

2025 INCOME LIMITS HOME and CDBG

Effective: 06/01/2025

2025 Median Family Income Salem, OR MSA: \$92,600

Number in Household	30% of Median (Extremely Low Income)				50% of Median (Very Low Income, CDBG, NSP and Low HOME)		60% of Median (HOME Maximum High/TBRA Income at initial certification)		80% of Median (Low Income, CDBG and HOME at re-cert)	
	CDBG		HOME		Yearly	Monthly	Yearly	Monthly	Yearly	Monthly
	Yearly	Monthly	Yearly	Monthly						
1	\$19,500	\$ 1,625	\$19,500	\$ 1,625	\$32,450	\$ 2,704	\$38,892	\$ 3,241	\$51,900	\$ 4,325
2	\$22,250	\$ 1,854	\$22,250	\$ 1,854	\$37,050	\$ 3,087	\$44,448	\$ 3,704	\$59,300	\$ 4,941
3	\$26,650	\$ 2,220	\$26,650	\$ 2,220	\$41,700	\$ 3,475	\$50,004	\$ 4,167	\$66,700	\$ 5,558
4	\$32,150	\$ 2,283	\$32,150	\$ 2,283	\$46,300	\$ 3,858	\$55,560	\$ 4,630	\$74,100	\$ 6,175
5	\$37,650	\$ 2,679	\$37,650	\$ 2,679	\$50,050	\$ 4,170	\$60,004	\$ 5,000	\$80,050	\$ 6,670
6	\$43,150	\$ 3,595	\$43,150	\$ 3,595	\$53,750	\$ 4,479	\$64,449	\$ 5,370	\$86,000	\$ 7,166
7	\$48,650	\$ 4,054	\$34,000	\$ 4,054	\$57,450	\$ 4,787	\$68,894	\$ 5,741	\$91,900	\$ 7,658
8	\$54,150	\$ 4,512	\$36,200	\$ 4,512	\$61,150	\$ 5,095	\$73,339	\$ 6,111	\$97,850	\$ 8,154

HOME PROGRAM RENTS (effective 06/1/2025)

Unit Size	Low HOME Rent	High HOME Rent	Fair Market Rents (FMR)
Single Room Occupancy (SRO, Studio)	\$811	\$860	\$1147
One Bedroom	\$868	\$1109	\$1198
Two Bedroom	\$1042	\$1333	\$1543
Three Bedroom	\$1204	\$1532	\$2148
Four Bedroom	\$1343	\$1689	\$2334
Five Bedroom	\$1482	\$1845	\$2684
Six Bedroom	\$1620	\$2001	\$3034

The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits. In these instances, the households are considered 30% AMI.