



BOARD MEETING AGENDA SUBMITTAL

TO: GCSB Board of Directors

FROM: Peter Kampa, General Manager

DATE: September 10, 2024

SUBJECT: Agenda Item 4F: Authorize the General Manager to Determine and Set the Fair Market Rental Rate for Employee Housing to Cover District Costs Associated with the District's Housing Program

RECOMMENDED ACTION:

Staff recommends the following action:

I move to approve the General Manager to Determine and Set the Fair Market Rental Rate for 19269 Ferretti Road in the amount of \$1,795 per month to Cover District Costs Associated with the District's Housing Program.

BACKGROUND:

On April 9, 2024, there was a recommendation that the Board direct staff to immediately begin looking for and acquiring housing units and develop an employee housing program due to an area of concern from management over the last five years. The District has historically had a difficult time recruiting qualified, experienced, and certified staff due to its isolated location and management is extremely concerned at the District's ability to fill any of the vacant positions given the fact that affordable housing is currently non-existent for potential candidates.

On July 9, 2024, the Board adopted an Employee Housing Program Policy and Rental Agreement and directed staff to determine the Fair Market Rental Rate for the Employee Housing Program. Based off the U.S Department of Housing and Urban Development (HUD) for the State of California, specifically Tuolumne County the "Fair Market Rent" for 2024 is listed at \$1,795 per month. This rent amount is specific to the District owned home located at 19269 Ferretti Road., which is three bedroom, two bath. If the District were to subsidize the rent below this amount to make it affordable for our average employees, we would be required to treat as taxable income the amount charged below the fair market rate.

As stated in the Policy that was adopted, the District will evaluate the monthly rental rate annually as part of the budget preparation process. This evaluation is conducted to ensure that a minimum level of rent is charged to cover/recover all District costs associated with the Housing Program (example; maintenance and repair, refurbishment between tenant occupancies, HOA fees, taxes, etc.).

District staff is seeking approval to set the Fair Market Rental Rate for 19269 Ferretti Road in the amount of \$1,795 per month to cover District costs associated with the District's Employee Housing Program.

ATTACHMENTS:

1. United States Department of Housing and Urban Development ("HUD"), 2024 Home Program Rents

U.S. DEPARTMENT OF HUD
STATE:CALIFORNIA

----- 2024 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Bakersfield, CA MSA							
LOW HOME RENT LIMIT	770	825	990	1143	1275	1406	1538
HIGH HOME RENT LIMIT	960	967	1258	1452	1600	1747	1894
For Information Only:							
FAIR MARKET RENT	960	967	1258	1773	2135	2455	2776
50% RENT LIMIT	770	825	990	1143	1275	1406	1538
65% RENT LIMIT	981	1053	1264	1452	1600	1747	1894
Chico, CA MSA							
LOW HOME RENT LIMIT	793	850	1021	1179	1315	1451	1587
HIGH HOME RENT LIMIT	1013	1086	1306	1499	1653	1805	1957
For Information Only:							
FAIR MARKET RENT	1049	1091	1428	2012	2423	2786	3150
50% RENT LIMIT	793	850	1021	1179	1315	1451	1587
65% RENT LIMIT	1013	1086	1306	1499	1653	1805	1957
El Centro, CA MSA							
LOW HOME RENT LIMIT	770	825	990	1143	1275	1406	1538
HIGH HOME RENT LIMIT	872	1001	1264	1452	1600	1747	1894
For Information Only:							
FAIR MARKET RENT	872	1001	1286	1771	2138	2459	2779
50% RENT LIMIT	770	825	990	1143	1275	1406	1538
65% RENT LIMIT	981	1053	1264	1452	1600	1747	1894
Fresno, CA MSA							
LOW HOME RENT LIMIT	770	825	990	1143	1275	1406	1538
HIGH HOME RENT LIMIT	981	1053	1264	1452	1600	1747	1894
For Information Only:							
FAIR MARKET RENT	1149	1157	1443	2033	2330	2680	3029
50% RENT LIMIT	770	825	990	1143	1275	1406	1538
65% RENT LIMIT	981	1053	1264	1452	1600	1747	1894
Hanford-Corcoran, CA MSA							
LOW HOME RENT LIMIT	770	825	990	1143	1275	1406	1538
HIGH HOME RENT LIMIT	981	1053	1264	1452	1600	1747	1894
For Information Only:							
FAIR MARKET RENT	1080	1087	1371	1932	2310	2657	3003
50% RENT LIMIT	770	825	990	1143	1275	1406	1538
65% RENT LIMIT	981	1053	1264	1452	1600	1747	1894
Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area							
LOW HOME RENT LIMIT	1213	1300	1560	1803	2011	2219	2427
HIGH HOME RENT LIMIT	1559	1671	2007	2310	2558	2803	3049
For Information Only:							
FAIR MARKET RENT	1777	2006	2544	3263	3600	4140	4680
50% RENT LIMIT	1213	1300	1560	1803	2011	2219	2427
65% RENT LIMIT	1559	1671	2007	2310	2558	2803	3049

