

MEMORANDUM

To: MFTE Program 6 (P6) and P6 Extension Project Owners and Property Management Staff

From: Seattle Office of Housing – Incentive Programs

Subject: Required Audit and Corrective Actions for P6 and P6 Extension MFTE Households

Date: July 14, 2026

Dear Manager,

The purpose of this letter is to inform Multifamily Tax Exemption (MFTE) Program 6 (P6) and P6 Extension projects of two incidents in which the Office of Housing (OH) published incorrect income and rent schedules. This letter provides the next steps in addressing applicant households that were approved using these income and rent discrepancies.

The first discrepancy occurred after Seattle City Council reauthorized MFTE Program 7 on November 17, 2025. The program code was initially interpreted to require P6 and P6 Extension projects to apply the standard rent and income limits to all households moving in after that date. After further review, OH's legal counsel determined that P6 and P6 Extension projects must continue to use the P6-specific rent and income limits, not the standard limits that apply to other agreements. Because P6 rent and income limits are lower than the standard limits, some projects may have unintentionally moved in or recertified households with rents or incomes above what is allowed.

A second discrepancy occurred on May 15, 2026, when OH published P6 and P6 Extension rent and income limits that incorrectly exceeded the 4.5 percent annual increase cap. OH published corrected limits on May 29, 2026.

To avoid penalizing projects for relying on inaccurate information and potentially overcharging tenants in designated P6 units, OH is requesting all P6 and P6 Extension projects audit any households that:

- Had initial lease start dates between **November 17, 2025 and May 15, 2026**.
- Had applications processed or approved **between May 15 and July 14, 2026**.

During the audit, projects must determine whether:

- The household's monthly housing expenses are at or below the corrected P6 rent limit, and



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- The household's income is at or below the corrected P6 income limit.

Guidance Based on Audit Results

- **Households that meet both the corrected P6 rent and income limits:**
Continue using the P6 rent and income limit charts for all rent increases, annual recertifications, and any initial certifications triggered by tenant activity.
- **Households with rent and/or income above the corrected P6 limits:**
Adjust the household's monthly housing expenses to at or below the current P6 limit at the next annual recertification. Begin using the P6 rent and income limits for all rent increases, annual recertifications, and initial certifications triggered by tenant activity.

Projects must report which households fall into each category using the "P6 and P6X Move-Ins" Excel spreadsheet and submit the completed information to OH no later than **August 15, 2026**.

All projects should now be using the updated [P6 rent and income limits](#) effective **May 29, 2026**.

If you have questions or concerns related to this memorandum, please contact OH at OFH_IncentiveCompliance@seattle.gov or reach out to your assigned asset manager.