



# U.S. Department of Housing and Urban Development Current Income and Rent Limits for Vancouver, WA\*

\*part of Portland-Vancouver-Hillsboro MSA

## 2026 CDBG and HOME Income Limits

Use the 50% AMI limit for CDBG public service  
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
Moderate Income (80% of Median)	\$71,900	\$82,150	\$92,400	\$102,650	\$110,900	\$119,100	\$127,300	\$135,500
Low Income (60% of Median)	\$53,940	\$61,620	\$69,300	\$76,980	\$83,160	\$89,340	\$95,460	\$101,640
Very Low Income (50% of Median)	\$44,950	\$51,350	\$57,750	\$64,150	\$69,300	\$74,450	\$79,550	\$84,700
Extremely Low Income (30% of Median)	\$26,950	\$30,800	\$34,650	\$38,500	\$41,600	\$44,700	\$47,750	\$50,850

Effective June 1, 2026

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

## 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.

## 2026 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	\$1,440	\$1,544	\$1,856	\$2,135	\$2,361	\$2,587	\$2,813
Low HOME Rent	\$1,123	\$1,203	\$1,443	\$1,668	\$1,861	\$2,053	\$2,245

Effective June 1, 2026

<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.

## 2025 HOME Homeownership Value Limit

Use with homebuyer assistance programs and 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](#)

## 2025 HOME Maximum Per-Unit Subsidy Limits

Use with homebuyer assistance programs and housing development Projects

Bedrooms	Amount
Studio	\$187,658
1	\$215,122
2	\$261,595
3	\$338,419
4+	\$371,477

Effective May 11, 2026

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