095	1238
	50% RENT LIMIT	430	460	552	638	712	785	859
	65% RENT LIMIT	539	579	696	795	868	939	1011
Los Angeles-Long Beach, CA PMSA	LOW HOME RENT LIMIT	573	614	737	851	950	1048	1146
	HIGH HOME RENT LIMIT	725	778	936	1074	1178	1281	1385
	For Information Only:							
	FAIR MARKET RENT	746	900	1124	1510	1816	2088	2361
	50% RENT LIMIT	573	614	737	851	950	1048	1146
	65% RENT LIMIT	725	778	936	1074	1178	1281	1385
Merced, CA MSA	LOW HOME RENT LIMIT	430	460	552	638	712	785	859
	HIGH HOME RENT LIMIT	444	506	615	795	868	939	1011
	For Information Only:							
	FAIR MARKET RENT	444	506	615	877	1024	1178	1331
	50% RENT LIMIT	430	460	552	638	712	785	859
	65% RENT LIMIT	539	579	696	795	868	939	1011

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	PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Modesto, CA MSA	LOW HOME RENT LIMIT	461	493	592	685	763	842	922
	HIGH HOME RENT LIMIT	546	603	710	857	936	1014	1093
	For Information Only:							
	FAIR MARKET RENT	546	603	710	1018	1176	1352	1529
	50% RENT LIMIT	461	493	592	685	763	842	922
	65% RENT LIMIT	580	623	749	857	936	1014	1093
Oakland, CA PMSA	LOW HOME RENT LIMIT	725	776	931	1076	1200	1325	1449
	HIGH HOME RENT LIMIT	921	989	1189	1365	1504	1641	1777
	For Information Only:							
	FAIR MARKET RENT	945	1132	1342	1870	2293	2637	2981
	50% RENT LIMIT	725	776	931	1076	1200	1325	1449
	65% RENT LIMIT	921	989	1189	1365	1504	1641	1777
Orange County, CA PMSA	LOW HOME RENT LIMIT	672	720	863	998	1113	1228	1344
	HIGH HOME RENT LIMIT	854	916	1102	1264	1390	1516	1641
	For Information Only:							
	FAIR MARKET RENT	979	1098	1317	1885	2165	2490	2815
	50% RENT LIMIT	672	720	863	998	1113	1228	1344
	65% RENT LIMIT	854	916	1102	1264	1390	1516	1641
Redding, CA MSA	LOW HOME RENT LIMIT	430	460	552	638	712	785	859
	HIGH HOME RENT LIMIT	449	523	636	795	868	939	1011
	For Information Only:							
	FAIR MARKET RENT	449	523	636	928	1118	1286	1453
	50% RENT LIMIT	430	460	552	638	712	785	859
	65% RENT LIMIT	539	579	696	795	868	939	1011
Riverside-San Bernardino, CA PMSA	LOW HOME RENT LIMIT	487	521	626	723	807	890	974
	HIGH HOME RENT LIMIT	580	638	752	907	993	1077	1161
	For Information Only:							
	FAIR MARKET RENT	580	638	752	1058	1234	1419	1604
	50% RENT LIMIT	487	521	626	723	807	890	974
	65% RENT LIMIT	614	659	793	907	993	1077	1161

