

U.S. DEPARTMENT OF HUD
STATE:CALIFORNIA

----- 2021 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	734	743	970	1147	1260	1371	1483
For Information Only:							
FAIR MARKET RENT	734	743	970	1388	1679	1931	2183
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	785	843	1013	1161	1276	1389	1502
For Information Only:							
FAIR MARKET RENT	825	904	1192	1692	2064	2374	2683
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	708	810	1001	1147	1260	1371	1483
For Information Only:							
FAIR MARKET RENT	708	810	1060	1444	1793	2062	2331
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	775	832	1001	1147	1260	1371	1483
For Information Only:							
FAIR MARKET RENT	795	851	1064	1509	1747	2009	2271
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	894	903	1109	1587	1708	1964	2220
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	1035	1108	1330	1536	1715	1891	2068
HIGH HOME RENT LIMIT	1325	1421	1708	1964	2171	2377	2584
For Information Only:							
FAIR MARKET RENT	1369	1605	2058	2735	2982	3429	3877
50% RENT LIMIT	1035	1108	1330	1536	1715	1891	2068
65% RENT LIMIT	1325	1421	1708	1964	2171	2377	2584

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

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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	1177	1261	1513	1748	1951	2152	2353
HIGH HOME RENT LIMIT	1510	1619	1946	2239	2478	2716	2953
For Information Only:							
FAIR MARKET RENT	1678	1888	2331	3227	3716	4273	4831
50% RENT LIMIT	1177	1261	1513	1748	1951	2152	2353
65% RENT LIMIT	1510	1619	1946	2239	2478	2716	2953
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	875	881	1151	1647	1802	2072	2343
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	724	832	1001	1147	1260	1371	1483
For Information Only:							
FAIR MARKET RENT	724	882	1067	1527	1847	2124	2401
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	625	669	802	927	1035	1141	1247
HIGH HOME RENT LIMIT	791	849	1022	1172	1288	1402	1516
For Information Only:							
FAIR MARKET RENT	890	987	1224	1733	2033	2338	2643
50% RENT LIMIT	625	669	802	927	1035	1141	1247
65% RENT LIMIT	791	849	1022	1172	1288	1402	1516
Napa, CA MSA							
LOW HOME RENT LIMIT	995	1066	1280	1478	1648	1819	1989
HIGH HOME RENT LIMIT	1274	1366	1642	1888	2086	2283	2481
For Information Only:							
FAIR MARKET RENT	1331	1531	2018	2826	2836	3261	3687
50% RENT LIMIT	995	1066	1280	1478	1648	1819	1989
65% RENT LIMIT	1274	1366	1642	1888	2086	2283	2481
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	1269	1519	1923	2690	3189	3667	4146
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	621	665	798	923	1030	1136	1242
HIGH HOME RENT LIMIT	789	846	1017	1166	1281	1396	1509
For Information Only:							
FAIR MARKET RENT	804	924	1218	1743	2109	2425	2742
50% RENT LIMIT	621	665	798	923	1030	1136	1242
65% RENT LIMIT	789	846	1017	1166	1281	1396	1509
Riverside-San Bernardino-Ontario, CA MSA							
LOW HOME RENT LIMIT	691	740	888	1027	1146	1264	1382
HIGH HOME RENT LIMIT	879	943	1134	1302	1433	1562	1691
For Information Only:							
FAIR MARKET RENT	955	1106	1390	1917	2369	2724	3080
50% RENT LIMIT	691	740	888	1027	1146	1264	1382
65% RENT LIMIT	879	943	1134	1302	1433	1562	1691
Sacramento--Roseville--Arden-Arcade, CA HUD							
LOW HOME RENT LIMIT	793	850	1020	1178	1313	1450	1585
HIGH HOME RENT LIMIT	1011	1085	1304	1498	1651	1803	1956
For Information Only:							
FAIR MARKET RENT	1060	1188	1495	2140	2588	2976	3364
50% RENT LIMIT	793	850	1020	1178	1313	1450	1585
65% RENT LIMIT	1011	1085	1304	1498	1651	1803	1956
Yolo, CA HUD Metro FMR Area							
LOW HOME RENT LIMIT	810	867	1041	1202	1341	1480	1618
HIGH HOME RENT LIMIT	1034	1109	1332	1530	1688	1843	1999
For Information Only:							
FAIR MARKET RENT	1085	1147	1511	2162	2584	2972	3359
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	890	953	1145	1322	1475	1628	1779
HIGH HOME RENT LIMIT	1136	1219	1464	1684	1859	2032	2206
For Information Only:							
FAIR MARKET RENT	1348	1466	1793	2566	2813	3235	3657
50% RENT LIMIT	890	953	1145	1322	1475	1628	1779
65% RENT LIMIT	1136	1219	1464	1684	1859	2032	2206
San Diego-Carlsbad, CA MSA							
LOW HOME RENT LIMIT	1061	1136	1363	1575	1757	1939	2121
HIGH HOME RENT LIMIT	1360	1458	1752	2015	2229	2441	2652
For Information Only:							
FAIR MARKET RENT	1478	1642	2124	2987	3677	4229	4780
50% RENT LIMIT	1061	1136	1363	1575	1757	1939	2121
65% RENT LIMIT	1360	1458	1752	2015	2229	2441	2652