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

----- 2024 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Santa Ana-Anaheim-Irvine, CA HUD Metro FMR Area							
LOW HOME RENT LIMIT	1381	1479	1776	2051	2288	2525	2761
HIGH HOME RENT LIMIT	1826	1958	2352	2708	3001	3293	3585
For Information Only:							
FAIR MARKET RENT	2200	2344	2783	3769	4467	5137	5807
50% RENT LIMIT	1381	1479	1776	2051	2288	2525	2761
65% RENT LIMIT	1826	1958	2352	2708	3001	3293	3585
Madera, CA MSA							
LOW HOME RENT LIMIT	770	825	990	1143	1275	1406	1538
HIGH HOME RENT LIMIT	981	1053	1264	1452	1600	1747	1894
For Information Only:							
FAIR MARKET RENT	1083	1090	1432	1998	2208	2539	2870
50% RENT LIMIT	770	825	990	1143	1275	1406	1538
65% RENT LIMIT	981	1053	1264	1452	1600	1747	1894
Merced, CA MSA							
LOW HOME RENT LIMIT	770	825	990	1143	1275	1406	1538
HIGH HOME RENT LIMIT	981	1053	1264	1452	1600	1747	1894
For Information Only:							
FAIR MARKET RENT	994	1159	1420	1995	2410	2772	3133
50% RENT LIMIT	770	825	990	1143	1275	1406	1538
65% RENT LIMIT	981	1053	1264	1452	1600	1747	1894
Modesto, CA MSA							
LOW HOME RENT LIMIT	797	854	1025	1184	1321	1458	1594
HIGH HOME RENT LIMIT	1016	1091	1311	1505	1660	1813	1966
For Information Only:							
FAIR MARKET RENT	1143	1188	1528	2153	2536	2916	3297
50% RENT LIMIT	797	854	1025	1184	1321	1458	1594
65% RENT LIMIT	1016	1091	1311	1505	1660	1813	1966
Napa, CA MSA							
LOW HOME RENT LIMIT	1285	1376	1652	1908	2128	2349	2569
HIGH HOME RENT LIMIT	1650	1769	2126	2447	2710	2971	3233
For Information Only:							
FAIR MARKET RENT	1819	2043	2684	3634	3915	4502	5090
50% RENT LIMIT	1285	1376	1652	1908	2128	2349	2569
65% RENT LIMIT	1650	1769	2126	2447	2710	2971	3233
Oxnard-Thousand Oaks-Ventura, CA MSA							
LOW HOME RENT LIMIT	1231	1319	1583	1829	2041	2251	2462
HIGH HOME RENT LIMIT	1581	1696	2037	2344	2595	2845	3095
For Information Only:							
FAIR MARKET RENT	1725	2011	2414	3310	3867	4447	5027
50% RENT LIMIT	1231	1319	1583	1829	2041	2251	2462
65% RENT LIMIT	1581	1696	2037	2344	2595	2845	3095

