

U.S. DEPARTMENT OF HUD
STATE:CALIFORNIA

----- 2020 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Bakersfield, CA MSA							
LOW HOME RENT LIMIT	612	656	787	908	1013	1118	1223
HIGH HOME RENT LIMIT	711	726	946	1147	1260	1371	1483
For Information Only:							
FAIR MARKET RENT	711	726	946	1365	1624	1868	2111
50% RENT LIMIT	612	656	787	908	1013	1118	1223
65% RENT LIMIT	775	832	1001	1147	1260	1371	1483
Chico, CA MSA							
LOW HOME RENT LIMIT	618	663	796	919	1026	1131	1237
HIGH HOME RENT LIMIT	761	842	1013	1161	1276	1389	1502
For Information Only:							
FAIR MARKET RENT	761	842	1090	1567	1881	2163	2445
50% RENT LIMIT	618	663	796	919	1026	1131	1237
65% RENT LIMIT	785	843	1013	1161	1276	1389	1502
El Centro, CA MSA							
LOW HOME RENT LIMIT	612	656	787	908	1013	1118	1223
HIGH HOME RENT LIMIT	669	781	1001	1147	1260	1371	1483
For Information Only:							
FAIR MARKET RENT	669	781	1027	1365	1744	2006	2267
50% RENT LIMIT	612	656	787	908	1013	1118	1223
65% RENT LIMIT	775	832	1001	1147	1260	1371	1483
Fresno, CA MSA							
LOW HOME RENT LIMIT	612	656	787	908	1013	1118	1223
HIGH HOME RENT LIMIT	691	787	980	1147	1260	1371	1483
For Information Only:							
FAIR MARKET RENT	691	787	980	1395	1621	1864	2107
50% RENT LIMIT	612	656	787	908	1013	1118	1223
65% RENT LIMIT	775	832	1001	1147	1260	1371	1483
Hanford-Corcoran, CA MSA							
LOW HOME RENT LIMIT	612	656	787	908	1013	1118	1223
HIGH HOME RENT LIMIT	775	832	1001	1147	1260	1371	1483
For Information Only:							
FAIR MARKET RENT	841	861	1064	1535	1647	1894	2141
50% RENT LIMIT	612	656	787	908	1013	1118	1223
65% RENT LIMIT	775	832	1001	1147	1260	1371	1483
Los Angeles-Long Beach-Glendale, CA HUD Met							
LOW HOME RENT LIMIT	986	1056	1267	1464	1633	1802	1970
HIGH HOME RENT LIMIT	1261	1353	1626	1870	2066	2261	2456
For Information Only:							
FAIR MARKET RENT	1279	1517	1956	2614	2857	3286	3714
50% RENT LIMIT	986	1056	1267	1464	1633	1802	1970
65% RENT LIMIT	1261	1353	1626	1870	2066	2261	2456

