

EXHIBIT F(B)

U.S. DEPARTMENT OF HUD
STATE: CALIFORNIA

----- 2019 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Bakersfield, CA MSA							
LOW HOME RENT LIMIT	567	608	730	842	940	1037	1134
HIGH HOME RENT LIMIT	700	711	926	1065	1169	1271	1373
For Information Only:							
FAIR MARKET RENT	700	711	926	1334	1587	1825	2063
50% RENT LIMIT	567	608	730	842	940	1037	1134
65% RENT LIMIT	720	773	929	1065	1169	1271	1373
Chico, CA MSA							
LOW HOME RENT LIMIT	582	623	748	865	965	1064	1163
HIGH HOME RENT LIMIT	738	791	952	1091	1198	1302	1408
For Information Only:							
FAIR MARKET RENT	808	894	1144	1654	1921	2209	2497
50% RENT LIMIT	582	623	748	865	965	1064	1163
65% RENT LIMIT	738	791	952	1091	1198	1302	1408
El Centro, CA MSA							
LOW HOME RENT LIMIT	567	608	730	842	940	1037	1134
HIGH HOME RENT LIMIT	612	733	929	1065	1169	1271	1373
For Information Only:							
FAIR MARKET RENT	612	733	953	1247	1657	1906	2154
50% RENT LIMIT	567	608	730	842	940	1037	1134
65% RENT LIMIT	720	773	929	1065	1169	1271	1373
Fresno, CA MSA							
LOW HOME RENT LIMIT	567	608	730	842	940	1037	1134
HIGH HOME RENT LIMIT	668	769	929	1065	1169	1271	1373
For Information Only:							
FAIR MARKET RENT	668	769	956	1364	1584	1822	2059
50% RENT LIMIT	567	608	730	842	940	1037	1134
65% RENT LIMIT	720	773	929	1065	1169	1271	1373
Hanford-Corcoran, CA MSA							
LOW HOME RENT LIMIT	567	608	730	842	940	1037	1134
HIGH HOME RENT LIMIT	720	773	929	1065	1169	1271	1373
For Information Only:							
FAIR MARKET RENT	778	811	987	1427	1559	1793	2027
50% RENT LIMIT	567	608	730	842	940	1037	1134
65% RENT LIMIT	720	773	929	1065	1169	1271	1373
Los Angeles-Long Beach-Glendale, CA HUD Met							
LOW HOME RENT LIMIT	913	979	1175	1357	1515	1671	1827
HIGH HOME RENT LIMIT	1158	1253	1506	1730	1911	2090	2269
For Information Only:							
FAIR MARKET RENT	1158	1384	1791	2401	2641	3037	3433
50% RENT LIMIT	913	979	1175	1357	1515	1671	1827
65% RENT LIMIT	1168	1253	1506	1730	1911	2090	2269

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	1038	1113	1336	1543	1721	1899	2077
HIGH HOME RENT LIMIT	1331	1428	1714	1972	2180	2387	2594
For Information Only:							
FAIR MARKET RENT	1415	1632	2037	2862	3304	3800	4295
50% RENT LIMIT	1038	1113	1336	1543	1721	1899	2077
65% RENT LIMIT	1331	1428	1714	1972	2180	2387	2594
Madera, CA MSA							
LOW HOME RENT LIMIT	567	608	730	842	940	1037	1134
HIGH HOME RENT LIMIT	720	771	929	1065	1169	1271	1373
For Information Only:							
FAIR MARKET RENT	766	771	1020	1450	1609	1850	2092
50% RENT LIMIT	567	608	730	842	940	1037	1134
65% RENT LIMIT	720	773	929	1065	1169	1271	1373
Merced, CA MSA							
LOW HOME RENT LIMIT	567	608	730	842	940	1037	1134
HIGH HOME RENT LIMIT	579	680	839	1065	1169	1271	1373
For Information Only:							
FAIR MARKET RENT	579	680	839	1213	1465	1685	1905
50% RENT LIMIT	567	608	730	842	940	1037	1134
65% RENT LIMIT	720	773	929	1065	1169	1271	1373
Modesto, CA MSA							
LOW HOME RENT LIMIT	567	608	730	842	940	1037	1134
HIGH HOME RENT LIMIT	722	791	952	1091	1198	1302	1408
For Information Only:							
FAIR MARKET RENT	722	803	1016	1451	1715	1972	2230
50% RENT LIMIT	567	608	730	842	940	1037	1134
65% RENT LIMIT	738	791	952	1091	1198	1302	1408
Napa, CA MSA							
LOW HOME RENT LIMIT	878	941	1130	1305	1456	1606	1757
HIGH HOME RENT LIMIT	1095	1204	1447	1663	1835	2007	2178
For Information Only:							
FAIR MARKET RENT	1095	1289	1705	2465	2685	3088	3491
50% RENT LIMIT	878	941	1130	1305	1456	1606	1757
65% RENT LIMIT	1123	1204	1447	1663	1835	2007	2178
Oxnard-Thousand Oaks-Ventura, CA MSA							
LOW HOME RENT LIMIT	916	981	1177	1360	1517	1674	1830
HIGH HOME RENT LIMIT	1153	1266	1521	1749	1931	2112	2293
For Information Only:							
FAIR MARKET RENT	1153	1362	1795	2518	3019	3472	3925
50% RENT LIMIT	916	981	1177	1360	1517	1674	1830
65% RENT LIMIT	1180	1266	1521	1749	1931	2112	2293