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

----- 2024 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Redding, CA MSA							
LOW HOME RENT LIMIT	780	835	1002	1158	1292	1426	1559
HIGH HOME RENT LIMIT	994	1066	1282	1472	1623	1771	1921
For Information Only:							
FAIR MARKET RENT	1014	1132	1487	2095	2523	2901	3280
50% RENT LIMIT	780	835	1002	1158	1292	1426	1559
65% RENT LIMIT	994	1066	1282	1472	1623	1771	1921
Riverside-San Bernardino-Ontario, CA MSA							
LOW HOME RENT LIMIT	897	961	1152	1332	1486	1640	1793
HIGH HOME RENT LIMIT	1148	1231	1478	1699	1876	2051	2227
For Information Only:							
FAIR MARKET RENT	1517	1611	2010	2707	3304	3800	4295
50% RENT LIMIT	897	961	1152	1332	1486	1640	1793
65% RENT LIMIT	1148	1231	1478	1699	1876	2051	2227
Sacramento--Roseville--Arden-Arcade, CA HUD Metro FMR Area							
LOW HOME RENT LIMIT	1032	1105	1326	1532	1710	1886	2063
HIGH HOME RENT LIMIT	1323	1418	1703	1959	2166	2371	2577
For Information Only:							
FAIR MARKET RENT	1543	1666	2072	2884	3321	3819	4317
50% RENT LIMIT	1032	1105	1326	1532	1710	1886	2063
65% RENT LIMIT	1323	1418	1703	1959	2166	2371	2577
Yolo, CA HUD Metro FMR Area							
LOW HOME RENT LIMIT	1010	1081	1297	1499	1672	1845	2017
HIGH HOME RENT LIMIT	1293	1386	1666	1915	2116	2317	2517
For Information Only:							
FAIR MARKET RENT	1497	1507	1980	2717	3169	3644	4120
50% RENT LIMIT	1010	1081	1297	1499	1672	1845	2017
65% RENT LIMIT	1293	1386	1666	1915	2116	2317	2517
Salinas, CA MSA							
LOW HOME RENT LIMIT	1158	1241	1490	1721	1920	2118	2317
HIGH HOME RENT LIMIT	1486	1594	1914	2204	2439	2672	2906
For Information Only:							
FAIR MARKET RENT	2340	2367	2879	3990	4400	5060	5720
50% RENT LIMIT	1158	1241	1490	1721	1920	2118	2317
65% RENT LIMIT	1486	1594	1914	2204	2439	2672	2906
San Diego-Carlsbad, CA MSA							
LOW HOME RENT LIMIT	1326	1420	1705	1970	2197	2424	2651
HIGH HOME RENT LIMIT	1779	1907	2291	2638	2923	3207	3490
For Information Only:							
FAIR MARKET RENT	2062	2248	2833	3819	4638	5334	6029
50% RENT LIMIT	1326	1420	1705	1970	2197	2424	2651
65% RENT LIMIT	1779	1907	2291	2638	2923	3207	3490

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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----- 2024 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Oakland-Fremont, CA HUD Metro FMR Area							
LOW HOME RENT LIMIT	1362	1460	1752	2024	2258	2491	2724
HIGH HOME RENT LIMIT	1699	1821	2187	2519	2790	3060	3329
For Information Only:							
FAIR MARKET RENT	1825	2131	2590	3342	3954	4547	5140
50% RENT LIMIT	1362	1460	1752	2024	2258	2491	2724
65% RENT LIMIT	1699	1821	2187	2519	2790	3060	3329
San Francisco, CA HUD Metro FMR Area							
LOW HOME RENT LIMIT	1713	1836	2203	2545	2840	3133	3426
HIGH HOME RENT LIMIT	2208	2366	2842	3275	3634	3991	4348
For Information Only:							
FAIR MARKET RENT	2292	2818	3359	4112	4473	5144	5815
50% RENT LIMIT	1713	1836	2203	2545	2840	3133	3426
65% RENT LIMIT	2208	2366	2842	3275	3634	3991	4348
San Jose-Sunnyvale-Santa Clara, CA HUD Metro FMR Area							
LOW HOME RENT LIMIT	1613	1728	2073	2396	2672	2949	3225
HIGH HOME RENT LIMIT	2058	2206	2649	3052	3385	3717	4049
For Information Only:							
FAIR MARKET RENT	2383	2694	3132	4011	4425	5089	5753
50% RENT LIMIT	1613	1728	2073	2396	2672	2949	3225
65% RENT LIMIT	2058	2206	2649	3052	3385	3717	4049
San Benito County, CA HUD Metro FMR Area							
LOW HOME RENT LIMIT	1071	1148	1377	1591	1775	1958	2142
HIGH HOME RENT LIMIT	1373	1472	1768	2035	2250	2464	2678
For Information Only:							
FAIR MARKET RENT	1707	1917	2519	3550	4121	4739	5357
50% RENT LIMIT	1071	1148	1377	1591	1775	1958	2142
65% RENT LIMIT	1373	1472	1768	2035	2250	2464	2678
San Luis Obispo-Paso Robles-Arroyo Grande, CA MSA							
LOW HOME RENT LIMIT	1115	1194	1432	1655	1846	2037	2227
HIGH HOME RENT LIMIT	1429	1532	1841	2118	2343	2567	2790
For Information Only:							
FAIR MARKET RENT	1541	1731	2274	3045	3465	3985	4505
50% RENT LIMIT	1115	1194	1432	1655	1846	2037	2227
65% RENT LIMIT	1429	1532	1841	2118	2343	2567	2790
Santa Cruz-Watsonville, CA MSA							
LOW HOME RENT LIMIT	1585	1698	2037	2354	2626	2898	3169
HIGH HOME RENT LIMIT	2188	2345	2816	3245	3600	3954	4308
For Information Only:							
FAIR MARKET RENT	2849	3085	4054	5000	5504	6330	7155
50% RENT LIMIT	1585	1698	2037	2354	2626	2898	3169
65% RENT LIMIT	2188	2345	2816	3245	3600	3954	4308