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PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Santa Ana-Anaheim-Irvine, CA HUD Metro FMR							
LOW HOME RENT LIMIT	1121	1201	1441	1665	1857	2050	2241
HIGH HOME RENT LIMIT	1438	1541	1852	2131	2358	2582	2808
For Information Only:							
FAIR MARKET RENT	1563	1785	2216	3098	3578	4115	4651
50% RENT LIMIT	1121	1201	1441	1665	1857	2050	2241
65% RENT LIMIT	1438	1541	1852	2131	2358	2582	2808
Madera, CA MSA							
LOW HOME RENT LIMIT	612	656	787	908	1013	1118	1223
HIGH HOME RENT LIMIT	775	832	1001	1147	1260	1371	1483
For Information Only:							
FAIR MARKET RENT	833	839	1105	1584	1717	1975	2232
50% RENT LIMIT	612	656	787	908	1013	1118	1223
65% RENT LIMIT	775	832	1001	1147	1260	1371	1483
Merced, CA MSA							
LOW HOME RENT LIMIT	612	656	787	908	1013	1118	1223
HIGH HOME RENT LIMIT	651	782	947	1147	1260	1371	1483
For Information Only:							
FAIR MARKET RENT	651	782	947	1366	1652	1900	2148
50% RENT LIMIT	612	656	787	908	1013	1118	1223
65% RENT LIMIT	775	832	1001	1147	1260	1371	1483
Modesto, CA MSA							
LOW HOME RENT LIMIT	612	656	787	908	1013	1118	1223
HIGH HOME RENT LIMIT	775	832	1001	1147	1260	1371	1483
For Information Only:							
FAIR MARKET RENT	788	885	1105	1567	1846	2123	2400
50% RENT LIMIT	612	656	787	908	1013	1118	1223
65% RENT LIMIT	775	832	1001	1147	1260	1371	1483
Napa, CA MSA							
LOW HOME RENT LIMIT	948	1016	1218	1408	1571	1733	1895
HIGH HOME RENT LIMIT	1213	1301	1563	1797	1985	2171	2358
For Information Only:							
FAIR MARKET RENT	1225	1427	1880	2712	2803	3223	3644
50% RENT LIMIT	948	1016	1218	1408	1571	1733	1895
65% RENT LIMIT	1213	1301	1563	1797	1985	2171	2358
Oxnard-Thousand Oaks-Ventura, CA MSA							
LOW HOME RENT LIMIT	988	1059	1271	1468	1637	1806	1975
HIGH HOME RENT LIMIT	1265	1357	1631	1875	2071	2267	2463
For Information Only:							
FAIR MARKET RENT	1266	1503	1943	2709	3243	3729	4216
50% RENT LIMIT	988	1059	1271	1468	1637	1806	1975
65% RENT LIMIT	1265	1357	1631	1875	2071	2267	2463

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PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Redding, CA MSA							
LOW HOME RENT LIMIT	612	656	787	908	1013	1118	1223
HIGH HOME RENT LIMIT	630	744	966	1147	1260	1371	1483
For Information Only:							
FAIR MARKET RENT	630	744	966	1394	1696	1950	2205
50% RENT LIMIT	612	656	787	908	1013	1118	1223
65% RENT LIMIT	775	832	1001	1147	1260	1371	1483
Riverside-San Bernardino-Ontario, CA MSA							
LOW HOME RENT LIMIT	660	706	847	979	1092	1205	1317
HIGH HOME RENT LIMIT	838	899	1081	1239	1363	1485	1607
For Information Only:							
FAIR MARKET RENT	875	1030	1289	1789	2216	2548	2881
50% RENT LIMIT	660	706	847	979	1092	1205	1317
65% RENT LIMIT	838	899	1081	1239	1363	1485	1607
Sacramento--Roseville--Arden-Arcade, CA HUD							
LOW HOME RENT LIMIT	756	810	971	1122	1252	1381	1510
HIGH HOME RENT LIMIT	952	1033	1241	1425	1570	1714	1858
For Information Only:							
FAIR MARKET RENT	952	1072	1349	1946	2368	2723	3078
50% RENT LIMIT	756	810	971	1122	1252	1381	1510
65% RENT LIMIT	963	1033	1241	1425	1570	1714	1858
Yolo, CA HUD Metro FMR Area							
LOW HOME RENT LIMIT	810	867	1041	1202	1341	1480	1618
HIGH HOME RENT LIMIT	1010	1066	1332	1530	1688	1843	1999
For Information Only:							
FAIR MARKET RENT	1010	1066	1404	2025	2432	2797	3162
50% RENT LIMIT	810	867	1041	1202	1341	1480	1618
65% RENT LIMIT	1034	1109	1332	1530	1688	1843	1999
Salinas, CA MSA							
LOW HOME RENT LIMIT	848	909	1091	1260	1406	1551	1695
HIGH HOME RENT LIMIT	1083	1161	1396	1603	1769	1933	2097
For Information Only:							
FAIR MARKET RENT	1334	1467	1810	2606	2834	3259	3684
50% RENT LIMIT	848	909	1091	1260	1406	1551	1695
65% RENT LIMIT	1083	1161	1396	1603	1769	1933	2097
San Diego-Carlsbad, CA MSA							
LOW HOME RENT LIMIT	1011	1083	1300	1501	1675	1848	2021
HIGH HOME RENT LIMIT	1294	1388	1667	1918	2120	2321	2521
For Information Only:							
FAIR MARKET RENT	1404	1566	2037	2894	3576	4112	4649
50% RENT LIMIT	1011	1083	1300	1501	1675	1848	2021
65% RENT LIMIT	1294	1388	1667	1918	2120	2321	2521