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	PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Sacramento, CA PMSA	LOW HOME RENT LIMIT	561	601	721	833	930	1025	1121
	HIGH HOME RENT LIMIT	707	761	916	1049	1151	1251	1352
	For Information Only:							
	FAIR MARKET RENT	707	812	971	1403	1639	1885	2131
	50% RENT LIMIT	561	601	721	833	930	1025	1121
	65% RENT LIMIT	709	761	916	1049	1151	1251	1352
Salinas, CA MSA	LOW HOME RENT LIMIT	532	570	683	790	881	973	1064
	HIGH HOME RENT LIMIT	671	721	867	994	1089	1182	1277
	For Information Only:							
	FAIR MARKET RENT	801	901	1035	1462	1532	1762	1992
	50% RENT LIMIT	532	570	683	790	881	973	1064
	65% RENT LIMIT	671	721	867	994	1089	1182	1277
San Diego, CA MSA	LOW HOME RENT LIMIT	603	646	776	896	1000	1104	1207
	HIGH HOME RENT LIMIT	765	821	987	1132	1244	1353	1464
	For Information Only:							
	FAIR MARKET RENT	854	975	1183	1725	2080	2392	2704
	50% RENT LIMIT	603	646	776	896	1000	1104	1207
	65% RENT LIMIT	765	821	987	1132	1244	1353	1464
San Francisco, CA PMSA	LOW HOME RENT LIMIT	990	1060	1272	1470	1634	1784	1935
	HIGH HOME RENT LIMIT	1000	1073	1289	1482	1634	1784	1935
	For Information Only:							
	FAIR MARKET RENT	1000	1229	1539	2055	2172	2498	2824
	50% RENT LIMIT	990	1060	1272	1470	1640	1809	1979
	65% RENT LIMIT	1000	1073	1289	1482	1634	1784	1935
San Jose, CA PMSA	LOW HOME RENT LIMIT	928	995	1193	1379	1538	1698	1856
	HIGH HOME RENT LIMIT	942	1068	1283	1474	1625	1774	1924
	For Information Only:							
	FAIR MARKET RENT	942	1107	1313	1889	2068	2378	2688
	50% RENT LIMIT	928	995	1193	1379	1538	1698	1856
	65% RENT LIMIT	995	1068	1283	1474	1625	1774	1924

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	PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
San Luis Obispo-Atascadero-Paso Robles, CA MSA	LOW HOME RENT LIMIT	540	578	693	801	895	986	1079
	HIGH HOME RENT LIMIT	620	732	881	1009	1105	1202	1298
	For Information Only:							
	FAIR MARKET RENT	620	733	893	1301	1339	1540	1741
	50% RENT LIMIT	540	578	693	801	895	986	1079
	65% RENT LIMIT	681	732	881	1009	1105	1202	1298
Santa Barbara-Santa Maria-Lompoc, CA MSA	LOW HOME RENT LIMIT	566	606	727	841	938	1035	1132
	HIGH HOME RENT LIMIT	716	769	924	1059	1163	1264	1366
	For Information Only:							
	FAIR MARKET RENT	801	895	1004	1322	1509	1735	1962
	50% RENT LIMIT	566	606	727	841	938	1035	1132
	65% RENT LIMIT	716	769	924	1059	1163	1264	1366
SantaCruz-Watsonville, CA PMSA	LOW HOME RENT LIMIT	687	736	883	1020	1138	1255	1373
	HIGH HOME RENT LIMIT	873	936	1126	1293	1423	1551	1681
	For Information Only:							
	FAIR MARKET RENT	876	1033	1347	1939	1998	2298	2597
	50% RENT LIMIT	687	736	883	1020	1138	1255	1373
	65% RENT LIMIT	873	936	1126	1293	1423	1551	1681
SantaRosa, CA PMSA	LOW HOME RENT LIMIT	652	699	838	970	1081	1193	1305
	HIGH HOME RENT LIMIT	751	889	1069	1227	1349	1470	1592
	For Information Only:							
	FAIR MARKET RENT	751	914	1154	1638	1914	2201	2488
	50% RENT LIMIT	652	699	838	970	1081	1193	1305
	65% RENT LIMIT	829	889	1069	1227	1349	1470	1592
Stockton-Lodi, CA MSA	LOW HOME RENT LIMIT	483	518	622	718	801	885	967
	HIGH HOME RENT LIMIT	522	595	734	900	985	1068	1152
	For Information Only:							
	FAIR MARKET RENT	522	595	734	1008	1269	1459	1650
	50% RENT LIMIT	483	518	622	718	801	885	967
	65% RENT LIMIT	609	654	787	900	985	1068	1152

