

U.S. Department of Housing and Urban Development Current Income and Rent Limits for Clark County, WA*

*Part of the Portland-Vancouver-Hillsboro Metropolitan Service Area (MSA)

CDBG Funded Programs

2016 Income Limits for Clark County

Median Income	Household Size	1	2	3	4	5	6	7	8
\$73,300	80% of Median Moderate Income	\$41,100	\$46,950	\$52,800	\$58,650	\$63,350	\$68,050	\$72,750	\$77,450
	60% of Median Low Income	\$30,800	\$35,200	\$39,600	\$44,000	\$47,550	\$51,050	\$54,600	\$58,100
	50% of Median Very Low Income	\$25,700	\$29,350	\$33,000	\$36,650	\$39,600	\$42,550	\$45,450	\$48,400
	30% of Median Extremely Low Income	\$15,400	\$17,600	\$20,160	\$24,300	\$28,440	\$32,580	\$36,730	\$40,890

Effective March 28, 2016

Source: U.S. Department of Housing and Urban Development

HOME Funded Programs

2016 HOME Income Limits

Income Limit Category	1	2	3	4	5	6	7	8
60% of Median	\$30,840	\$35,220	\$39,600	\$43,980	\$47,520	\$51,060	\$54,540	\$58,080
30% of Median	\$15,400	\$17,600	\$19,800	\$22,000	\$23,800	\$25,550	\$27,300	\$29,050

Effective June 6, 2016

Source: U.S. Department of Housing and Urban Development

HOME Funded Programs

2016 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	\$858	\$920	\$1,106	\$1,269	\$1,396	\$1,522	\$1,648
Low HOME Rent	\$643	\$689	\$827	\$955	\$1,066	\$1,176	\$1,286

Effective June 6, 2016

Source: U.S. Department of Housing and Urban Development

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 unit's rent 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!

2017 Fair Market Rents for Tenant Based Rental Assistance

Unit Size	Number of Bedrooms						
	Studio	1	2	3	4	5	6
Fair Market Rent (cannot be more than)*	\$946	\$1,053	\$1,242	\$1,808	\$2,188	\$2,516	\$2,844
80% of Fair Market Rent (cannot be less than)	\$756	\$842	\$993	\$1,446	\$1,750	\$2,012	\$2,275

Effective October 1, 2017

Source: U.S. Department of Housing and Urban Development.

- Fair Market Rent (FMR) is the gross rent and includes utilities based on the Vancouver Housing Authority's utility allowance.
- For group homes, the maximum rent charged is limited to the total bedrooms in the home divided among the tenants. i.e., a 4-bedroom group home would be $\$2,188/4 = \547 per tenant per month.
- *Limited FMR waivers may be available on a case-by-case basis, request exceptions from County program contact, if necessary.