

# U.S. Department of Housing and Urban Development

## Income and Rent Limits for Clark County, WA

Please check our website ([www.clark.wa.gov/community-services/cdbg-and-home-documents](http://www.clark.wa.gov/community-services/cdbg-and-home-documents)) regularly as these limits update on different timelines.

### 2023 Income Limits for Document Recording Fee, CHG, and CDBG Programs

Median Income	Household Size	1	2	3	4	5	6	7	8
\$114,400	<b>80% of Median</b> Moderate Income	\$63,150	\$72,200	\$81,200	\$90,200	\$97,450	\$104,650	\$111,850	\$119,100
	<b>60% of Median</b> Low Income	\$47,400	\$54,180	\$60,960	\$67,680	\$73,140	\$78,540	\$83,940	\$89,340
	<b>50% of Median</b> Very Low Income	\$39,500	\$45,150	\$50,800	\$56,400	\$60,950	\$65,450	\$69,950	\$74,450
	<b>30% of Median</b> Extremely Low	\$23,700	\$27,100	\$30,500	\$33,850	\$36,600	\$40,280	\$45,420	\$50,560

**Effective: May 15, 2023**

Source: U.S. Department of Housing and Urban Development [www.huduser.gov/portal/datasets/il.html](http://www.huduser.gov/portal/datasets/il.html)

- Low income (60%) limits are calculated by multiplying Very Low-income limits by 1.2 per HUD guidance.
- For households larger than 8 (except at 60% AMI), multiply the 4-person household by an additional 8% per member, then round up to the nearest \$50 (if needed).

### 2023 Fair Market Rent (FMR)

Unit Size	Number of Bedrooms						
	Studio	1	2	3	4	5	6
150% Fair Market Rent	\$2,250	\$2,415	\$2,758	\$3,861	\$4,492	\$5,166	\$5,839
130% Fair Market Rent	\$1,950	\$2,093	\$2,390	\$3,346	\$3,893	\$4,477	\$5,060
110% Fair Market Rent (TBRA rent cannot exceed)	\$1,650	\$1,771	\$2,022	\$2,831	\$3,294	\$3,788	\$4,282
Fair Market Rent	\$1,500	\$1,610	\$1,839	\$2,574	\$2,995	\$3,444	\$3,893
90% of Fair Market Rent (TBRA rent cannot be less)	\$1,350	\$1,449	\$1,655	\$2,316	\$2,695	\$3,099	\$3,503

**Effective October 1, 2022**

Source: U.S. Department of Housing and Urban Development [www.huduser.org/portal/datasets/fmr.html](http://www.huduser.org/portal/datasets/fmr.html)

- FMR is gross rent including utilities based on Vancouver Housing Authority's utility allowance, accessed: <https://vhausa.org/landlords/housing-choice-voucher-utility-allowances>
- Refer to your program contract to determine the level of FMR that is allowed for each program.
- For group homes, the maximum rent charged is limited to the total bedrooms in the home divided among the tenants.

## 2022 HOME Income Limits

Use for HOME TBRA Programs and HOME rental projects

Income Limit Category	1	2	3	4	5	6	7	8
<b>60% of Median</b>	\$44,760	\$51,120	\$57,540	\$63,900	\$69,060	\$74,160	\$79,260	\$84,360
<b>30% of Median</b>	\$22,400	\$25,600	\$28,800	\$31,950	\$34,550	\$37,100	\$39,650	\$42,200

**Effective: June 15, 2022**

Source: U.S. Department of Housing and Urban Development

[www.hudexchange.info/programs/home/home-income-limits/](http://www.hudexchange.info/programs/home/home-income-limits/)

**Note for HOME Income Limits:**

- Use the Online CPD Income Eligibility Calculator to determine and document income eligibility for HOME-funded programs: [www.hudexchange.info/incomecalculator/](http://www.hudexchange.info/incomecalculator/)

## 2022 HUD HOME Program Rent Limits for Clark County

Use for HOME Projects (not TBRA Programs)

Unit Size	Studio	1	2	3	4	5	6
High HOME Rent	\$1,193	\$1,279	\$1,537	\$1,767	\$1,951	\$2,135	\$2,318
Low HOME Rent	\$932	\$998	\$1,198	\$1,385	\$1,545	\$1,704	\$1,863

**Effective: June 15, 2022**

Source: U.S. Department of Housing and Urban Development

[www.hudexchange.info/programs/home/home-rent-limits/](http://www.hudexchange.info/programs/home/home-rent-limits/)

**Note for HOME Project Rents:**

- For projects with one to four HOME-assisted units, rent limit is the *lesser* of the Fair Market Rent or High HOME Rent.
- For projects with five or more HOME-assisted units: 20% of the assisted units' rents cannot exceed the Low HOME rent, and 80% cannot exceed the lesser of the Fair Market Rent or High HOME Rent.
- Check your Clark County Deed of Trust or contact Clark County staff with questions.