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	PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Vallejo-Fairfield-Napa, CA PMSA	LOW HOME RENT LIMIT	646	692	831	960	1071	1181	1293
	HIGH HOME RENT LIMIT	784	857	1006	1215	1335	1455	1576
	For Information Only:							
	FAIR MARKET RENT	784	857	1006	1396	1707	1963	2219
	50% RENT LIMIT	646	692	831	960	1071	1181	1293
	65% RENT LIMIT	820	881	1059	1215	1335	1455	1576
Ventura, CA PMSA	LOW HOME RENT LIMIT	705	755	906	1047	1168	1289	1410
	HIGH HOME RENT LIMIT	896	962	1157	1329	1461	1594	1728
	For Information Only:							
	FAIR MARKET RENT	986	1093	1382	2011	2319	2667	3015
	50% RENT LIMIT	705	755	906	1047	1168	1289	1410
	65% RENT LIMIT	896	962	1157	1329	1461	1594	1728
Visalia-Tulare-Porterville, CA MSA	LOW HOME RENT LIMIT	430	460	552	638	712	785	859
	HIGH HOME RENT LIMIT	465	520	605	795	868	939	1011
	For Information Only:							
	FAIR MARKET RENT	465	520	605	865	889	1022	1156
	50% RENT LIMIT	430	460	552	638	712	785	859
	65% RENT LIMIT	539	579	696	795	868	939	1011
Yolo, CA PMSA	LOW HOME RENT LIMIT	528	566	680	786	876	967	1058
	HIGH HOME RENT LIMIT	658	696	851	989	1083	1176	1271
	For Information Only:							
	FAIR MARKET RENT	658	696	851	1240	1319	1517	1715
	50% RENT LIMIT	528	566	680	786	876	967	1058
	65% RENT LIMIT	669	718	863	989	1083	1176	1271
Yuba City, CA MSA	LOW HOME RENT LIMIT	423	460	552	638	712	785	859
	HIGH HOME RENT LIMIT	423	477	587	795	868	939	1011
	For Information Only:							
	FAIR MARKET RENT	423	477	587	854	914	1051	1188
	50% RENT LIMIT	430	460	552	638	712	785	859
	65% RENT LIMIT	539	579	696	795	868	939	1011

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	PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Alpine County	LOW HOME RENT LIMIT	482	541	690	811	905	998	1092
	HIGH HOME RENT LIMIT	482	541	690	984	1013	1165	1313
	For Information Only:							
	FAIR MARKET RENT	482	541	690	984	1013	1165	1317
	50% RENT LIMIT	546	585	702	811	905	998	1092
	65% RENT LIMIT	690	741	891	1020	1119	1216	1313
Amador County	LOW HOME RENT LIMIT	519	573	688	795	887	979	1071
	HIGH HOME RENT LIMIT	519	609	799	1000	1096	1191	1287
	For Information Only:							
	FAIR MARKET RENT	519	609	799	1161	1196	1375	1555
	50% RENT LIMIT	535	573	688	795	887	979	1071
	65% RENT LIMIT	676	726	873	1000	1096	1191	1287
Calaveras County	LOW HOME RENT LIMIT	507	531	638	753	841	928	1015
	HIGH HOME RENT LIMIT	530	531	638	930	1026	1124	1214
	For Information Only:							
	FAIR MARKET RENT	530	531	638	930	1026	1180	1334
	50% RENT LIMIT	507	543	652	753	841	928	1015
	65% RENT LIMIT	640	687	827	946	1036	1124	1214
Colusa County	LOW HOME RENT LIMIT	430	460	552	638	712	785	859
	HIGH HOME RENT LIMIT	484	486	632	795	868	939	1011
	For Information Only:							
	FAIR MARKET RENT	484	486	632	816	1109	1275	1442
	50% RENT LIMIT	430	460	552	638	712	785	859
	65% RENT LIMIT	539	579	696	795	868	939	1011
Del Norte County	LOW HOME RENT LIMIT	430	460	552	638	712	785	859
	HIGH HOME RENT LIMIT	474	480	621	795	868	939	1011
	For Information Only:							
	FAIR MARKET RENT	474	480	621	904	932	1072	1212
	50% RENT LIMIT	430	460	552	638	712	785	859
	65% RENT LIMIT	539	579	696	795	868	939	1011

