



CENTER ON BUDGET AND POLICY PRIORITIES

CHANGES IN HUD FAIR MARKET RENTS FROM FISCAL YEAR 2004 TO FISCAL YEAR 2005 California

County	Two-Bedroom Fair Market Rent			Three-Bedroom Fair Market Rent			Four-Bedroom Fair Market Rent		
	2004	2005	Change from 2004 to 2005	2004	2005	Change from 2004 to 2005	2004	2005	Change from 2004 to 2005
Alameda County	\$1,420	\$1,342	-5.5%	\$1,947	\$1,870	-4.0%	\$2,325	\$2,293	-1.4%
Alpine County	\$579	\$690	19.2%	\$804	\$984	22.4%	\$865	\$1,013	17.1%
Amador County	\$692	\$799	15.5%	\$963	\$1,161	20.6%	\$1,074	\$1,196	11.4%
Butte County	\$660	\$656	-0.6%	\$905	\$925	2.2%	\$1,082	\$1,104	2.0%
Calaveras County	\$635	\$638	0.5%	\$885	\$930	5.1%	\$1,041	\$1,026	-1.4%
Colusa County	\$537	\$632	17.7%	\$748	\$816	9.1%	\$865	\$1,109	28.2%
Contra Costa County	\$1,420	\$1,342	-5.5%	\$1,947	\$1,870	-4.0%	\$2,325	\$2,293	-1.4%
Del Norte County	\$635	\$621	-2.2%	\$886	\$904	2.0%	\$1,043	\$932	-10.6%
El Dorado County	\$950	\$971	2.2%	\$1,318	\$1,403	6.4%	\$1,554	\$1,639	5.5%
Fresno County	\$603	\$616	2.2%	\$840	\$897	6.8%	\$967	\$952	-1.6%
Glenn County	\$537	\$559	4.1%	\$748	\$727	-2.8%	\$865	\$747	-13.6%
Humboldt County	\$638	\$678	6.3%	\$891	\$972	9.1%	\$1,054	\$1,077	2.2%
Imperial County	\$593	\$636	7.3%	\$826	\$875	5.9%	\$865	\$1,115	28.9%
Inyo County	\$612	\$593	-3.1%	\$803	\$864	7.6%	\$865	\$1,019	17.8%
Kern County	\$595	\$604	1.5%	\$826	\$873	5.7%	\$914	\$1,046	14.4%
Kings County	\$574	\$592	3.1%	\$799	\$863	8.0%	\$940	\$1,040	10.6%
Lake County	\$653	\$664	1.7%	\$821	\$962	17.2%	\$1,070	\$1,071	0.1%
Lassen County	\$549	\$652	18.8%	\$748	\$948	26.7%	\$865	\$977	12.9%
Los Angeles County	\$1,021	\$1,124	10.1%	\$1,378	\$1,510	9.6%	\$1,646	\$1,816	10.3%
Madera County	\$603	\$616	2.2%	\$840	\$897	6.8%	\$967	\$952	-1.6%
Marin County	\$1,775	\$1,539	-13.3%	\$2,435	\$2,055	-15.6%	\$2,577	\$2,172	-15.7%
Mariposa County	\$602	\$690	14.6%	\$789	\$984	24.7%	\$930	\$1,013	8.9%
Mendocino County	\$698	\$729	4.4%	\$971	\$995	2.5%	\$979	\$1,279	30.6%
Merced County	\$630	\$615	-2.4%	\$871	\$877	0.7%	\$1,027	\$1,024	-0.3%

