

California Community Colleges
2025 Affordable Student Housing Rent Limits by County

California Counties	Area Median Income for Single Occupancy Dwelling	Annual Rent per Income-Qualifying Bed	Compliant Rental Rate, Based on 12 Months
Alameda County	\$111,850	\$ 16,778	\$ 1,398
Alpine County	\$90,650	\$ 13,598	\$ 1,133
Amador County	\$76,950	\$ 11,543	\$ 962
Butte County	\$67,600	\$ 10,140	\$ 845
Calaveras County	\$71,050	\$ 10,658	\$ 888
Colusa County	\$67,500	\$ 10,125	\$ 844
Contra Costa County	\$111,850	\$ 16,778	\$ 1,398
Del Norte County	\$65,750	\$ 9,863	\$ 822
El Dorado County	\$84,550	\$ 12,683	\$ 1,057
Fresno County	\$65,750	\$ 9,863	\$ 822
Glenn County	\$65,750	\$ 9,863	\$ 822
Humboldt County	\$65,750	\$ 9,863	\$ 822
Imperial County	\$65,750	\$ 9,863	\$ 822
Inyo County	\$68,050	\$ 10,208	\$ 851
Kern County	\$65,750	\$ 9,863	\$ 822
Kings County	\$65,750	\$ 9,863	\$ 822
Lake County	\$65,750	\$ 9,863	\$ 822
Lassen County	\$65,750	\$ 9,863	\$ 822
Los Angeles County	\$74,600	\$ 11,190	\$ 933
Madera County	\$65,750	\$ 9,863	\$ 822
Marin County	\$130,600	\$ 19,590	\$ 1,633
Mariposa County	\$65,750	\$ 9,863	\$ 822
Mendocino County	\$65,750	\$ 9,863	\$ 822
Merced County	\$65,750	\$ 9,863	\$ 822
Modoc County	\$65,750	\$ 9,863	\$ 822
Mono County	\$82,950	\$ 12,443	\$ 1,037
Monterey County	\$73,150	\$ 10,973	\$ 914
Napa County	\$102,700	\$ 15,405	\$ 1,284
Nevada County	\$87,200	\$ 13,080	\$ 1,090
Orange County	\$95,600	\$ 14,340	\$ 1,195
Placer County	\$84,550	\$ 12,683	\$ 1,057
Plumas County	\$66,700	\$ 10,005	\$ 834
Riverside County	\$72,750	\$ 10,913	\$ 909
Sacramento County	\$84,550	\$ 12,683	\$ 1,057
San Benito County	\$98,150	\$ 14,723	\$ 1,227
San Bernardino County	\$72,750	\$ 10,913	\$ 909
San Diego County	\$91,550	\$ 13,733	\$ 1,144
San Francisco County	\$130,600	\$ 19,590	\$ 1,633
San Joaquin County	\$73,200	\$ 10,980	\$ 915
San Luis Obispo County	\$87,900	\$ 13,185	\$ 1,099
San Mateo County	\$130,600	\$ 19,590	\$ 1,633
Santa Barbara County	\$83,350	\$ 12,503	\$ 1,042
Santa Clara County	\$136,650	\$ 20,498	\$ 1,708
Santa Cruz County	\$92,950	\$ 13,943	\$ 1,162
Shasta County	\$71,250	\$ 10,688	\$ 891
Sierra County	\$65,750	\$ 9,863	\$ 822
Siskiyou County	\$65,750	\$ 9,863	\$ 822
Solano County	\$87,200	\$ 13,080	\$ 1,090
Sonoma County	\$92,400	\$ 13,860	\$ 1,155
Stanislaus County	\$68,950	\$ 10,343	\$ 862
Sutter County	\$69,250	\$ 10,388	\$ 866
Tehama County	\$65,750	\$ 9,863	\$ 822
Trinity County	\$65,750	\$ 9,863	\$ 822
Tulare County	\$65,750	\$ 9,863	\$ 822
Tuolumne County	\$71,100	\$ 10,665	\$ 889
Ventura County	\$91,900	\$ 13,785	\$ 1,149
Yolo County	\$95,150	\$ 14,273	\$ 1,189
Yuba County	\$69,250	\$ 10,388	\$ 866

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Affordable Student Housing Rent Limits Methodology

Purpose

The Affordable Student Housing Program provides affordable, low-cost housing options for students enrolled in California public postsecondary education. The program prioritizes income-qualifying students and supports access to higher education by reducing students' housing costs, as provided in California Education Code § 17201(a)-(b)(3).

Source for Rent-Setting

The Chancellor's Office updates the county reference amounts using the California Department of Housing and Community Development's current State Income Limits. The amount listed for each county is the Median Income figure for a 1-person household. Current and prior State Income Limits are available on the Department of Housing and Community Development' website:

<https://www.hcd.ca.gov/funding/income-limits/state-federal-income-limits/state>

Rent-Setting Methodology

For affordable beds designated for low-income students, the annual rent limit is calculated at 30 percent of 50 percent of the applicable county area median income for a single-room occupancy unit. The annual amount is divided by 12 to determine the monthly rent limit. Annual rent increases may not exceed the lesser of the updated area median income calculation or the percentage change in the California Consumer Price Index for All Urban Consumers. The affordability requirement applies for the life of the facility, as provided in California Education Code § 17201(f)(2)(A)–(C).

Questions

Contact the Student Housing Unit at studenthousing@cccco.edu