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	PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Glenn County	LOW HOME RENT LIMIT	414	425	552	638	712	785	859
	HIGH HOME RENT LIMIT	414	425	559	727	747	859	971
	For Information Only:							
	FAIR MARKET RENT	414	425	559	727	747	859	971
	50% RENT LIMIT	430	460	552	638	712	785	859
	65% RENT LIMIT	539	579	696	795	868	939	1011
Humboldt County	LOW HOME RENT LIMIT	430	460	552	638	712	785	859
	HIGH HOME RENT LIMIT	440	515	678	795	868	939	1011
	For Information Only:							
	FAIR MARKET RENT	440	515	678	972	1077	1239	1400
	50% RENT LIMIT	430	460	552	638	712	785	859
	65% RENT LIMIT	539	579	696	795	868	939	1011
Imperial County	LOW HOME RENT LIMIT	430	460	552	638	712	785	859
	HIGH HOME RENT LIMIT	456	516	636	795	868	939	1011
	For Information Only:							
	FAIR MARKET RENT	456	516	636	875	1115	1282	1450
	50% RENT LIMIT	430	460	552	638	712	785	859
	65% RENT LIMIT	539	579	696	795	868	939	1011
Inyo County	LOW HOME RENT LIMIT	435	456	593	686	765	843	924
	HIGH HOME RENT LIMIT	435	456	593	858	938	1016	1095
	For Information Only:							
	FAIR MARKET RENT	435	456	593	864	1019	1172	1325
	50% RENT LIMIT	461	494	593	686	765	843	924
	65% RENT LIMIT	580	623	751	858	938	1016	1095
Kings County	LOW HOME RENT LIMIT	430	460	552	638	712	785	859
	HIGH HOME RENT LIMIT	479	510	592	795	868	939	1011
	For Information Only:							
	FAIR MARKET RENT	479	510	592	863	1040	1196	1352
	50% RENT LIMIT	430	460	552	638	712	785	859
	65% RENT LIMIT	539	579	696	795	868	939	1011

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	PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Lake County	LOW HOME RENT LIMIT	430	460	552	638	712	785	859
	HIGH HOME RENT LIMIT	435	510	664	795	868	939	1011
	For Information Only:							
	FAIR MARKET RENT	435	510	664	962	1071	1232	1392
	50% RENT LIMIT	430	460	552	638	712	785	859
	65% RENT LIMIT	539	579	696	795	868	939	1011
Lassen County	LOW HOME RENT LIMIT	423	475	571	660	736	811	889
	HIGH HOME RENT LIMIT	423	496	652	824	900	975	1049
	For Information Only:							
	FAIR MARKET RENT	423	496	652	948	977	1124	1270
	50% RENT LIMIT	443	475	571	660	736	811	889
	65% RENT LIMIT	558	599	721	824	900	975	1049
Mariposa County	LOW HOME RENT LIMIT	438	470	565	652	727	803	878
	HIGH HOME RENT LIMIT	482	541	690	815	889	962	1037
	For Information Only:							
	FAIR MARKET RENT	482	541	690	984	1013	1165	1317
	50% RENT LIMIT	438	470	565	652	727	803	878
	65% RENT LIMIT	551	592	712	815	889	962	1037
Mendocino County	LOW HOME RENT LIMIT	433	465	557	645	718	793	868
	HIGH HOME RENT LIMIT	486	584	703	804	878	950	1023
	For Information Only:							
	FAIR MARKET RENT	486	600	729	995	1279	1471	1663
	50% RENT LIMIT	433	465	557	645	718	793	868
	65% RENT LIMIT	544	584	703	804	878	950	1023
Modoc County	LOW HOME RENT LIMIT	420	460	552	638	712	785	859
	HIGH HOME RENT LIMIT	420	464	607	795	868	939	1011
	For Information Only:							
	FAIR MARKET RENT	420	464	607	865	890	1024	1157
	50% RENT LIMIT	430	460	552	638	712	785	859
	65% RENT LIMIT	539	579	696	795	868	939	1011

