



Seattle
Office of Housing

FY 2024 INCOME AND RENT LIMITS

Effective date: 4/22/2024

Table of Contents

To jump to the applicable limits, click on the page number (shown in [blue font](#) below):

[Page 2](#) Rental properties with City funding/loans

[Page 4](#) Rental properties with MFTE Program 6 agreements, including for MFTE 12-year extensions

[Page 6](#) Rental properties with **any other type of developer agreement** (e.g., MFTE Programs 3 thru 5; IZ-Housing Bonus; MHA; MPC-Yesler Terrace)



CURRENT LIMITS ~ CITY-FUNDED RENTAL HOUSING

Effective date: 4/22/2024

The income and rent limits below apply only to units in City-funded rental properties. For FY 2024, for those properties with regulatory agreements limiting rent increases for current tenants, the maximum rent increase subject to the rent limits below is 9.1% based on the annual increase in the Rent of Primary Residence component of the Consumer Price Index for All Urban Consumers for Seattle-Tacoma-Bellevue. The Seattle Office of Housing's income and rent limits are calculated based on very low-income limits as adjusted by the United States Department of Housing and Urban Development (HUD). Rent limits assume the affordable housing industry's standard average household size of 1.0 for 0-bedrooms and 1.5 per bedroom for larger units.

If you have questions please email OFH_Portfolio@seattle.gov

INCOME LIMITS

Family Size	Percent of Area Median Income						
	30%	40%	50%	60%	65%	70%	80%
1	\$31,620	\$42,160	\$52,700	\$63,240	\$68,510	\$73,780	\$84,320
2	\$36,150	\$48,200	\$60,250	\$72,300	\$78,325	\$84,350	\$96,400
3	\$40,680	\$54,240	\$67,800	\$81,360	\$88,140	\$94,920	\$108,480
4	\$45,210	\$60,280	\$75,350	\$90,420	\$97,955	\$105,490	\$120,560
5	\$48,840	\$65,120	\$81,400	\$97,680	\$105,820	\$113,960	\$130,240
6	\$52,470	\$69,960	\$87,450	\$104,940	\$113,685	\$122,430	\$139,920
7	\$56,040	\$74,720	\$93,400	\$112,080	\$121,420	\$130,760	\$149,440
8	\$59,670	\$79,560	\$99,450	\$119,340	\$129,285	\$139,230	\$159,120

MAXIMUM RENT, INCLUDING BASIC UTILITIES (30% OF MONTHLY INCOME)

Unit Size	Percent of Area Median Income						
	30%	40%	50%	60%	65%	70%	80%
0-BEDROOM	\$790	\$1,054	\$1,317	\$1,581	\$1,712	\$1,844	\$2,108
1-BEDROOM	\$847	\$1,129	\$1,411	\$1,694	\$1,835	\$1,976	\$2,259
2-BEDROOM	\$1,017	\$1,356	\$1,695	\$2,034	\$2,203	\$2,373	\$2,712
3-BEDROOM	\$1,175	\$1,567	\$1,959	\$2,351	\$2,547	\$2,743	\$3,135
4-BEDROOM	\$1,311	\$1,749	\$2,186	\$2,623	\$2,842	\$3,060	\$3,498
5-BEDROOM	\$1,446	\$1,928	\$2,410	\$2,892	\$3,133	\$3,374	\$3,857

HOME PROGRAM RENTS, INCLUDING UTILITIES (EFFECTIVE 06/1/2024)

Unit Size	Low HOME Rent	High HOME Rent
Efficiency	\$1,317	\$1,735
1-BEDROOM	\$1,411	\$1,860
2-BEDROOM	\$1,695	\$2,234
3-BEDROOM	\$1,959	\$2,573
4-BEDROOM	\$2,186	\$2,850
5-BEDROOM	\$2,410	\$3,127



CURRENT LIMITS ~ MFTE (Program 6, including extensions)

Effective date: 4/22/2024

These limits apply to rental units designated to satisfy requirements of MFTE Program 6 agreements, including for properties with MFTE extensions. Per SMC Chapter 5.73, rent limit increases are capped at four and one-half percent annually. Rent limits assume the affordable housing industry's standard average household size of 1.0 for 0-bedrooms and 1.5 per bedroom for larger units.

