

**City of Yakima**  
**Office of Neighborhood Development Services**

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To: Housing Staff and Related Associated Nonprofit Agencies  
 From: Maria/ONDS  
 Subject: Current HOME/CDBG Federal Median Income Guidelines  
 Date: June 1, 2021

The following income guidelines, issued annually by the United States Department of Housing and Urban Development, will show eligible income levels for applicants in the Single-Family, Senior/Disabled, First Time Homeownership and New Construction Homeownership programs. All the applications received after this date will be approved using the updated income guidelines.

**2021 CDBG Federal Median Income Guidelines**

Family Size

	1	2	3	4	5	6	7
100%	\$49,500	\$56,500	\$63,600	\$70,600	\$76,300	\$81,900	\$87,600
<b>80%</b>	<b>\$39,550</b>	<b>\$45,200</b>	<b>\$50,850</b>	<b>\$56,500</b>	<b>\$61,050</b>	<b>\$65,550</b>	<b>\$70,100</b>
50%	\$24,750	\$28,250	\$31,800	\$35,300	\$38,150	\$40,950	\$43,800
30%	\$14,850	\$17,000	\$19,100	\$21,200	\$22,900	\$24,600	\$26,300

**2021 HOME Program Federal Median Income Guidelines**

Family Size

	1	2	3	4	5	6	7
100%	\$49,500	\$56,500	\$63,600	\$70,600	\$76,300	\$81,900	\$87,600
<b>80%</b>	<b>\$39,550</b>	<b>\$45,200</b>	<b>\$50,850</b>	<b>\$56,500</b>	<b>\$61,050</b>	<b>\$65,550</b>	<b>\$70,100</b>
50%	\$24,750	\$28,250	\$31,800	\$35,300	\$38,150	\$40,950	\$43,800
30%	\$14,850	\$17,000	\$19,100	\$21,200	\$22,900	\$24,600	\$26,300

**2021 Fair Market Rent**

Number of Bedrooms	0	1	2	3	4
	\$618	\$662	\$795	\$918	\$1,023