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----- 2024 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Santa Maria-Santa Barbara, CA MSA							
LOW HOME RENT LIMIT	1423	1525	1830	2114	2358	2602	2845
HIGH HOME RENT LIMIT	1911	2049	2462	2835	3144	3450	3756
For Information Only:							
FAIR MARKET RENT	2330	2651	2994	3996	4528	5207	5886
50% RENT LIMIT	1423	1525	1830	2114	2358	2602	2845
65% RENT LIMIT	1911	2049	2462	2835	3144	3450	3756
Santa Rosa, CA MSA							
LOW HOME RENT LIMIT	1211	1297	1556	1798	2006	2213	2420
HIGH HOME RENT LIMIT	1554	1666	2002	2304	2550	2796	3041
For Information Only:							
FAIR MARKET RENT	1611	1809	2377	3228	3425	3939	4453
50% RENT LIMIT	1211	1297	1556	1798	2006	2213	2420
65% RENT LIMIT	1554	1666	2002	2304	2550	2796	3041
Stockton-Lodi, CA MSA							
LOW HOME RENT LIMIT	843	904	1085	1253	1398	1543	1687
HIGH HOME RENT LIMIT	1078	1156	1388	1595	1760	1923	2087
For Information Only:							
FAIR MARKET RENT	1122	1245	1607	2265	2727	3136	3545
50% RENT LIMIT	843	904	1085	1253	1398	1543	1687
65% RENT LIMIT	1078	1156	1388	1595	1760	1923	2087
Vallejo-Fairfield, CA MSA							
LOW HOME RENT LIMIT	1101	1180	1416	1635	1825	2013	2201
HIGH HOME RENT LIMIT	1411	1513	1818	2092	2314	2535	2755
For Information Only:							
FAIR MARKET RENT	1652	1853	2308	3199	3643	4189	4736
50% RENT LIMIT	1101	1180	1416	1635	1825	2013	2201
65% RENT LIMIT	1411	1513	1818	2092	2314	2535	2755
Visalia-Porterville, CA MSA							
LOW HOME RENT LIMIT	770	825	990	1143	1275	1406	1538
HIGH HOME RENT LIMIT	977	989	1264	1452	1600	1747	1894
For Information Only:							
FAIR MARKET RENT	977	989	1299	1809	2065	2375	2685
50% RENT LIMIT	770	825	990	1143	1275	1406	1538
65% RENT LIMIT	981	1053	1264	1452	1600	1747	1894
Yuba City, CA MSA							
LOW HOME RENT LIMIT	770	825	990	1143	1275	1406	1538
HIGH HOME RENT LIMIT	981	1053	1264	1452	1600	1747	1894
For Information Only:							
FAIR MARKET RENT	1125	1132	1461	2059	2479	2851	3223
50% RENT LIMIT	770	825	990	1143	1275	1406	1538
65% RENT LIMIT	981	1053	1264	1452	1600	1747	1894