If you have questions about a property that is in service email OFH_IncentiveCompliance@seattle.gov

If you have general questions or need more information about a property that is in pre-development, in permitting, or under construction please email OFH_MFTE@seattle.gov

INCOME LIMITS

Family Size	Percent of Area Median Income									
	30%	40%	50%	60%	65%	70%	75%	80%	85%	90%
1	\$27,726	\$36,968	\$46,210	\$55,452	\$60,073	\$64,694	\$69,315	\$73,936	\$78,557	\$83,178
2	\$31,689	\$42,251	\$52,814	\$63,377	\$68,659	\$73,940	\$79,221	\$84,503	\$89,784	\$95,066
3	\$35,651	\$47,535	\$59,419	\$71,302	\$77,244	\$83,186	\$89,128	\$95,070	\$101,012	\$106,954
4	\$39,608	\$52,810	\$66,013	\$79,215	\$85,816	\$92,418	\$99,019	\$105,620	\$112,222	\$118,823
5	\$42,780	\$57,040	\$71,300	\$85,560	\$92,690	\$99,820	\$106,951	\$114,081	\$121,211	\$128,341
6	\$45,947	\$61,262	\$76,578	\$91,893	\$99,551	\$107,209	\$114,866	\$122,524	\$130,182	\$137,840

MAXIMUM RENT, INCLUDING FEES AND BASIC UTILITIES (30% OF MONTHLY INCOME)

Unit Size	Percent of Area Median Income									
	30%	40%	50%	60%	65%	70%	75%	80%	85%	90%
0-BEDROOM	\$693	\$924	\$1,155	\$1,386	\$1,501	\$1,617	\$1,732	\$1,848	\$1,963	\$2,079
1-BEDROOM	\$742	\$990	\$1,237	\$1,485	\$1,609	\$1,732	\$1,856	\$1,980	\$2,104	\$2,228
2-BEDROOM	\$891	\$1,188	\$1,485	\$1,782	\$1,931	\$2,079	\$2,228	\$2,376	\$2,525	\$2,673
3-BEDROOM	\$1,029	\$1,373	\$1,716	\$2,059	\$2,231	\$2,402	\$2,574	\$2,746	\$2,917	\$3,089
4-BEDROOM	\$1,148	\$1,531	\$1,914	\$2,297	\$2,488	\$2,680	\$2,871	\$3,063	\$3,254	\$3,445



CURRENT LIMITS ~

Other developer agreements; for example, IZ, MFTE (P3, P4, P5 only), MHA, MPC-YT

Effective date: 4/22/2024

These limits apply to units with income and rent restrictions associated with Multifamily Tax Exemption ("MFTE") Programs 3 through 5, Incentive Zoning ("IZ" or "Bonus"), Mandatory Housing Affordability ("MHA"), Master Planned Community-Yesler Terrace ("MPC-YT"), and other developer agreements (e.g., reduced minimum parking requirements, religious lands, or surplus property). The Seattle Office of Housing's income and rent limits are calculated based on very low-income limits as adjusted by the United States Department of Housing and Urban Development (HUD). Rent limits assume the affordable housing industry's standard average household size of 1.0 for 0-bedrooms and 1.5 per bedroom for larger units.

If you have compliance questions about a property that is in service please email OFH_IncentiveCompliance@seattle.gov

If you have general questions or need more information about a property that is in pre-development, in permitting, or under construction please email OFH_MFTE@seattle.gov (specific to MFTE)

OFH_Housing_Review@seattle.gov (all other questions)

INCOME LIMITS

Family Size	Percent of Area Median Income									
	30%	40%	50%	60%	65%	70%	75%	80%	85%	90%
1	\$31,620	\$42,160	\$52,700	\$63,240	\$68,510	\$73,780	\$79,050	\$84,320	\$89,590	\$94,860
2	\$36,150	\$48,200	\$60,250	\$72,300	\$78,325	\$84,350	\$90,375	\$96,400	\$102,425	\$108,450
3	\$40,680	\$54,240	\$67,800	\$81,360	\$88,140	\$94,920	\$101,700	\$108,480	\$115,260	\$122,040
4	\$45,210	\$60,280	\$75,350	\$90,420	\$97,955	\$105,490	\$113,025	\$120,560	\$128,095	\$135,630
5	\$48,840	\$65,120	\$81,400	\$97,680	\$105,820	\$113,960	\$122,100	\$130,240	\$138,380	\$146,520
6	\$52,470	\$69,960	\$87,450	\$104,940	\$113,685	\$122,430	\$131,175	\$139,920	\$148,665	\$157,410

MAXIMUM RENT, INCLUDING FEES AND BASIC UTILITIES (30% OF MONTHLY INCOME)

Unit Size	Percent of Area Median Income									
	30%	40%	50%	60%	65%	70%	75%	80%	85%	90%
0-BEDROOM	\$790	\$1,054	\$1,317	\$1,581	\$1,712	\$1,844	\$1,976	\$2,108	\$2,239	\$2,371
1-BEDROOM	\$847	\$1,129	\$1,411	\$1,694	\$1,835	\$1,976	\$2,117	\$2,259	\$2,400	\$2,541
2-BEDROOM	\$1,017	\$1,356	\$1,695	\$2,034	\$2,203	\$2,373	\$2,542	\$2,712	\$2,881	\$3,051
3-BEDROOM	\$1,175	\$1,567	\$1,959	\$2,351	\$2,547	\$2,743	\$2,939	\$3,135	\$3,330	\$3,526
4-BEDROOM	\$1,311	\$1,749	\$2,186	\$2,623	\$2,842	\$3,060	\$3,279	\$3,498	\$3,716	\$3,935