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Oakland-Fremont, CA HUD Metro FMR Area							
LOW HOME RENT LIMIT	1198	1284	1541	1781	1987	2192	2397
HIGH HOME RENT LIMIT	1539	1650	1982	2282	2525	2768	3011
For Information Only:							
FAIR MARKET RENT	1595	1934	2383	3196	3863	4442	5022
50% RENT LIMIT	1198	1284	1541	1781	1987	2192	2397
65% RENT LIMIT	1539	1650	1982	2282	2525	2768	3011
San Francisco, CA HUD Metro FMR Area							
LOW HOME RENT LIMIT	1598	1713	2056	2375	2650	2923	3197
HIGH HOME RENT LIMIT	2061	2210	2654	3058	3391	3723	4056
For Information Only:							
FAIR MARKET RENT	2350	2923	3553	4567	4970	5716	6461
50% RENT LIMIT	1598	1713	2056	2375	2650	2923	3197
65% RENT LIMIT	2061	2210	2654	3058	3391	3723	4056
San Jose-Sunnyvale-Santa Clara, CA HUD Metr							
LOW HOME RENT LIMIT	1450	1553	1865	2154	2403	2651	2899
HIGH HOME RENT LIMIT	1828	1959	2353	2710	3004	3296	3588
For Information Only:							
FAIR MARKET RENT	2228	2558	3051	3984	4593	5282	5971
50% RENT LIMIT	1450	1553	1865	2154	2403	2651	2899
65% RENT LIMIT	1828	1959	2353	2710	3004	3296	3588
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	1200	1270	1674	2396	2898	3333	3767
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	856	917	1101	1271	1418	1565	1711
HIGH HOME RENT LIMIT	1093	1172	1408	1619	1786	1952	2118
For Information Only:							
FAIR MARKET RENT	1166	1263	1665	2383	2877	3309	3740
50% RENT LIMIT	856	917	1101	1271	1418	1565	1711
65% RENT LIMIT	1093	1172	1408	1619	1786	1952	2118
Santa Cruz-Watsonville, CA MSA							
LOW HOME RENT LIMIT	1216	1303	1563	1807	2016	2224	2432
HIGH HOME RENT LIMIT	1605	1721	2067	2379	2634	2888	3142
For Information Only:							
FAIR MARKET RENT	1993	2292	3021	3947	4419	5082	5745
50% RENT LIMIT	1216	1303	1563	1807	2016	2224	2432
65% RENT LIMIT	1605	1721	2067	2379	2634	2888	3142

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Santa Maria-Santa Barbara, CA MSA							
LOW HOME RENT LIMIT	1093	1171	1406	1623	1811	1998	2185
HIGH HOME RENT LIMIT	1401	1503	1806	2077	2298	2517	2736
For Information Only:							
FAIR MARKET RENT	1728	2015	2374	3137	3589	4127	4666
50% RENT LIMIT	1093	1171	1406	1623	1811	1998	2185
65% RENT LIMIT	1401	1503	1806	2077	2298	2517	2736
Santa Rosa, CA MSA							
LOW HOME RENT LIMIT	1018	1091	1308	1512	1687	1861	2035
HIGH HOME RENT LIMIT	1304	1398	1679	1932	2135	2337	2540
For Information Only:							
FAIR MARKET RENT	1340	1519	1996	2825	3254	3742	4230
50% RENT LIMIT	1018	1091	1308	1512	1687	1861	2035
65% RENT LIMIT	1304	1398	1679	1932	2135	2337	2540
Stockton-Lodi, CA MSA							
LOW HOME RENT LIMIT	656	703	843	975	1087	1200	1312
HIGH HOME RENT LIMIT	834	894	1076	1234	1356	1478	1600
For Information Only:							
FAIR MARKET RENT	845	964	1270	1818	2199	2529	2859
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	850	910	1092	1262	1408	1554	1699
HIGH HOME RENT LIMIT	1085	1164	1398	1607	1773	1937	2103
For Information Only:							
FAIR MARKET RENT	1190	1351	1617	2314	2800	3220	3640
50% RENT LIMIT	850	910	1092	1262	1408	1554	1699
65% RENT LIMIT	1085	1164	1398	1607	1773	1937	2103
Visalia-Porterville, CA MSA							
LOW HOME RENT LIMIT	612	656	787	908	1013	1118	1223
HIGH HOME RENT LIMIT	723	728	959	1147	1260	1371	1483
For Information Only:							
FAIR MARKET RENT	723	728	959	1337	1561	1795	2029
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	875	881	1122	1606	1943	2234	2526
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	723	810	972	1123	1253	1383	1512
HIGH HOME RENT LIMIT	723	819	1068	1427	1573	1717	1861
For Information Only:							
FAIR MARKET RENT	723	819	1068	1528	1695	1949	2204
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	876	886	1129	1296	1426	1556	1684
For Information Only:							
FAIR MARKET RENT	880	886	1149	1644	1980	2277	2574
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	715	766	920	1062	1185	1308	1429
HIGH HOME RENT LIMIT	718	837	1061	1347	1483	1617	1753
For Information Only:							
FAIR MARKET RENT	718	837	1061	1518	1837	2113	2388
50% RENT LIMIT	715	766	920	1062	1185	1308	1429
65% RENT LIMIT	910	976	1173	1347	1483	1617	1753
Colusa County, CA							
LOW HOME RENT LIMIT	612	656	787	908	1013	1118	1223
HIGH HOME RENT LIMIT	654	733	966	1147	1260	1371	1483
For Information Only:							
FAIR MARKET RENT	654	733	966	1382	1673	1924	2175
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	677	827	1000	1147	1260	1371	1483
For Information Only:							
FAIR MARKET RENT	677	827	1000	1387	1702	1957	2213
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	612	656	787	908	1013	1118	1223
HIGH HOME RENT LIMIT	627	703	926	1147	1256	1371	1483
For Information Only:							
FAIR MARKET RENT	627	703	926	1152	1256	1444	1633
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	741	832	1001	1147	1260	1371	1483
For Information Only:							
FAIR MARKET RENT	741	863	1113	1593	1901	2186	2471
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	811	851	1017	1262	1379	1514	1639
For Information Only:							
FAIR MARKET RENT	811	851	1017	1374	1379	1586	1793
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	707	813	1001	1147	1260	1371	1483
For Information Only:							
FAIR MARKET RENT	707	813	1072	1534	1603	1843	2084
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	632	677	812	938	1047	1156	1263
HIGH HOME RENT LIMIT	633	709	935	1203	1323	1441	1558
For Information Only:							
FAIR MARKET RENT	633	709	935	1338	1439	1655	1871
50% RENT LIMIT	632	677	812	938	1047	1156	1263
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	746	836	1032	1183	1300	1416	1532
For Information Only:							
FAIR MARKET RENT	746	836	1102	1402	1908	2194	2480
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	633	678	813	940	1048	1157	1265
HIGH HOME RENT LIMIT	803	861	1036	1189	1306	1422	1539
For Information Only:							
FAIR MARKET RENT	908	941	1240	1740	2103	2418	2734
50% RENT LIMIT	633	678	813	940	1048	1157	1265
65% RENT LIMIT	803	861	1036	1189	1306	1422	1539