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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----- 2019 HOME PROGRAM RENTS -----

	PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Redding, CA MSA	LOW HOME RENT LIMIT	567	608	730	842	940	1037	1134
	HIGH HOME RENT LIMIT	659	758	931	1066	1170	1272	1375
	For Information Only:							
	FAIR MARKET RENT	659	758	980	1417	1721	1979	2237
	50% RENT LIMIT	567	608	730	842	940	1037	1134
	65% RENT LIMIT	721	774	931	1066	1170	1272	1375
Riverside-San Bernardino-Ontario, CA MSA	LOW HOME RENT LIMIT	628	673	808	933	1041	1149	1256
	HIGH HOME RENT LIMIT	800	859	1033	1184	1301	1417	1534
	For Information Only:							
	FAIR MARKET RENT	826	986	1232	1717	2132	2452	2772
	50% RENT LIMIT	628	673	808	933	1041	1149	1256
	65% RENT LIMIT	800	859	1033	1184	1301	1417	1534
Sacramento--Roseville--Arden-Arcade, CA HUD	LOW HOME RENT LIMIT	732	784	941	1086	1212	1338	1463
	HIGH HOME RENT LIMIT	853	968	1202	1379	1519	1657	1796
	For Information Only:							
	FAIR MARKET RENT	853	968	1220	1764	2143	2464	2786
	50% RENT LIMIT	732	784	941	1086	1212	1338	1463
	65% RENT LIMIT	931	999	1202	1379	1519	1657	1796
Yolo, CA HUD Metro FMR Area	LOW HOME RENT LIMIT	770	825	990	1143	1275	1406	1538
	HIGH HOME RENT LIMIT	953	1015	1264	1452	1600	1747	1894
	For Information Only:							
	FAIR MARKET RENT	953	1015	1342	1935	2357	2711	3064
	50% RENT LIMIT	770	825	990	1143	1275	1406	1538
	65% RENT LIMIT	981	1053	1264	1452	1600	1747	1894
Salinas, CA MSA	LOW HOME RENT LIMIT	786	842	1011	1167	1302	1437	1571
	HIGH HOME RENT LIMIT	1001	1074	1292	1484	1635	1786	1936
	For Information Only:							
	FAIR MARKET RENT	1089	1240	1540	2219	2378	2735	3091
	50% RENT LIMIT	786	842	1011	1167	1302	1437	1571
	65% RENT LIMIT	1001	1074	1292	1484	1635	1786	1936
San Diego-Carlsbad, CA MSA	LOW HOME RENT LIMIT	936	1003	1203	1391	1552	1712	1872
	HIGH HOME RENT LIMIT	1198	1284	1543	1775	1960	2144	2328
	For Information Only:							
	FAIR MARKET RENT	1422	1590	2068	2962	3632	4177	4722
	50% RENT LIMIT	936	1003	1203	1391	1552	1712	1872
	65% RENT LIMIT	1198	1284	1543	1775	1960	2144	2328

