



# 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](#)