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Modoc County, CA							
LOW HOME RENT LIMIT	546	612	787	908	1013	1118	1223
HIGH HOME RENT LIMIT	546	612	807	1090	1260	1371	1483
For Information Only:							
FAIR MARKET RENT	546	612	807	1090	1281	1473	1665
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	875	1006	1237	1420	1564	1707	1851
For Information Only:							
FAIR MARKET RENT	875	1006	1326	1785	2104	2420	2735
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	786	842	1011	1167	1302	1437	1571
HIGH HOME RENT LIMIT	884	1013	1292	1484	1635	1786	1936
For Information Only:							
FAIR MARKET RENT	884	1013	1335	1911	2052	2360	2668
50% RENT LIMIT	786	842	1011	1167	1302	1437	1571
65% RENT LIMIT	1001	1074	1292	1484	1635	1786	1936
Plumas County, CA							
LOW HOME RENT LIMIT	618	685	822	950	1060	1170	1279
HIGH HOME RENT LIMIT	618	722	937	1201	1320	1438	1557
For Information Only:							
FAIR MARKET RENT	618	722	937	1318	1569	1804	2040
50% RENT LIMIT	640	685	822	950	1060	1170	1279
65% RENT LIMIT	811	871	1047	1201	1320	1438	1557
Sierra County, CA							
LOW HOME RENT LIMIT	740	792	951	1098	1226	1352	1478
HIGH HOME RENT LIMIT	837	949	1216	1395	1536	1677	1817
For Information Only:							
FAIR MARKET RENT	837	949	1237	1770	1963	2257	2552
50% RENT LIMIT	740	792	951	1098	1226	1352	1478
65% RENT LIMIT	943	1011	1216	1395	1536	1677	1817
Siskiyou County, CA							
LOW HOME RENT LIMIT	612	656	787	908	1013	1118	1223
HIGH HOME RENT LIMIT	661	694	914	1147	1260	1371	1483
For Information Only:							
FAIR MARKET RENT	661	694	914	1308	1381	1588	1795
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

----- 2021 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	692	722	952	1147	1260	1371	1483
For Information Only:							
FAIR MARKET RENT	692	722	952	1261	1458	1677	1895
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	587	656	787	908	1013	1118	1223
HIGH HOME RENT LIMIT	587	680	868	1147	1260	1371	1483
For Information Only:							
FAIR MARKET RENT	587	680	868	1242	1377	1584	1790
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	651	698	837	967	1080	1191	1302
HIGH HOME RENT LIMIT	726	845	1067	1224	1345	1466	1586
For Information Only:							
FAIR MARKET RENT	726	845	1101	1551	1906	2192	2478
50% RENT LIMIT	651	698	837	967	1080	1191	1302
65% RENT LIMIT	826	887	1067	1224	1345	1466	1586

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