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Oakland-Fremont, CA HUD Metro FMR Area							
LOW HOME RENT LIMIT	1142	1223	1468	1696	1892	2088	2283
HIGH HOME RENT LIMIT	1465	1571	1888	2172	2404	2634	2864
For Information Only:							
FAIR MARKET RENT	1488	1808	2239	3042	3720	4278	4836
50% RENT LIMIT	1142	1223	1468	1696	1892	2088	2283
65% RENT LIMIT	1465	1571	1888	2172	2404	2634	2864
San Francisco, CA HUD Metro FMR Area							
LOW HOME RENT LIMIT	1522	1631	1957	2262	2523	2784	3045
HIGH HOME RENT LIMIT	1963	2104	2527	2911	3228	3542	3858
For Information Only:							
FAIR MARKET RENT	2197	2720	3339	4365	4657	5356	6054
50% RENT LIMIT	1522	1631	1957	2262	2523	2784	3045
65% RENT LIMIT	1963	2104	2527	2911	3228	3542	3858
San Jose-Sunnyvale-Santa Clara, CA HUD Metr							
LOW HOME RENT LIMIT	1382	1481	1777	2053	2290	2526	2763
HIGH HOME RENT LIMIT	1740	1866	2241	2580	2859	3136	3413
For Information Only:							
FAIR MARKET RENT	2103	2458	2970	3943	4525	5204	5883
50% RENT LIMIT	1382	1481	1777	2053	2290	2526	2763
65% RENT LIMIT	1740	1866	2241	2580	2859	3136	3413
San Benito County, CA HUD Metro FMR Area							
LOW HOME RENT LIMIT	892	956	1147	1326	1480	1632	1785
HIGH HOME RENT LIMIT	1141	1224	1471	1690	1866	2041	2215
For Information Only:							
FAIR MARKET RENT	1290	1298	1710	2467	3002	3452	3903
50% RENT LIMIT	892	956	1147	1326	1480	1632	1785
65% RENT LIMIT	1141	1224	1471	1690	1866	2041	2215
San Luis Obispo-Paso Robles-Arroyo Grande,							
LOW HOME RENT LIMIT	848	909	1091	1261	1407	1552	1697
HIGH HOME RENT LIMIT	1084	1163	1397	1605	1771	1936	2101
For Information Only:							
FAIR MARKET RENT	1153	1275	1657	2390	2909	3345	3782
50% RENT LIMIT	848	909	1091	1261	1407	1552	1697
65% RENT LIMIT	1084	1163	1397	1605	1771	1936	2101
Santa Cruz-Watsonville, CA MSA							
LOW HOME RENT LIMIT	1158	1241	1490	1721	1920	2118	2317
HIGH HOME RENT LIMIT	1528	1638	1968	2265	2506	2747	2988
For Information Only:							
FAIR MARKET RENT	1641	1913	2519	3342	3746	4308	4870
50% RENT LIMIT	1158	1241	1490	1721	1920	2118	2317
65% RENT LIMIT	1528	1638	1968	2265	2506	2747	2988