Modoc County	\$537	\$607	13.0%	\$748	\$865	15.6%	\$865	\$890	2.9%
Mono County	\$830	\$872	5.1%	\$1,154	\$1,195	3.6%	\$1,364	\$1,532	12.3%
Monterey County	\$1,014	\$1,035	2.1%	\$1,408	\$1,462	3.8%	\$1,478	\$1,532	3.7%
Napa County	\$1,121	\$1,006	-10.3%	\$1,557	\$1,396	-10.3%	\$1,836	\$1,707	-7.0%
Nevada County	\$778	\$838	7.7%	\$1,081	\$1,210	11.9%	\$1,252	\$1,472	17.6%
Orange County	\$1,220	\$1,317	8.0%	\$1,698	\$1,885	11.0%	\$1,889	\$2,165	14.6%
Placer County	\$950	\$971	2.2%	\$1,318	\$1,403	6.4%	\$1,554	\$1,639	5.5%
Plumas County	\$537	\$665	23.8%	\$748	\$970	29.7%	\$865	\$1,168	35.0%
Riverside County	\$729	\$752	3.2%	\$1,011	\$1,058	4.6%	\$1,193	\$1,234	3.4%
Sacramento County	\$950	\$971	2.2%	\$1,318	\$1,403	6.4%	\$1,554	\$1,639	5.5%
San Benito County	\$864	\$887	2.7%	\$1,205	\$1,257	4.3%	\$1,409	\$1,556	10.4%
San Bernardino County	\$729	\$752	3.2%	\$1,011	\$1,058	4.6%	\$1,193	\$1,234	3.4%
San Diego County	\$1,175	\$1,183	0.7%	\$1,636	\$1,725	5.4%	\$1,928	\$2,080	7.9%
San Francisco County	\$1,775	\$1,539	-13.3%	\$2,435	\$2,055	-15.6%	\$2,577	\$2,172	-15.7%
San Joaquin County	\$757	\$734	-3.0%	\$1,054	\$1,008	-4.4%	\$1,242	\$1,269	2.2%
San Luis Obispo County	\$917	\$893	-2.6%	\$1,276	\$1,301	2.0%	\$1,505	\$1,339	-11.0%
San Mateo County	\$1,775	\$1,539	-13.3%	\$2,435	\$2,055	-15.6%	\$2,577	\$2,172	-15.7%
Santa Barbara County	\$1,015	\$1,004	-1.1%	\$1,412	\$1,322	-6.4%	\$1,595	\$1,509	-5.4%
Santa Clara County	\$1,821	\$1,313	-27.9%	\$2,496	\$1,779	-28.7%	\$2,803	\$1,958	-30.1%
Santa Cruz County	\$1,341	\$1,347	0.4%	\$1,865	\$1,939	4.0%	\$2,185	\$1,998	-8.6%
Shasta County	\$608	\$636	4.6%	\$844	\$928	10.0%	\$994	\$1,118	12.5%
Sierra County	\$563	\$785	39.4%	\$782	\$1,112	42.2%	\$923	\$1,377	49.2%
Siskiyou County	\$537	\$577	7.4%	\$748	\$821	9.8%	\$865	\$846	-2.2%
Solano County	\$1,121	\$1,006	-10.3%	\$1,557	\$1,396	-10.3%	\$1,836	\$1,707	-7.0%
Sonoma County	\$1,163	\$1,154	-0.8%	\$1,617	\$1,638	1.3%	\$1,909	\$1,914	0.3%
Stanislaus County	\$719	\$710	-1.3%	\$1,002	\$1,018	1.6%	\$1,182	\$1,176	-0.5%
Sutter County	\$571	\$587	2.8%	\$796	\$854	7.3%	\$919	\$914	-0.5%
Tehama County	\$537	\$585	8.9%	\$748	\$850	13.6%	\$865	\$1,021	18.0%
Trinity County	\$537	\$588	9.5%	\$748	\$807	7.9%	\$865	\$895	3.5%
Tulare County	\$592	\$605	2.2%	\$826	\$865	4.7%	\$943	\$889	-5.7%
Tuolumne County	\$687	\$720	4.8%	\$956	\$995	4.1%	\$1,127	\$1,025	-9.1%
Ventura County	\$1,142	\$1,382	21.0%	\$1,518	\$2,011	32.5%	\$1,769	\$2,319	31.1%
Yolo County	\$779	\$851	9.2%	\$1,077	\$1,240	15.1%	\$1,274	\$1,319	3.5%
Yuba County	\$571	\$587	2.8%	\$796	\$854	7.3%	\$919	\$914	-0.5%

*HUD recently conducted a Random Digit Dialing survey of rents in this area. However, the results of this survey were not available at the time that final 2005 FMRs were published. Housing agencies in this area have the option of using either 2004 or final 2005 FMRs until HUD publishes revised final FMRs based on the RDD survey.

Counties in yellow have a decrease of at least 9.1% in the FMR for at least one bedroom size shown. Decreases of this size are particularly significant

because housing agencies are allowed to set payment standards (the maximum amount of rent a voucher can cover) between 90% and 110% of FMR. In areas where the FMR decrease is 9.1% or more (that is, where 110% of the 2005 FMR is less than 100% of the 2004 FMR), housing agencies will have to reduce the amount of rent vouchers can cover unless the agency gets special approval from HUD or happens to have a current payment standard below 100% of the FMR.

Note: For background information on Fair Market Rents and discussion of the implications of Fair Market Rent changes for participants in the Housing Voucher Program and other federal housing programs, see www.cbpp.org/10-12-04hous.htm. For data on Fair Market Rents for other bedroom sizes see www.nlihc.org/2005fmrs/index.htm.