

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) regularly as these limits update on different timelines.

2020 Income Limits for Document Recording Fee, CHG, and CDBG Programs

Median Income	Household Size	1	2	3	4	5	6	7	8
\$92,100	80% of Median Moderate Income	\$51,600	\$59,000	\$66,350	\$73,700	\$79,600	\$85,500	\$91,400	\$97,300
	60% of Median Low Income	\$38,750	\$44,250	\$49,800	\$55,300	\$59,750	\$64,150	\$68,600	\$73,000
	50% of Median Very Low Income	\$32,250	\$36,850	\$41,450	\$46,050	\$49,750	\$53,450	\$57,150	\$60,800
	30% of Median Extremely Low Income	\$19,400	\$22,150	\$24,900	\$27,650	\$30,680	\$35,160	\$39,640	\$44,120

Effective: April 1, 2020

Source: U.S. Department of Housing and Urban Development www.huduser.gov/portal/datasets/il.html

2020 Fair Market Rents

Unit Size	Number of Bedrooms						
	Studio	1	2	3	4	5	6
130% Fair Market Rent	\$1,550	\$1,676	\$1,944	\$2,804	\$3,413	\$3,925	\$4,437
Fair Market Rent	\$1,192	\$1,289	\$1,495	\$2,157	\$2,625	\$3,019	\$3,413
80% of Fair Market Rent (Rent cannot be less than)	\$954	\$1,031	\$1,196	\$1,726	\$2,100	\$2,415	\$2,730

Effective: October 1, 2019

Source: U.S. Department of Housing and Urban Development www.huduser.org/portal/datasets/fmr.html

- Fair Market Rent (FMR) is the gross rent and includes utilities based on the Vancouver Housing Authority's utility allowance.
- 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. E.g., a 4-bedroom group home would be $\$2,625/4 = \656 per tenant per month.
- Limited FMR waivers may be available on a case-by-case basis. Request exceptions from County program contact, if necessary.

2020 HOME Income Limits

Use for HOME TBRA Programs and HOME rental projects

Income Limit Category	1	2	3	4	5	6	7	8
60% of Median	\$38,700	\$44,220	\$49,740	\$55,260	\$59,700	\$64,140	\$68,580	\$72,960
30% of Median	\$19,400	\$22,150	\$24,900	\$27,650	\$29,900	\$32,100	\$34,300	\$36,500

Effective: July 1, 2020

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

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/

2020 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	\$1,028	\$1,103	\$1,326	\$1,522	\$1,679	\$1,834	\$1,989
Low HOME Rent	\$806	\$863	\$1,036	\$1,197	\$1,336	\$1,474	\$1,611

Effective: July 1, 2020

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

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.