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Santa Maria-Santa Barbara, CA MSA							
LOW HOME RENT LIMIT	1041	1115	1338	1547	1726	1904	2082
HIGH HOME RENT LIMIT	1334	1431	1719	1977	2186	2394	2601
For Information Only:							
FAIR MARKET RENT	1684	1964	2324	3101	3572	4108	4644
50% RENT LIMIT	1041	1115	1338	1547	1726	1904	2082
65% RENT LIMIT	1334	1431	1719	1977	2186	2394	2601
Santa Rosa, CA MSA							
LOW HOME RENT LIMIT	995	1065	1278	1476	1647	1818	1988
HIGH HOME RENT LIMIT	1273	1365	1641	1887	2085	2282	2479
For Information Only:							
FAIR MARKET RENT	1302	1489	1949	2798	3302	3797	4293
50% RENT LIMIT	995	1065	1278	1476	1647	1818	1988
65% RENT LIMIT	1273	1365	1641	1887	2085	2282	2479
Stockton-Lodi, CA MSA							
LOW HOME RENT LIMIT	656	703	843	975	1087	1200	1312
HIGH HOME RENT LIMIT	745	869	1076	1234	1356	1478	1600
For Information Only:							
FAIR MARKET RENT	745	869	1144	1650	2009	2310	2612
50% RENT LIMIT	656	703	843	975	1087	1200	1312
65% RENT LIMIT	834	894	1076	1234	1356	1478	1600
Vallejo-Fairfield, CA MSA							
LOW HOME RENT LIMIT	810	867	1041	1202	1341	1480	1618
HIGH HOME RENT LIMIT	1033	1108	1331	1529	1686	1842	1998
For Information Only:							
FAIR MARKET RENT	1124	1318	1589	2292	2790	3209	3627
50% RENT LIMIT	810	867	1041	1202	1341	1480	1618
65% RENT LIMIT	1033	1108	1331	1529	1686	1842	1998
Visalia-Porterville, CA MSA							
LOW HOME RENT LIMIT	612	656	787	908	1013	1118	1223
HIGH HOME RENT LIMIT	710	714	941	1147	1260	1371	1483
For Information Only:							
FAIR MARKET RENT	710	714	941	1312	1534	1764	1994
50% RENT LIMIT	612	656	787	908	1013	1118	1223
65% RENT LIMIT	775	832	1001	1147	1260	1371	1483
Yuba City, CA MSA							
LOW HOME RENT LIMIT	612	656	787	908	1013	1118	1223
HIGH HOME RENT LIMIT	775	832	1001	1147	1260	1371	1483
For Information Only:							
FAIR MARKET RENT	838	844	1087	1568	1908	2194	2480
50% RENT LIMIT	612	656	787	908	1013	1118	1223
65% RENT LIMIT	775	832	1001	1147	1260	1371	1483

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PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Alpine County, CA							
LOW HOME RENT LIMIT	685	778	972	1123	1253	1383	1512
HIGH HOME RENT LIMIT	685	778	1014	1427	1573	1717	1861
For Information Only:							
FAIR MARKET RENT	685	778	1014	1457	1617	1860	2102
50% RENT LIMIT	756	810	972	1123	1253	1383	1512
65% RENT LIMIT	964	1034	1243	1427	1573	1717	1861
Amador County, CA							
LOW HOME RENT LIMIT	688	738	886	1023	1141	1259	1377
HIGH HOME RENT LIMIT	851	856	1128	1296	1426	1556	1684
For Information Only:							
FAIR MARKET RENT	851	856	1128	1627	1908	2194	2480
50% RENT LIMIT	688	738	886	1023	1141	1259	1377
65% RENT LIMIT	876	940	1129	1296	1426	1556	1684
Calaveras County, CA							
LOW HOME RENT LIMIT	668	754	905	1045	1166	1286	1407
HIGH HOME RENT LIMIT	668	849	988	1325	1459	1591	1723
For Information Only:							
FAIR MARKET RENT	668	849	988	1425	1735	1995	2256
50% RENT LIMIT	703	754	905	1045	1166	1286	1407
65% RENT LIMIT	895	960	1154	1325	1459	1591	1723
Colusa County, CA							
LOW HOME RENT LIMIT	612	656	787	908	1013	1118	1223
HIGH HOME RENT LIMIT	634	712	938	1147	1260	1371	1483
For Information Only:							
FAIR MARKET RENT	634	712	938	1353	1647	1894	2141
50% RENT LIMIT	612	656	787	908	1013	1118	1223
65% RENT LIMIT	775	832	1001	1147	1260	1371	1483
Del Norte County, CA							
LOW HOME RENT LIMIT	612	656	787	908	1013	1118	1223
HIGH HOME RENT LIMIT	661	775	978	1147	1260	1371	1483
For Information Only:							
FAIR MARKET RENT	661	775	978	1369	1571	1807	2042
50% RENT LIMIT	612	656	787	908	1013	1118	1223
65% RENT LIMIT	775	832	1001	1147	1260	1371	1483
Glenn County, CA							
LOW HOME RENT LIMIT	597	656	787	908	1013	1118	1223
HIGH HOME RENT LIMIT	597	670	883	1100	1196	1371	1483
For Information Only:							
FAIR MARKET RENT	597	670	883	1100	1196	1375	1555
50% RENT LIMIT	612	656	787	908	1013	1118	1223
65% RENT LIMIT	775	832	1001	1147	1260	1371	1483