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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	1085	1162	1395	1611	1797	1983	2168
HIGH HOME RENT LIMIT	1390	1491	1791	2060	2279	2496	2713
For Information Only:							
FAIR MARKET RENT	1409	1706	2126	2925	3587	4125	4663
50% RENT LIMIT	1085	1162	1395	1611	1797	1983	2168
65% RENT LIMIT	1390	1491	1791	2060	2279	2496	2713
San Francisco, CA HUD Metro FMR Area							
LOW HOME RENT LIMIT	1411	1511	1813	2095	2337	2579	2821
HIGH HOME RENT LIMIT	1818	1949	2341	2695	2986	3277	3567
For Information Only:							
FAIR MARKET RENT	2069	2561	3170	4153	4392	5051	5710
50% RENT LIMIT	1411	1511	1813	2095	2337	2579	2821
65% RENT LIMIT	1818	1949	2341	2695	2986	3277	3567
San Jose-Sunnyvale-Santa Clara, CA HUD Metr							
LOW HOME RENT LIMIT	1281	1372	1646	1902	2122	2341	2560
HIGH HOME RENT LIMIT	1611	1728	2074	2389	2645	2900	3154
For Information Only:							
FAIR MARKET RENT	1952	2316	2839	3829	4394	5053	5712
50% RENT LIMIT	1281	1372	1646	1902	2122	2341	2560
65% RENT LIMIT	1611	1728	2074	2389	2645	2900	3154
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	1314	1323	1750	2530	3074	3535	3996
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	787	843	1012	1168	1303	1438	1573
HIGH HOME RENT LIMIT	1004	1077	1294	1486	1639	1789	1940
For Information Only:							
FAIR MARKET RENT	1059	1196	1542	2230	2708	3114	3520
50% RENT LIMIT	787	843	1012	1168	1303	1438	1573
65% RENT LIMIT	1004	1077	1294	1486	1639	1789	1940
Santa Cruz-Watsonville, CA MSA							
LOW HOME RENT LIMIT	1073	1150	1381	1595	1780	1963	2147
HIGH HOME RENT LIMIT	1414	1516	1822	2096	2319	2540	2761
For Information Only:							
FAIR MARKET RENT	1567	1844	2439	3241	3701	4256	4811
50% RENT LIMIT	1073	1150	1381	1595	1780	1963	2147
65% RENT LIMIT	1414	1516	1822	2096	2319	2540	2761

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PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Santa Maria-Santa Barbara, CA MSA							
LOW HOME RENT LIMIT	966	1035	1241	1434	1600	1765	1930
HIGH HOME RENT LIMIT	1235	1325	1592	1830	2023	2213	2404
For Information Only:							
FAIR MARKET RENT	1403	1667	1951	2625	3040	3496	3952
50% RENT LIMIT	966	1035	1241	1434	1600	1765	1930
65% RENT LIMIT	1235	1325	1592	1830	2023	2213	2404
Santa Rosa, CA MSA							
LOW HOME RENT LIMIT	945	1012	1215	1404	1566	1728	1890
HIGH HOME RENT LIMIT	1209	1297	1558	1792	1979	2165	2351
For Information Only:							
FAIR MARKET RENT	1254	1447	1887	2728	3298	3793	4287
50% RENT LIMIT	945	1012	1215	1404	1566	1728	1890
65% RENT LIMIT	1209	1297	1558	1792	1979	2165	2351
Stockton-Lodi, CA MSA							
LOW HOME RENT LIMIT	612	656	787	910	1015	1120	1225
HIGH HOME RENT LIMIT	702	826	1002	1149	1263	1375	1487
For Information Only:							
FAIR MARKET RENT	702	826	1092	1579	1918	2206	2493
50% RENT LIMIT	612	656	787	910	1015	1120	1225
65% RENT LIMIT	776	833	1002	1149	1263	1375	1487
Vallejo-Fairfield, CA MSA							
LOW HOME RENT LIMIT	750	803	965	1114	1243	1371	1499
HIGH HOME RENT LIMIT	955	1025	1232	1415	1559	1701	1844
For Information Only:							
FAIR MARKET RENT	983	1184	1443	2086	2531	2911	3290
50% RENT LIMIT	750	803	965	1114	1243	1371	1499
65% RENT LIMIT	955	1025	1232	1415	1559	1701	1844
Visalia-Porterville, CA MSA							
LOW HOME RENT LIMIT	567	608	730	842	940	1037	1134
HIGH HOME RENT LIMIT	695	699	925	1065	1169	1271	1373
For Information Only:							
FAIR MARKET RENT	695	699	925	1291	1525	1754	1983
50% RENT LIMIT	567	608	730	842	940	1037	1134
65% RENT LIMIT	720	773	929	1065	1169	1271	1373
Yuba City, CA MSA							
LOW HOME RENT LIMIT	567	608	730	842	940	1037	1134
HIGH HOME RENT LIMIT	670	674	878	1065	1169	1271	1373
For Information Only:							
FAIR MARKET RENT	670	674	878	1269	1542	1773	2005
50% RENT LIMIT	567	608	730	842	940	1037	1134
65% RENT LIMIT	720	773	929	1065	1169	1271	1373

