

# CITY OF BELLINGHAM HOUSING PROGRAMS

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

<b>INCOME LIMITS - CDBG</b> (same as HOME) <span style="float: right;">Effective: 6/1/2025</span>									
FAMILY SIZE									
	1 PERSON	2 PERSONS	3 PERSONS	4 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS	
30% or less (Extremely Low Income)	\$ 22,750	\$ 26,000	\$ 29,250	\$ 32,500	\$ 35,100	\$ 37,700	\$ 40,300	\$ 42,900	
31%-50% (Very Low Income)	\$ 37,950	\$ 43,400	\$ 48,800	\$ 54,200	\$ 58,550	\$ 62,900	\$ 67,250	\$ 71,550	
51%-80% (Low and Mod. Income)	\$ 60,700	\$ 69,400	\$ 78,050	\$ 86,700	\$ 93,650	\$ 100,600	\$ 107,550	\$ 114,450	
<i>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="https://www.hudexchange.info/resource/5334/cdbg-income-limits/">https://www.hudexchange.info/resource/5334/cdbg-income-limits/</a>.</i>									
<b>Median Family Income: \$108,400</b>									

<b>INCOME LIMITS - HOME</b> (same as CDBG) <span style="float: right;">Effective: 6/1/2025</span>									
FAMILY SIZE									
	1 PERSON	2 PERSONS	3 PERSONS	4 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS	
30% AMI (Extremely Low Income)	\$ 22,750	\$ 26,000	\$ 29,250	\$ 32,500	\$ 35,100	\$ 37,700	\$ 40,300	\$ 42,900	
50% AMI (Very Low Income)	\$ 37,950	\$ 43,400	\$ 48,800	\$ 54,200	\$ 58,550	\$ 62,900	\$ 67,250	\$ 71,550	
60% AMI	\$ 45,540	\$ 52,080	\$ 58,560	\$ 65,040	\$ 70,260	\$ 75,480	\$ 80,700	\$ 85,860	
80% AMI (Low Income)	\$ 60,700	\$ 69,400	\$ 78,050	\$ 86,700	\$ 93,650	\$ 100,600	\$ 107,550	\$ 114,450	
<i>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="https://www.hudexchange.info/programs/home/home-income-limits/">https://www.hudexchange.info/programs/home/home-income-limits/</a>.</i>									

<b>INCOME LIMITS - CITY (other than HUD)</b> <span style="float: right;">Effective: 4/1/2025</span>									
FAMILY SIZE									
	1 PERSON	2 PERSONS	3 PERSONS	4 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS	
30% AMI (Extremely Low Income)	\$ 22,770	\$ 26,040	\$ 29,280	\$ 32,520	\$ 35,130	\$ 37,740	\$ 40,350	\$ 42,930	
50% AMI (Very Low Income)	\$ 37,950	\$ 43,400	\$ 48,800	\$ 54,200	\$ 58,550	\$ 62,900	\$ 67,250	\$ 71,550	
60% AMI	\$ 45,540	\$ 52,080	\$ 58,560	\$ 65,040	\$ 70,260	\$ 75,480	\$ 80,700	\$ 85,860	
80% AMI (Low Income)	\$ 60,720	\$ 69,440	\$ 78,080	\$ 86,720	\$ 93,680	\$ 100,640	\$ 107,600	\$ 114,480	
<i>City Income Limits are applicable to Levy- and AH Sales Tax-funded projects, as well as MFTE 12-yr 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="https://wshfc.org/Managers/Map.aspx">https://wshfc.org/Managers/Map.aspx</a>.</i>									

<b>RENT LIMITS - CITY HOUSING other than HOME</b> <span style="float: right;">Effective: 4/1/2025</span>							
Unit Size							
	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	
30% AMI (Extremely Low Income)	\$ 569	\$ 610	\$ 732	\$ 845	\$ 943	\$ 1,041	
50% AMI (Very Low Income)	\$ 948	\$ 1,016	\$ 1,220	\$ 1,409	\$ 1,572	\$ 1,735	
60% AMI or below	\$ 1,138	\$ 1,220	\$ 1,464	\$ 1,691	\$ 1,887	\$ 2,082	
80% AMI	\$ 1,518	\$ 1,627	\$ 1,952	\$ 2,255	\$ 2,516	\$ 2,776	
<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="https://wshfc.org/Managers/Map.aspx">https://wshfc.org/Managers/Map.aspx</a>. <b>In no case may the rent limit be higher than the payment standard for the City of Bellingham.</b></i>							
2025 Section 8 Utility Allowances (see 'HCV Utility Allowance' at <a href="https://bellinghamhousing.org/resources/">https://bellinghamhousing.org/resources/</a> )							

<b>RENT LIMITS - HOME</b> <span style="float: right;">Effective 6/1/2025</span>							
Unit Size							
	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
Low HOME Rent	\$ 948	\$ 1,016	\$ 1,220	\$ 1,409	\$ 1,572	\$ 1,735	\$ 1,897
60% Rent Limit	\$ 1,138	\$ 1,219	\$ 1,464	\$ 1,691	\$ 1,886	\$ 2,082	\$ 2,276
High HOME Rent	\$ 1,214	\$ 1,302	\$ 1,564	\$ 1,798	\$ 1,986	\$ 2,173	\$ 2,360
<i>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/programs/home/home-rent-limits/">https://www.hudexchange.info/programs/home/home-rent-limits/</a>.</i>							
2025 Section 8 Utility Allowances (see 'HCV Utility Allowance' at <a href="https://bellinghamhousing.org/resources/">https://bellinghamhousing.org/resources/</a> )							