UNIVERSITY OF CALIFORNIA

TYPICAL HOUSING COSTS NEAR UC CAMPUSES

The **Total Cost of Attendance (TCOA)** at the University of California includes tuition, fees, and expenses for housing, food, educational materials, and transportation. For undergraduates, the UC Office of the President develops the cost of attendance based in part on results of its University-wide Cost of Attendance Survey. [1] The estimated costs for three living categories (on-campus, off-campus, living with parents) at each UC undergraduate campus is listed here.The estimate for other cost-of-living categories at the University of California can be found here. For graduate students, each campus and program may establish the cost of attendance, although data are collected systemwide for their use here; visit the websites of each graduate program for additional information.

Posted below are typical housing rates near campuses derived from the U.S. Department of **Housing and Urban Development** (HUD).[2] Table 1 displays the monthly rent for one-and two-bedroom apartments, and Table 2 lists the cost of one-person bedrooms in private houses near UC campuses.

Table 1: HUD Monthly Rent for Off-campus 1-bedroom and 2-bedroom Apartments near UC Campuses

HUD Description	Berkeley	Davis	Irvine	Los Angeles	Merced	Riverside	San Diego	San Francisco	Santa Barbara	Santa Cruz
HUD 1 BDRM	$2,452	$1,906	$3,090	$2,740	$1,258	$1,911	$2,645	$2,892	$2,971	$3,537
HUD 2 BDRM	$2,994	$2,484	$3,641	$3,417	$1,560	$2,368	$3,225	$3,481	$3,383	$4,536

Table 2: HUD Per Person Monthly Rent by Housing Type near UC Campuses

HUD Description	Berkeley	Davis	Irvine	Los Angeles	Merced	Riverside	San Diego	San Francisco	Santa Barbara	Santa Cruz
HUD 2 BDRM OWN ROOM	$1,497	$1,242	$1,820	$1,709	$780	$1,184	$1,613	$1,740	$1,692	$2,268
HUD 3 BDRM OWN ROOM	$1,276	$1,147	$1,647	$1,444	$715	$1,045	$1,433	$1,469	$1,471	$1,923
HUD 4 BDRM OWN ROOM	$1,135	$938	$1,475	$1,206	$650	$946	$1,301	$1,153	$1,258	$1,520

It is important to note that while these are typical cost of attendance figures, they can vary by students. The following need to be considered regarding the cost of attending the University.[3]

- All cost estimates reflect estimated costs for a typical student, but actual costs can vary considerably for individual students.
- The University strongly encourages prospective students and their families to consider how their own costs might differ from those given in the estimates, including by seeking out cost of attendance estimates from other sources and by considering whether they will face other costs that are not listed in the estimate categories or how their veteran status might affect costs.

[1] The University derives student budgets from known institutional charges (e.g., tuition and on-campus room-and-board charges) and results from the University-wide Cost of Attendance Survey (COAS). The COAS provides comprehensive data on UC students' non-fee expenses as well as a standardized basis for calculating student budgets at each campus that reflects local economic conditions and student spending patterns. The 2025-26 student budgets utilized data from the 2023 administration of the COAS.

[2] University of California Office of the President used the U.S. Department of Housing and Urban Development (HUD) 2026 Small Area Fair Market Rent and calculated the average for zip codes within a 5-mile radius of each campus location. Source: HUD Housing Data.

[3] Based on the requirement and language of California Senate Bill-467 Postsecondary Education: cost-of-living categories SB467.