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----- 2019 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Alpine County, CA							
LOW HOME RENT LIMIT	657	734	965	1123	1253	1383	1512
HIGH HOME RENT LIMIT	657	734	965	1378	1551	1717	1861
For Information Only:							
FAIR MARKET RENT	657	734	965	1378	1551	1784	2016
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	645	690	828	956	1067	1178	1288
HIGH HOME RENT LIMIT	814	819	1084	1282	1410	1537	1665
For Information Only:							
FAIR MARKET RENT	814	819	1084	1567	1789	2057	2326
50% RENT LIMIT	645	690	828	956	1067	1178	1288
65% RENT LIMIT	866	929	1117	1282	1410	1537	1665
Calaveras County, CA							
LOW HOME RENT LIMIT	633	706	847	979	1092	1205	1317
HIGH HOME RENT LIMIT	633	799	930	1240	1364	1487	1609
For Information Only:							
FAIR MARKET RENT	633	799	930	1345	1634	1879	2124
50% RENT LIMIT	660	706	847	979	1092	1205	1317
65% RENT LIMIT	838	899	1081	1240	1364	1487	1609
Colusa County, CA							
LOW HOME RENT LIMIT	567	608	730	842	940	1037	1134
HIGH HOME RENT LIMIT	608	736	893	1061	1164	1266	1368
For Information Only:							
FAIR MARKET RENT	608	736	893	1291	1569	1804	2040
50% RENT LIMIT	567	608	730	842	940	1037	1134
65% RENT LIMIT	718	770	926	1061	1164	1266	1368
Del Norte County, CA							
LOW HOME RENT LIMIT	567	608	730	842	940	1037	1134
HIGH HOME RENT LIMIT	643	749	929	1065	1169	1271	1373
For Information Only:							
FAIR MARKET RENT	643	749	945	1312	1516	1743	1971
50% RENT LIMIT	567	608	730	842	940	1037	1134
65% RENT LIMIT	720	773	929	1065	1169	1271	1373
Glenn County, CA							
LOW HOME RENT LIMIT	567	608	730	842	940	1037	1134
HIGH HOME RENT LIMIT	569	632	836	1047	1130	1271	1373
For Information Only:							
FAIR MARKET RENT	569	632	836	1047	1130	1300	1469
50% RENT LIMIT	567	608	730	842	940	1037	1134
65% RENT LIMIT	720	773	929	1065	1169	1271	1373

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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	567	608	730	842	940	1037	1134
	HIGH HOME RENT LIMIT	665	765	926	1061	1164	1266	1368
	For Information Only:							
	FAIR MARKET RENT	665	765	998	1443	1660	1909	2158
	50% RENT LIMIT	567	608	730	842	940	1037	1134
	65% RENT LIMIT	718	770	926	1061	1164	1266	1368
Inyo County, CA	LOW HOME RENT LIMIT	636	681	818	945	1055	1163	1272
	HIGH HOME RENT LIMIT	772	776	929	1251	1256	1444	1633
	For Information Only:							
	FAIR MARKET RENT	772	776	929	1251	1256	1444	1633
	50% RENT LIMIT	636	681	818	945	1055	1163	1272
	65% RENT LIMIT	853	915	1101	1262	1389	1514	1639
Lake County, CA	LOW HOME RENT LIMIT	567	608	730	842	940	1037	1134
	HIGH HOME RENT LIMIT	617	735	929	1065	1169	1271	1373
	For Information Only:							
	FAIR MARKET RENT	617	735	960	1388	1517	1745	1972
	50% RENT LIMIT	567	608	730	842	940	1037	1134
	65% RENT LIMIT	720	773	929	1065	1169	1271	1373
Lassen County, CA	LOW HOME RENT LIMIT	577	641	781	902	1007	1111	1214
	HIGH HOME RENT LIMIT	577	641	848	1203	1323	1441	1558
	For Information Only:							
	FAIR MARKET RENT	577	641	848	1226	1356	1559	1763
	50% RENT LIMIT	607	651	781	902	1007	1111	1214
	65% RENT LIMIT	813	872	1048	1203	1323	1441	1558
Mariposa County, CA	LOW HOME RENT LIMIT	573	614	737	851	950	1048	1146
	HIGH HOME RENT LIMIT	662	736	973	1183	1300	1416	1532
	For Information Only:							
	FAIR MARKET RENT	662	736	973	1337	1709	1965	2222
	50% RENT LIMIT	573	614	737	851	950	1048	1146
	65% RENT LIMIT	800	858	1032	1183	1300	1416	1532
Mendocino County, CA	LOW HOME RENT LIMIT	567	608	730	842	940	1037	1134
	HIGH HOME RENT LIMIT	721	774	931	1066	1170	1272	1375
	For Information Only:							
	FAIR MARKET RENT	742	815	1078	1527	1735	1995	2256
	50% RENT LIMIT	567	608	730	842	940	1037	1134
	65% RENT LIMIT	721	774	931	1066	1170	1272	1375

