

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.

2021 Income Limits for Document Recording Fee, CHG, and CDBG Programs

Median Income	Household Size	1	2	3	4	5	6	7	8
\$96,900	80% of Median Moderate Income	\$54,150	\$61,900	\$69,650	\$77,350	\$83,550	\$89,750	\$95,950	\$102,150
	60% of Median Low Income	\$40,620	\$46,440	\$52,260	\$58,020	\$62,700	\$67,320	\$72,000	\$76,620
	50% of Median Very Low Income	\$33,850	\$38,700	\$43,550	\$48,350	\$52,250	\$56,100	\$60,000	\$63,850
	30% of Median Extremely Low Income	\$20,300	\$23,200	\$26,100	\$29,000	\$31,350	\$33,650	\$36,000	\$38,300

Effective: June 1, 2021

Source: U.S. Department of Housing and Urban Development 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). E.g., a 6-person household at 80% AMI is \$89,750 by taking \$77,350 (4-person) x 1.16 (1+ (.08 x 2 additional members)) = \$89,726 then rounding.

2022 Fair Market Rent (FMR)

Unit Size	Number of Bedrooms						
	Studio	1	2	3	4	5	6
130% Fair Market Rent	\$1,556	\$1,661	\$1,907	\$2,694	\$3,190	\$3,668	\$4,147
Fair Market Rent	\$1,197	\$1,278	\$1,467	\$2,073	\$2,454	\$2,822	\$3,190
90% of Fair Market Rent (Rent cannot be less than)	\$1,077	\$1,150	\$1,320	\$1,865	\$2,208	\$2,593	\$2,871

Effective: October 1, 2021

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

- FMR is gross rent including utilities based on 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 \$2,454/4 = \$613.50 per tenant per month.
- Limited FMR waivers may be available on a case-by-case basis. Contact county staff, if necessary.

2021 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	\$40,620	\$46,440	\$52,260	\$58,020	\$62,700	\$67,320	\$72,000	\$76,620
30% of Median	\$20,300	\$23,200	\$26,100	\$29,000	\$31,350	\$33,650	\$36,000	\$38,300

Effective: June 1, 2021

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/

2021 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	\$1,080	\$1,158	\$1,392	\$1,599	\$1,764	\$1,928	\$2,092
Low HOME Rent	\$846	\$906	\$1,088	\$1,257	\$1,402	\$1,548	\$1,692

Effective: June 1, 2021

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.