



TRI-CITIES 2025, RENT AND PURCHASE PRICE LIMITS

SOURCE: HUD

MSA: KENNEWICK, PASCO, RICHLAND, WA

Income Limits Effective **May 1, 2025 (CDBG)**

Income Limits Effective **June 1, 2025 (HOME)**

2025 INCOME LIMITS

		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
EXTREMELY LOW-INCOME	(30% AMI)	\$22,200	\$25,400	\$28,550	\$31,700	\$34,250	\$36,800	\$39,350	\$41,850
VERY LOW-INCOME	(50% AMI)	\$37,000	\$42,250	\$47,550	\$52,800	\$57,050	\$61,250	\$65,550	\$69,700
PROJECT SPECIFIC	(60% AMI)	\$44,400	\$50,700	\$57,060	\$63,360	\$68,460	\$73,500	\$78,600	\$83,640
LOW-INCOME	(80% AMI)	\$59,150	\$67,600	\$76,050	\$84,500	\$91,300	\$98,050	\$104,800	\$111,550

▲ Calculate AMI for a more than 9-person household by adding 8% for each member over 4-person AMI (e.g., 9 person is 140% of 4-person AMI).

2025 HOME RENT LIMITS

Effective June 1, 2025

HOME Rent Limits are the maximum amount that may be charged for rent in HOME-assisted rental units and are applicable to new HOME leases and lease renewals after June 1, 2025.

	SRO●	EFFICIENCY	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 BEDROOMS	6 BEDROOMS
LOW HOME RENT	N/A	\$925	\$990	\$1,188	\$1,373	\$1,531	\$1,690	\$1,848
HIGH HOME RENT	\$826	\$1,101	\$1,236	\$1,503	\$1,751	\$1,934	\$2,116	\$2,297
FAIR MARKET RENT (FMR)**	\$826	\$1,101	\$1,236	\$1,503	\$2,003	\$2,318	\$2,666	\$3,013

●HOME rent for an SRO is 75% of the Efficiency Fair Market Rent.

**Calculate FMR for more than 4 Br by adding 15% to the 4 Br FMR for each additional Br size (e.g., 6 Br FMR is 130% of 4 Br FMR)

2024 MAXIMUM PURCHASE PRICE LIMITS (Eff. September 1, 2024)

Kennewick and Richland	\$368,000 (\$394,000 for new construction)
Pasco	\$367,000 (361,000 for new construction)