

U.S. Department of Housing and Urban Development

Current Income and Rent Limits for Vancouver, WA*

*part of Portland-Vancouver-Hillsboro MSA

FOR CDBG-FUNDED PROGRAMS

2025 CDBG Income Limits

Income Limit	Number in Household							
	1	2	3	4	5	6	7	8
Moderate Income (80% of Median)	\$69,550	\$79,450	\$89,400	\$99,300	\$107,250	\$115,200	\$123,150	\$131,100
Low Income (60% of Median)*	\$49,560	\$56,640	\$63,720	\$70,800	\$76,500	\$82,140	\$87,840	\$93,480
Very Low Income (50% of Median)	\$43,450	\$49,650	\$55,850	\$62,050	\$67,050	\$72,000	\$76,950	\$81,950
Extremely Low Income (30% of Median)	\$26,100	\$29,800	\$33,550	\$37,250	\$40,250	\$43,250	\$48,650	\$54,150

Effective April 1, 2025

*60% values have not been updated for 2025 yet

Source: [CDBG Income Limits - HUD Exchange](#)

FOR HOME-FUNDED PROGRAMS

2024 HOME Income Limits

Use the 60% AMI limit for HOME TBRA programs and HOME rental housing projects

Use the 80% AMI limit for HOME homeownership projects.

Income Limit	Number in Household							
	1	2	3	4	5	6	7	8
80% of Median	\$66,100	\$75,550	\$85,000	\$94,400	\$102,000	\$109,550	\$117,100	\$124,650
60% of Median	\$49,560	\$56,640	\$63,720	\$70,800	\$76,500	\$82,140	\$87,840	\$93,480
30% of Median	\$24,800	\$28,350	\$31,900	\$35,400	\$38,250	\$41,100	\$43,900	\$46,750

Effective June 1, 2024

Source: <https://www.hudexchange.info/programs/home/home-income-limits>

2024 Fair Market Rents – For use with HOME TBRA programs

Fair Market Rent	Number of Bedrooms						
	Efficiency	1	2	3	4	5	6
Fair Market Rent	\$1,628	\$1,750	\$1,997	\$2,739	\$3,217	\$3,699	\$4,182

Effective October 1, 2024

Source: <https://www.huduser.gov/portal/datasets/fmr.html>; <https://www.hudexchange.info/programs/home/home-rent-limits>

Note: Fair market rents (FMRs) serve as the monthly rent limits for tenant-based rental assistance funded by the City of Vancouver. Rents include utilities.

2024 High and Low HOME Rent Limits

Use with HOME rental housing projects (not TBRA)

HOME Rent	Number of Bedrooms						
	Efficiency	1	2	3	4	5	6
High HOME Rent	\$1,323	\$1,419	\$1,704	\$1,960	\$2,168	\$2,373	\$2,579
Low HOME Rent	\$1,032	\$1,106	\$1,327	\$1,534	\$1,711	\$1,888	\$2,065

Effective June 1, 2024

<https://www.hudexchange.info/programs/home/home-rent-limits/>

Note: Projects with one to four HOME-assisted units are required to have assisted unit rents not exceed the lesser of the Fair Market Rent or High HOME Rent. Projects with five or more HOME-assisted units are required to have 20% of assisted unit rents not exceed the Low HOME Rent and 80% not exceed the lesser of the Fair Market Rent or High HOME Rent. Rents include utilities.