

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.

2022 Income Limits for Document Recording Fee, CHG, and CDBG Programs

Median Income	Household Size	1	2	3	4	5	6	7	8
\$106,500	80% of Median Moderate Income	\$59,650	\$68,200	\$76,700	\$85,200	\$92,050	\$98,850	\$105,650	\$112,500
	60% of Median Low Income	\$44,760	\$51,120	\$57,540	\$63,900	\$69,060	\$74,160	\$79,260	\$84,360
	50% of Median Very Low Income	\$37,300	\$42,600	\$47,950	\$53,250	\$57,550	\$61,800	\$66,050	\$70,300
	30% of Median Extremely Low	\$22,400	\$25,600	\$28,800	\$31,950	\$34,550	\$37,190	\$41,910	\$46,630

Effective: April 18, 2022

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 \$98,850 by taking \$85,200 (4-person) x 1.16 (1+ (.08 x 2 additional members)) = \$98,832 then rounding.

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

- 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
60% of Median	\$44,760	\$51,120	\$57,540	\$63,900	\$69,060	\$74,160	\$79,260	\$84,360
30% of Median	\$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/

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/

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/

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.