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Modoc County, CA	LOW HOME RENT LIMIT	476	529	700	842	940	1037	1134
	HIGH HOME RENT LIMIT	476	529	700	1012	1125	1271	1373
	For Information Only:							
	FAIR MARKET RENT	476	529	700	1012	1125	1294	1463
	50% RENT LIMIT	567	608	730	842	940	1037	1134
	65% RENT LIMIT	720	773	929	1065	1169	1271	1373
Mono County, CA	LOW HOME RENT LIMIT	711	761	913	1055	1177	1299	1421
	HIGH HOME RENT LIMIT	803	945	1237	1420	1564	1707	1851
	For Information Only:							
	FAIR MARKET RENT	803	945	1250	1606	2009	2310	2612
	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	697	747	897	1036	1156	1276	1394
	HIGH HOME RENT LIMIT	778	916	1154	1325	1459	1591	1723
	For Information Only:							
	FAIR MARKET RENT	778	916	1211	1751	1978	2275	2571
	50% RENT LIMIT	697	747	897	1036	1156	1276	1394
	65% RENT LIMIT	895	960	1154	1325	1459	1591	1723
Plumas County, CA	LOW HOME RENT LIMIT	610	653	783	905	1010	1114	1218
	HIGH HOME RENT LIMIT	612	744	899	1143	1255	1367	1478
	For Information Only:							
	FAIR MARKET RENT	612	744	899	1181	1327	1526	1725
	50% RENT LIMIT	610	653	783	905	1010	1114	1218
	65% RENT LIMIT	773	829	997	1143	1255	1367	1478
Sierra County, CA	LOW HOME RENT LIMIT	660	707	848	980	1093	1206	1319
	HIGH HOME RENT LIMIT	838	899	1081	1240	1364	1487	1609
	For Information Only:							
	FAIR MARKET RENT	881	984	1294	1848	2079	2391	2703
	50% RENT LIMIT	660	707	848	980	1093	1206	1319
	65% RENT LIMIT	838	899	1081	1240	1364	1487	1609
Siskiyou County, CA	LOW HOME RENT LIMIT	540	608	730	842	940	1037	1134
	HIGH HOME RENT LIMIT	540	635	840	1065	1169	1271	1373
	For Information Only:							
	FAIR MARKET RENT	540	635	840	1156	1349	1551	1754
	50% RENT LIMIT	567	608	730	842	940	1037	1134
	65% RENT LIMIT	720	773	929	1065	1169	1271	1373

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

EXHIBIT F(B)

U.S. DEPARTMENT OF HUD
STATE: CALIFORNIA

----- 2019 HOME PROGRAM RENTS -----

	PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Tehama County, CA	LOW HOME RENT LIMIT	567	608	730	842	940	1037	1134
	HIGH HOME RENT LIMIT	599	633	837	1065	1151	1271	1373
	For Information Only:							
	FAIR MARKET RENT	599	633	837	1142	1151	1324	1496
	50% RENT LIMIT	567	608	730	842	940	1037	1134
	65% RENT LIMIT	720	773	929	1065	1169	1271	1373
Trinity County, CA	LOW HOME RENT LIMIT	567	608	730	842	940	1037	1134
	HIGH HOME RENT LIMIT	575	639	845	1070	1174	1277	1380
	For Information Only:							
	FAIR MARKET RENT	575	639	845	1222	1358	1562	1765
	50% RENT LIMIT	567	608	730	842	940	1037	1134
	65% RENT LIMIT	724	777	934	1070	1174	1277	1380
Tuolumne County, CA	LOW HOME RENT LIMIT	581	623	747	863	963	1063	1162
	HIGH HOME RENT LIMIT	660	794	956	1095	1201	1307	1413
	For Information Only:							
	FAIR MARKET RENT	660	797	992	1365	1616	1858	2101
	50% RENT LIMIT	581	623	747	863	963	1063	1162
	65% RENT LIMIT	740	794	956	1095	1201	1307	1413