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
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----- 2024 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Alpine County, CA							
LOW HOME RENT LIMIT	911	990	1188	1373	1532	1691	1849
HIGH HOME RENT LIMIT	911	1005	1321	1752	1935	2117	2299
For Information Only:							
FAIR MARKET RENT	911	1005	1321	1862	2168	2493	2818
50% RENT LIMIT	925	990	1188	1373	1532	1691	1849
65% RENT LIMIT	1183	1269	1524	1752	1935	2117	2299
Amador County, CA							
LOW HOME RENT LIMIT	882	945	1135	1310	1462	1613	1764
HIGH HOME RENT LIMIT	1126	1135	1347	1669	1843	2015	2187
For Information Only:							
FAIR MARKET RENT	1128	1135	1347	1898	2286	2629	2972
50% RENT LIMIT	882	945	1135	1310	1462	1613	1764
65% RENT LIMIT	1126	1208	1452	1669	1843	2015	2187
Calaveras County, CA							
LOW HOME RENT LIMIT	835	894	1072	1239	1382	1525	1667
HIGH HOME RENT LIMIT	1049	1055	1309	1577	1740	1901	2062
For Information Only:							
FAIR MARKET RENT	1049	1055	1309	1845	2135	2455	2776
50% RENT LIMIT	835	894	1072	1239	1382	1525	1667
65% RENT LIMIT	1065	1143	1373	1577	1740	1901	2062
Colusa County, CA							
LOW HOME RENT LIMIT	770	825	990	1143	1275	1406	1538
HIGH HOME RENT LIMIT	823	829	1089	1452	1525	1747	1894
For Information Only:							
FAIR MARKET RENT	823	829	1089	1519	1525	1754	1983
50% RENT LIMIT	770	825	990	1143	1275	1406	1538
65% RENT LIMIT	981	1053	1264	1452	1600	1747	1894
Del Norte County, CA							
LOW HOME RENT LIMIT	770	825	990	1143	1275	1406	1538
HIGH HOME RENT LIMIT	791	970	1147	1452	1600	1747	1894
For Information Only:							
FAIR MARKET RENT	791	970	1147	1616	1946	2238	2530
50% RENT LIMIT	770	825	990	1143	1275	1406	1538
65% RENT LIMIT	981	1053	1264	1452	1600	1747	1894
Glenn County, CA							
LOW HOME RENT LIMIT	770	825	990	1143	1275	1406	1538
HIGH HOME RENT LIMIT	771	866	1138	1452	1600	1747	1894
For Information Only:							
FAIR MARKET RENT	771	866	1138	1484	1846	2123	2400
50% RENT LIMIT	770	825	990	1143	1275	1406	1538
65% RENT LIMIT	981	1053	1264	1452	1600	1747	1894

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----- 2024 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Humboldt County, CA							
LOW HOME RENT LIMIT	773	828	993	1148	1281	1413	1545
HIGH HOME RENT LIMIT	950	1032	1271	1459	1608	1756	1903
For Information Only:							
FAIR MARKET RENT	950	1032	1352	1905	2294	2638	2982
50% RENT LIMIT	773	828	993	1148	1281	1413	1545
65% RENT LIMIT	985	1057	1271	1459	1608	1756	1903
Inyo County, CA							
LOW HOME RENT LIMIT	770	825	990	1143	1275	1406	1538
HIGH HOME RENT LIMIT	924	1053	1264	1452	1600	1747	1894
For Information Only:							
FAIR MARKET RENT	924	1079	1363	1648	2237	2573	2908
50% RENT LIMIT	770	825	990	1143	1275	1406	1538
65% RENT LIMIT	981	1053	1264	1452	1600	1747	1894
Lake County, CA							
LOW HOME RENT LIMIT	770	825	990	1143	1275	1406	1538
HIGH HOME RENT LIMIT	928	964	1264	1452	1600	1747	1894
For Information Only:							
FAIR MARKET RENT	928	964	1267	1785	2150	2473	2795
50% RENT LIMIT	770	825	990	1143	1275	1406	1538
65% RENT LIMIT	981	1053	1264	1452	1600	1747	1894
Lassen County, CA							
LOW HOME RENT LIMIT	760	825	990	1143	1275	1406	1538
HIGH HOME RENT LIMIT	760	853	1121	1452	1600	1747	1894
For Information Only:							
FAIR MARKET RENT	760	853	1121	1580	1789	2057	2326
50% RENT LIMIT	770	825	990	1143	1275	1406	1538
65% RENT LIMIT	981	1053	1264	1452	1600	1747	1894
Mariposa County, CA							
LOW HOME RENT LIMIT	770	825	990	1143	1275	1406	1538
HIGH HOME RENT LIMIT	891	1010	1218	1452	1600	1747	1894
For Information Only:							
FAIR MARKET RENT	891	1010	1218	1716	2067	2377	2687
50% RENT LIMIT	770	825	990	1143	1275	1406	1538
65% RENT LIMIT	981	1053	1264	1452	1600	1747	1894
Mendocino County, CA							
LOW HOME RENT LIMIT	791	848	1017	1175	1311	1446	1582
HIGH HOME RENT LIMIT	1009	1082	1301	1494	1646	1798	1950
For Information Only:							
FAIR MARKET RENT	1119	1132	1488	2097	2525	2904	3283
50% RENT LIMIT	791	848	1017	1175	1311	1446	1582
65% RENT LIMIT	1009	1082	1301	1494	1646	1798	1950

