

**California Community Colleges
2026 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	\$113,950	\$ 17,093	\$ 1,424
Alpine County	\$90,650	\$ 13,598	\$ 1,133
Amador County	\$77,350	\$ 11,603	\$ 967
Butte County	\$67,950	\$ 10,193	\$ 849
Calaveras County	\$71,800	\$ 10,770	\$ 898
Colusa County	\$67,950	\$ 10,193	\$ 849
Contra Costa County	\$113,950	\$ 17,093	\$ 1,424
Del Norte County	\$67,950	\$ 10,193	\$ 849
El Dorado County	\$86,800	\$ 13,020	\$ 1,085
Fresno County	\$67,950	\$ 10,193	\$ 849
Glenn County	\$67,950	\$ 10,193	\$ 849
Humboldt County	\$67,950	\$ 10,193	\$ 849
Imperial County	\$67,950	\$ 10,193	\$ 849
Inyo County	\$68,050	\$ 10,208	\$ 851
Kern County	\$67,950	\$ 10,193	\$ 849
Kings County	\$67,950	\$ 10,193	\$ 849
Lake County	\$67,950	\$ 10,193	\$ 849
Lassen County	\$67,950	\$ 10,193	\$ 849
Los Angeles County	\$75,650	\$ 11,348	\$ 946
Madera County	\$67,950	\$ 10,193	\$ 849
Marin County	\$140,550	\$ 21,083	\$ 1,757
Mariposa County	\$67,950	\$ 10,193	\$ 849
Mendocino County	\$69,350	\$ 10,403	\$ 867
Merced County	\$67,950	\$ 10,193	\$ 849
Modoc County	\$67,950	\$ 10,193	\$ 849
Mono County	\$84,300	\$ 12,645	\$ 1,054
Monterey County	\$77,350	\$ 11,603	\$ 967
Napa County	\$115,800	\$ 17,370	\$ 1,448
Nevada County	\$98,300	\$ 14,745	\$ 1,229
Orange County	\$97,000	\$ 14,550	\$ 1,213
Placer County	\$86,800	\$ 13,020	\$ 1,085
Plumas County	\$67,950	\$ 10,193	\$ 849
Riverside County	\$74,550	\$ 11,183	\$ 932
Sacramento County	\$86,800	\$ 13,020	\$ 1,085
San Benito County	\$98,150	\$ 14,723	\$ 1,227
San Bernardino County	\$74,550	\$ 11,183	\$ 932
San Diego County	\$91,650	\$ 13,748	\$ 1,146
San Francisco County	\$140,550	\$ 21,083	\$ 1,757
San Joaquin County	\$75,650	\$ 11,348	\$ 946
San Luis Obispo County	\$90,700	\$ 13,605	\$ 1,134
San Mateo County	\$140,550	\$ 21,083	\$ 1,757
Santa Barbara County	\$83,350	\$ 12,503	\$ 1,042
Santa Clara County	\$143,850	\$ 21,578	\$ 1,798
Santa Cruz County	\$96,050	\$ 14,408	\$ 1,201
Shasta County	\$71,250	\$ 10,688	\$ 891
Sierra County	\$67,950	\$ 10,193	\$ 849
Siskiyou County	\$67,950	\$ 10,193	\$ 849
Solano County	\$87,200	\$ 13,080	\$ 1,090
Sonoma County	\$93,400	\$ 14,010	\$ 1,168
Stanislaus County	\$68,950	\$ 10,343	\$ 862
Sutter County	\$71,350	\$ 10,703	\$ 892
Tehama County	\$67,950	\$ 10,193	\$ 849
Trinity County	\$67,950	\$ 10,193	\$ 849
Tulare County	\$67,950	\$ 10,193	\$ 849
Tuolumne County	\$71,550	\$ 10,733	\$ 894
Ventura County	\$94,900	\$ 14,235	\$ 1,186
Yolo County	\$95,150	\$ 14,273	\$ 1,189
Yuba County	\$71,350	\$ 10,703	\$ 892

California Community Colleges

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