



U.S. Department of Housing and Urban Development

Clark County, WA Income and Rent Limits for Homeless Crisis Response System Programs

Please check our website (<https://clark.wa.gov/community-services/income-guidelines>) regularly as these limits update on different timelines.

2025 Income Limits

Median Income	Household Size	1	2	3	4	5	6	7	8
\$124,100	80% of Median Low-Mod Income	\$69,550	\$79,450	\$89,400	\$99,300	\$107,250	\$115,200	\$123,150	\$131,100
	60% of Median Low Income	\$52,140	\$59,580	\$67,020	\$74,460	\$80,460	\$86,400	\$92,340	\$98,340
	50% of Median Very Low Income	\$43,450	\$49,650	\$55,850	\$62,050	\$67,050	\$72,000	\$76,950	\$81,950
	30% of Median Extremely Low	\$26,100	\$29,800	\$33,550	\$37,250	\$40,250	\$43,250	\$48,650	\$54,150

Effective: April 1, 2025

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

https://www.huduser.gov/portal/datasets/il/il2025/select_Geography.odn

- Low income (60%) limits are calculated by multiplying Very Low-income limits by 1.2 per HUD guidance.
- For households larger than 8 (except at 60% AMI), multiply the 4-person household by an additional 8% per member, then round up to the nearest \$50 (if needed).

2025 Fair Market Rent (FMR)

Unit Size	Number of Bedrooms						
	Studio	1	2	3	4	5	6
150% Fair Market Rent	\$2,442	\$2,625	\$2,995	\$4,108	\$4,825	\$5,548	\$6,273
Fair Market Rent	\$1,628	\$1,750	\$1,997	\$2,739	\$3,217	\$3,699	\$4,182

Effective October 1, 2024

Source: U.S. Department of Housing and Urban Development www.huduser.org/portal/datasets/fmr.html

- FMR is gross rent including utilities based on Vancouver Housing Authority’s utility allowance, accessed: <https://vhausa.org/landlords/housing-choice-voucher-utility-allowances>
- Refer to your program contract to determine the level of FMR that is allowed for each program.
- For group homes, the maximum rent charged is limited to the total bedrooms in the home divided among the tenants.