



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)	\$52,140	\$59,580	\$67,020	\$74,460	\$80,460	\$86,400	\$92,340	\$98,340
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	\$43,250	\$49,200

Effective June 1, 2025

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

For HOME-Funded Programs

2025 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	\$69,550	\$79,450	\$89,400	\$99,300	\$107,250	\$115,200	\$123,150	\$131,100
60% of Median	\$52,140	\$59,580	\$67,020	\$74,460	\$80,460	\$86,400	\$92,340	\$98,340
30% of Median	\$26,100	\$29,800	\$33,550	\$37,250	\$40,250	\$43,250	\$46,200	\$49,200

Effective June 1, 2025

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

2025 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	\$1,570	\$1,677	\$1,922	\$2,619	\$3,109	\$3,575	\$4,041

Effective October 1, 2025

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.

2025 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	\$1,393	\$1,493	\$1,793	\$2,064	\$2,283	\$2,500	\$2,717
Low HOME Rent	\$1,086	\$1,163	\$1,396	\$1,613	\$1,800	\$1,986	\$2,171

Effective June 1, 2025

<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.

2024 HOME Homeownership Value Limit

Use with Homebuyer Downpayment Assistance programs and New Homeownership Development Projects

Limit	Amount
Home value limit (95% of median home price)	\$499,000

Effective December 1, 2025

Source: [HOME Homeownership Value Limits | HUD USER](#)

2024 HOME Maximum Per-Unit Subsidy Limits

Use with Homebuyer Downpayment Assistance programs and New Homeownership Development Projects

Bedrooms	Amount
0	\$181,488
1	\$208,048
2	\$252,993
3	\$327,292
4+	\$359,263

Effective February 13, 2024

Source: [HOME Maximum Per-Unit Subsidy Limits - HUD Exchange](#)