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PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Humboldt County, CA							
LOW HOME RENT LIMIT	612	656	787	908	1013	1118	1223
HIGH HOME RENT LIMIT	687	806	1001	1147	1260	1371	1483
For Information Only:							
FAIR MARKET RENT	687	806	1040	1500	1797	2067	2336
50% RENT LIMIT	612	656	787	908	1013	1118	1223
65% RENT LIMIT	775	832	1001	1147	1260	1371	1483
Inyo County, CA							
LOW HOME RENT LIMIT	657	704	845	976	1090	1202	1314
HIGH HOME RENT LIMIT	783	788	973	1262	1318	1514	1639
For Information Only:							
FAIR MARKET RENT	783	788	973	1313	1318	1516	1713
50% RENT LIMIT	657	704	845	976	1090	1202	1314
65% RENT LIMIT	853	915	1101	1262	1389	1514	1639
Lake County, CA							
LOW HOME RENT LIMIT	612	656	787	908	1013	1118	1223
HIGH HOME RENT LIMIT	662	773	1001	1147	1260	1371	1483
For Information Only:							
FAIR MARKET RENT	662	773	1016	1466	1567	1802	2037
50% RENT LIMIT	612	656	787	908	1013	1118	1223
65% RENT LIMIT	775	832	1001	1147	1260	1371	1483
Lassen County, CA							
LOW HOME RENT LIMIT	609	663	796	919	1026	1131	1237
HIGH HOME RENT LIMIT	609	684	901	1203	1323	1441	1558
For Information Only:							
FAIR MARKET RENT	609	684	901	1300	1403	1613	1824
50% RENT LIMIT	618	663	796	919	1026	1131	1237
65% RENT LIMIT	813	872	1048	1203	1323	1441	1558
Mariposa County, CA							
LOW HOME RENT LIMIT	612	656	787	908	1013	1118	1223
HIGH HOME RENT LIMIT	716	804	1032	1183	1300	1416	1532
For Information Only:							
FAIR MARKET RENT	716	804	1059	1376	1859	2138	2417
50% RENT LIMIT	612	656	787	908	1013	1118	1223
65% RENT LIMIT	800	858	1032	1183	1300	1416	1532
Mendocino County, CA							
LOW HOME RENT LIMIT	612	656	787	908	1013	1118	1223
HIGH HOME RENT LIMIT	775	832	1001	1147	1260	1371	1483
For Information Only:							
FAIR MARKET RENT	805	892	1173	1659	1932	2222	2512
50% RENT LIMIT	612	656	787	908	1013	1118	1223
65% RENT LIMIT	775	832	1001	1147	1260	1371	1483