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----- 2024 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Modoc County, CA							
LOW HOME RENT LIMIT	660	802	958	1143	1275	1406	1538
HIGH HOME RENT LIMIT	660	802	958	1158	1572	1747	1894
For Information Only:							
FAIR MARKET RENT	660	802	958	1158	1572	1808	2044
50% RENT LIMIT	770	825	990	1143	1275	1406	1538
65% RENT LIMIT	981	1053	1264	1452	1600	1747	1894
Mono County, CA							
LOW HOME RENT LIMIT	817	876	1051	1215	1355	1495	1636
HIGH HOME RENT LIMIT	1000	1121	1347	1547	1706	1864	2022
For Information Only:							
FAIR MARKET RENT	1000	1292	1450	2043	2380	2737	3094
50% RENT LIMIT	817	876	1051	1215	1355	1495	1636
65% RENT LIMIT	1045	1121	1347	1547	1706	1864	2022
Nevada County, CA							
LOW HOME RENT LIMIT	912	977	1172	1355	1511	1668	1823
HIGH HOME RENT LIMIT	1166	1217	1503	1728	1908	2087	2265
For Information Only:							
FAIR MARKET RENT	1209	1217	1596	2249	2708	3114	3520
50% RENT LIMIT	912	977	1172	1355	1511	1668	1823
65% RENT LIMIT	1166	1251	1503	1728	1908	2087	2265
Plumas County, CA							
LOW HOME RENT LIMIT	803	863	1036	1197	1336	1474	1611
HIGH HOME RENT LIMIT	803	887	1165	1522	1679	1834	1989
For Information Only:							
FAIR MARKET RENT	803	887	1165	1642	1867	2147	2427
50% RENT LIMIT	806	863	1036	1197	1336	1474	1611
65% RENT LIMIT	1028	1103	1326	1522	1679	1834	1989
Sierra County, CA							
LOW HOME RENT LIMIT	787	843	1012	1170	1305	1440	1575
HIGH HOME RENT LIMIT	911	1005	1294	1487	1640	1791	1942
For Information Only:							
FAIR MARKET RENT	911	1005	1321	1862	2168	2493	2818
50% RENT LIMIT	787	843	1012	1170	1305	1440	1575
65% RENT LIMIT	1004	1077	1294	1487	1640	1791	1942
Siskiyou County, CA							
LOW HOME RENT LIMIT	770	825	990	1143	1275	1406	1538
HIGH HOME RENT LIMIT	838	843	1089	1452	1600	1747	1894
For Information Only:							
FAIR MARKET RENT	838	843	1089	1535	1620	1863	2106
50% RENT LIMIT	770	825	990	1143	1275	1406	1538
65% RENT LIMIT	981	1053	1264	1452	1600	1747	1894

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

----- 2024 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Tehama County, CA							
LOW HOME RENT LIMIT	770	825	990	1143	1275	1406	1538
HIGH HOME RENT LIMIT	844	948	1245	1452	1600	1747	1894
For Information Only:							
FAIR MARKET RENT	844	948	1245	1695	2010	2312	2613
50% RENT LIMIT	770	825	990	1143	1275	1406	1538
65% RENT LIMIT	981	1053	1264	1452	1600	1747	1894
Trinity County, CA							
LOW HOME RENT LIMIT	710	784	990	1143	1275	1406	1538
HIGH HOME RENT LIMIT	710	784	1030	1451	1600	1747	1894
For Information Only:							
FAIR MARKET RENT	710	784	1030	1451	1657	1906	2154
50% RENT LIMIT	770	825	990	1143	1275	1406	1538
65% RENT LIMIT	981	1053	1264	1452	1600	1747	1894
Tuolumne County, CA							
LOW HOME RENT LIMIT	847	908	1090	1260	1405	1550	1695
HIGH HOME RENT LIMIT	919	1032	1356	1604	1770	1935	2099
For Information Only:							
FAIR MARKET RENT	919	1032	1356	1795	2301	2646	2991
50% RENT LIMIT	847	908	1090	1260	1405	1550	1695
65% RENT LIMIT	1083	1161	1396	1604	1770	1935	2099

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