

# CITY OF BELLINGHAM HOUSING PROGRAMS

**Housing Development-Homebuyer Assistance-Home Rehabilitation-Rental Assistance**

INCOME LIMITS - CDBG										6/15/2023
FAMILY SIZE										
	1 PERSON	2 PERSONS	3 PERSONS	4 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS		
30% or less (Extremely Low Income)	\$ 20,200	\$ 23,050	\$ 25,950	\$ 28,800	\$ 31,150	\$ 33,450	\$ 35,750	\$ 38,050		
31%-50% (Very Low Income)	\$ 33,600	\$ 38,400	\$ 43,200	\$ 48,000	\$ 51,850	\$ 55,700	\$ 59,550	\$ 63,400		
51%-80% (Low and Mod. Income)	\$ 53,800	\$ 61,450	\$ 69,150	\$ 76,800	\$ 82,950	\$ 89,100	\$ 95,250	\$ 101,400		
CDBG Income Limits are applicable to CDBG-funded projects, such as the housing rehabilitation program and human service grants. Current income limits for CDBG programs can be found here: <a href="http://www.huduser.org/portal/datasets/il.html">http://www.huduser.org/portal/datasets/il.html</a>										
Median Family Income:				\$102,600						

INCOME LIMITS - HOME											6/15/2023
FAMILY SIZE											
	1 PERSON	2 PERSONS	3 PERSONS	4 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS			
30% AMI (Extremely Low Income)	\$ 20,200	\$ 23,050	\$ 25,950	\$ 28,800	\$ 31,150	\$ 33,450	\$ 35,750	\$ 38,050			
50% AMI (Very Low Income)	\$ 33,600	\$ 38,400	\$ 43,200	\$ 48,000	\$ 51,850	\$ 55,700	\$ 59,550	\$ 63,400			
60% AMI	\$ 40,320	\$ 46,080	\$ 51,840	\$ 57,600	\$ 62,220	\$ 66,840	\$ 71,460	\$ 76,080			
80% AMI (Low Income)	\$ 53,800	\$ 61,450	\$ 69,150	\$ 76,800	\$ 82,950	\$ 89,100	\$ 95,250	\$ 101,400			
HOME Income Limits are applicable to HOME-funded projects, such as homebuyer assistance, multi-family rental projects, and TBRA. Current income limits for HOME programs can be found here: <a href="http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/income/">http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/income/</a>											

INCOME LIMITS - HOUSING LEVY										Effective: 5/15/2023	
		FAMILY SIZE									
		1 PERSON	2 PERSONS	3 PERSONS	4 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS		
30% AMI (Extremely Low Income)	\$	20,160	\$ 23,040	\$ 25,920	\$ 28,800	\$ 31,110	\$ 33,420	\$ 35,730	\$ 38,040		
50% AMI (Very Low Income)	\$	33,600	\$ 38,400	\$ 43,200	\$ 48,000	\$ 51,850	\$ 55,700	\$ 59,550	\$ 63,400		
60% AMI	\$	40,320	\$ 46,080	\$ 51,840	\$ 57,600	\$ 62,220	\$ 66,840	\$ 71,460	\$ 76,080		
80% AMI (Low Income)	\$	53,760	\$ 61,440	\$ 69,120	\$ 76,800	\$ 82,960	\$ 89,120	\$ 95,280	\$ 101,440		
Housing Levy Income Limits are applicable to Levy-funded projects, such as homebuyer assistance, multi-family rental projects, and rental assistance. The City uses the Washington State Housing Finance Commission schedule of maximum rents and income levels for Whatcom County. <a href="http://www.wshfc.org/limits/Map.aspx">http://www.wshfc.org/limits/Map.aspx</a>											

RENT LIMITS - CITY HOUSING other than HOME							Effective: 5/15/2023
	Unit Size						
	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	
30% AMI (Extremely Low Income)	\$ 504	\$ 540	\$ 648	\$ 748	\$ 835	\$ 922	
50% AMI (Very Low Income)	\$ 840	\$ 900	\$ 1,080	\$ 1,248	\$ 1,392	\$ 1,536	
60% AMI or below	\$ 1,008	\$ 1,080	\$ 1,296	\$ 1,497	\$ 1,671	\$ 1,844	*MFTE program applies only to 0 and 1 bedroom units
80% AMI**		\$ 1,728	\$ 1,997	\$ 2,228	\$ 2,459		**For 2+ bedrooms MFTE program units only
<i>Housing Rent Limits, including utilities are applicable to ALL City funded projects other than the specific units with federal HOME funding. The City uses the Washington State Housing Finance Commission schedule of maximum rents and income levels for Whatcom County. <a href="http://www.wshfc.org/limits/Map.aspx">http://www.wshfc.org/limits/Map.aspx</a>. In no case may the rent limit be higher than the payment standard for the City of Bellingham.</i>							
<a href="#">2023 Section 8 Utility Allowances</a>							

RENT LIMITS - HOME									Effective 6/15/2023
	Unit Size								
	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
Low HOME Rent	\$ 840	\$ 900	\$ 1,080	\$ 1,248	\$ 1,392	\$ 1,536	\$ 1,680		
60% Rent Limit	\$ 1,008	\$ 1,080	\$ 1,296	\$ 1,498	\$ 1,670	\$ 1,843	\$ 2,016		
High HOME Rent	\$ 1,039	\$ 1,101	\$ 1,355	\$ 1,589	\$ 1,753	\$ 1,916	\$ 2,078		
HOME Rent Limits, including utilities are applicable to units assisted with HOME funds only. See funding agreement to determine applicable rents for HOME units. Current limits on HOME rents can be found here: <a href="https://www.hudexchange.info/manage-a-program/home-rent-limits/">https://www.hudexchange.info/manage-a-program/home-rent-limits/</a>									
2023 Section 8 Utility Allowances									