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Modoc County, CA							
LOW HOME RENT LIMIT	520	585	770	908	1013	1118	1223
HIGH HOME RENT LIMIT	520	585	770	1062	1228	1371	1483
For Information Only:							
FAIR MARKET RENT	520	585	770	1062	1228	1412	1596
50% RENT LIMIT	612	656	787	908	1013	1118	1223
65% RENT LIMIT	775	832	1001	1147	1260	1371	1483
Mono County, CA							
LOW HOME RENT LIMIT	711	761	913	1055	1177	1299	1421
HIGH HOME RENT LIMIT	872	979	1237	1420	1564	1707	1851
For Information Only:							
FAIR MARKET RENT	872	979	1290	1699	2058	2367	2675
50% RENT LIMIT	711	761	913	1055	1177	1299	1421
65% RENT LIMIT	959	1029	1237	1420	1564	1707	1851
Nevada County, CA							
LOW HOME RENT LIMIT	752	806	967	1118	1247	1376	1505
HIGH HOME RENT LIMIT	856	998	1237	1420	1564	1707	1851
For Information Only:							
FAIR MARKET RENT	856	998	1314	1896	2052	2360	2668
50% RENT LIMIT	752	806	967	1118	1247	1376	1505
65% RENT LIMIT	959	1029	1237	1420	1564	1707	1851
Plumas County, CA							
LOW HOME RENT LIMIT	619	677	812	938	1047	1156	1263
HIGH HOME RENT LIMIT	619	722	916	1187	1305	1421	1537
For Information Only:							
FAIR MARKET RENT	619	722	916	1250	1453	1671	1889
50% RENT LIMIT	632	677	812	938	1047	1156	1263
65% RENT LIMIT	803	861	1036	1187	1305	1421	1537
Sierra County, CA							
LOW HOME RENT LIMIT	705	755	906	1046	1167	1288	1408
HIGH HOME RENT LIMIT	858	962	1157	1327	1461	1594	1726
For Information Only:							
FAIR MARKET RENT	858	975	1270	1825	2026	2330	2634
50% RENT LIMIT	705	755	906	1046	1167	1288	1408
65% RENT LIMIT	896	962	1157	1327	1461	1594	1726
Siskiyou County, CA							
LOW HOME RENT LIMIT	591	650	787	908	1013	1118	1223
HIGH HOME RENT LIMIT	591	650	856	1147	1260	1371	1483
For Information Only:							
FAIR MARKET RENT	591	650	856	1218	1344	1546	1747
50% RENT LIMIT	612	656	787	908	1013	1118	1223
65% RENT LIMIT	775	832	1001	1147	1260	1371	1483

For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit.

U.S. DEPARTMENT OF HUD
STATE:CALIFORNIA

----- 2020 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Tehama County, CA							
LOW HOME RENT LIMIT	612	656	787	908	1013	1118	1223
HIGH HOME RENT LIMIT	649	689	908	1147	1260	1371	1483
For Information Only:							
FAIR MARKET RENT	649	689	908	1216	1304	1500	1695
50% RENT LIMIT	612	656	787	908	1013	1118	1223
65% RENT LIMIT	775	832	1001	1147	1260	1371	1483
Trinity County, CA							
LOW HOME RENT LIMIT	576	656	787	908	1013	1118	1223
HIGH HOME RENT LIMIT	576	684	852	1147	1260	1371	1483
For Information Only:							
FAIR MARKET RENT	576	684	852	1229	1359	1563	1767
50% RENT LIMIT	612	656	787	908	1013	1118	1223
65% RENT LIMIT	775	832	1001	1147	1260	1371	1483
Tuolumne County, CA							
LOW HOME RENT LIMIT	621	665	798	921	1028	1135	1240
HIGH HOME RENT LIMIT	694	827	1014	1164	1279	1392	1506
For Information Only:							
FAIR MARKET RENT	694	827	1015	1453	1774	2040	2306
50% RENT LIMIT	621	665	798	921	1028	1135	1240
65% RENT LIMIT	786	844	1014	1164	1279	1392	1506