

CITY OF BELLINGHAM HOUSING PROGRAMS

Housing Development-Homebuyer Assistance-Home Rehabilitation-Rental Assistance

INCOME LIMITS - CDBG									7/1/2020	
FAMILY SIZE										
	1 PERSON	2 PERSONS	3 PERSONS	4 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS		
30% or less (Extremely Low Income)	\$ 17,950	\$ 20,500	\$ 23,050	\$ 25,600	\$ 27,650	\$ 29,700	\$ 31,750	\$ 33,800		
31%-50% (Very Low Income)	\$ 29,900	\$ 34,150	\$ 38,400	\$ 42,650	\$ 46,100	\$ 49,500	\$ 52,900	\$ 56,300		
51%-80% (Low and Mod. Income)	\$ 47,800	\$ 54,600	\$ 61,450	\$ 68,250	\$ 73,750	\$ 79,200	\$ 84,650	\$ 90,100		
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: http://www.huduser.org/portal/datasets/il.html										
Median Family Income:					\$79,100					

INCOME LIMITS - HOME									7/1/2020
FAMILY SIZE									
	1 PERSON	2 PERSONS	3 PERSONS	4 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS	
30% AMI (Extremely Low Income)	\$ 17,950	\$ 20,500	\$ 23,050	\$ 25,600	\$ 27,650	\$ 29,700	\$ 31,750	\$ 33,800	
50% AMI (Very Low Income)	\$ 29,900	\$ 34,150	\$ 38,400	\$ 42,650	\$ 46,100	\$ 49,500	\$ 52,900	\$ 56,300	
60% AMI	\$ 35,880	\$ 40,980	\$ 46,080	\$ 51,180	\$ 55,320	\$ 59,400	\$ 63,480	\$ 67,560	
80% AMI (Low Income)	\$ 47,800	\$ 54,600	\$ 61,450	\$ 68,250	\$ 73,750	\$ 79,200	\$ 84,650	\$ 90,100	
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: http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/income/									

INCOME LIMITS - HOUSING LEVY / MFTE									Effective: 4/1/2020
FAMILY SIZE									
	1 PERSON	2 PERSONS	3 PERSONS	4 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS	
30% AMI (Extremely Low Income)	\$ 17,950	\$ 20,500	\$ 23,050	\$ 26,200	\$ 30,680	\$ 35,160	\$ 39,640	\$ 44,120	
50% AMI (Very Low Income)	\$ 29,900	\$ 34,150	\$ 38,400	\$ 42,650	\$ 46,100	\$ 49,500	\$ 52,900	\$ 56,300	
60% AMI	\$ 35,880	\$ 40,980	\$ 46,080	\$ 51,180	\$ 55,320	\$ 59,400	\$ 63,480	\$ 67,560	
80% AMI (Low Income)	\$ 47,800	\$ 54,600	\$ 61,450	\$ 68,250	\$ 73,750	\$ 79,200	\$ 84,650	\$ 90,100	
Housing Levy income Limits are applicable to Levy-funded projects, such as homebuyer assistance, multi-family rental projects, and rental assistance, and the 12-year MFTE program. The City uses the Washington State Housing Finance Commission schedule of maximum rents and income levels for Whatcom County. http://www.wshfc.org/limits/Map.aspx									

RENT LIMITS - HOUSING LEVY / MFTE							Effective: 4/1/2020
Unit Size							
Set-Aside %	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	
30% AMI (Extremely Low Income)	\$ 448	\$ 480	\$ 576	\$ 711	\$ 879	\$ 1,047	
50% AMI (Very Low Income)	\$ 747	\$ 800	\$ 960	\$ 1,109	\$ 1,237	\$ 1,365	
60% AMI*	\$ 897	\$ 960	\$ 1,152	\$ 1,331	\$ 1,485	\$ 1,638	*MFTE program applies only to 0 and 1 bedroom units
80% AMI**	\$ -	\$ -	\$ 1,365	\$ 1,536	\$ 1,706	\$ 1,844	**For 2+ bedroom MFTE program units only
Housing Levy Rent Limits, including utilities are applicable to Levy-funded projects, such multi-family rental projects, and rental assistance, and the 12-year MFTE program. The City uses the Washington State Housing Finance Commission schedule of maximum rents and income levels for Whatcom County. http://www.wshfc.org/limits/Map.aspx . In no case may the rent limit be higher than the payment standard for the City of Bellingham.							
2020 Section 8 Utility Allowances							

RENT LIMITS - HOME							Effective 07/01/2020
Unit Size							
	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
Low HOME Rent	\$ 747	\$ 800	\$ 960	\$ 1,109	\$ 1,237	\$ 1,365	\$ 1,492
60% Rent Limit	\$ 896	\$ 960	\$ 1,152	\$ 1,331	\$ 1,484	\$ 1,638	\$ 1,790
High HOME Rent	\$ 846	\$ 905	\$ 1,175	\$ 1,408	\$ 1,551	\$ 1,693	\$ 1,835
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: https://www.hudexchange.info/manage-a-program/home-rent-limits/							
2020 Section 8 Utility Allowances							