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	PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Mono County	LOW HOME RENT LIMIT	523	560	672	777	867	956	1046
	HIGH HOME RENT LIMIT	567	683	853	977	1070	1162	1254
	For Information Only:							
	FAIR MARKET RENT	567	683	872	1195	1532	1762	1992
	50% RENT LIMIT	523	560	672	777	867	956	1046
	65% RENT LIMIT	660	709	853	977	1070	1162	1254
Nevada County	LOW HOME RENT LIMIT	545	596	715	826	922	1018	1113
	HIGH HOME RENT LIMIT	545	636	838	1041	1141	1241	1341
	For Information Only:							
	FAIR MARKET RENT	545	636	838	1210	1472	1693	1914
	50% RENT LIMIT	556	596	715	826	922	1018	1113
	65% RENT LIMIT	704	755	908	1041	1141	1241	1341
Plumas County	LOW HOME RENT LIMIT	431	505	606	700	781	861	943
	HIGH HOME RENT LIMIT	431	505	665	877	959	1039	1121
	For Information Only:							
	FAIR MARKET RENT	431	505	665	970	1168	1343	1518
	50% RENT LIMIT	471	505	606	700	781	861	943
	65% RENT LIMIT	593	637	767	877	959	1039	1121
San Benito County	LOW HOME RENT LIMIT	589	673	808	935	1042	1150	1258
	HIGH HOME RENT LIMIT	589	797	887	1181	1298	1414	1530
	For Information Only:							
	FAIR MARKET RENT	589	797	887	1257	1556	1789	2023
	50% RENT LIMIT	628	673	808	935	1042	1150	1258
	65% RENT LIMIT	798	856	1029	1181	1298	1414	1530
Sierra County	LOW HOME RENT LIMIT	431	461	555	640	715	788	862
	HIGH HOME RENT LIMIT	510	581	699	799	871	944	1016
	For Information Only:							
	FAIR MARKET RENT	510	595	785	1112	1377	1584	1790
	50% RENT LIMIT	431	461	555	640	715	788	862
	65% RENT LIMIT	541	581	699	799	871	944	1016

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	PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Siskiyou County	LOW HOME RENT LIMIT	376	451	552	638	712	785	859
	HIGH HOME RENT LIMIT	376	451	577	795	846	939	1011
	For Information Only:							
	FAIR MARKET RENT	376	451	577	821	846	973	1100
	50% RENT LIMIT	430	460	552	638	712	785	859
	65% RENT LIMIT	539	579	696	795	868	939	1011
Tehama County	LOW HOME RENT LIMIT	394	448	552	638	712	785	859
	HIGH HOME RENT LIMIT	394	448	585	795	868	939	1011
	For Information Only:							
	FAIR MARKET RENT	394	448	585	850	1021	1174	1327
	50% RENT LIMIT	430	460	552	638	712	785	859
	65% RENT LIMIT	539	579	696	795	868	939	1011
Trinity County	LOW HOME RENT LIMIT	427	448	552	638	712	785	859
	HIGH HOME RENT LIMIT	427	448	588	795	868	939	1011
	For Information Only:							
	FAIR MARKET RENT	427	448	588	807	895	1029	1164
	50% RENT LIMIT	430	460	552	638	712	785	859
	65% RENT LIMIT	539	579	696	795	868	939	1011
Tuolumne County	LOW HOME RENT LIMIT	458	491	590	681	760	838	918
	HIGH HOME RENT LIMIT	469	557	720	854	933	1010	1089
	For Information Only:							
	FAIR MARKET RENT	469	557	720	995	1025	1179	1333
	50% RENT LIMIT	458	491	590	681	760	838	918
	65% RENT LIMIT	578	620	746	854	933	1010	1089