

Current Limits: MFTE Program 6 Rental Units

Effective Date: November 14, 2025

If you have general questions or need more information about a project not yet completed please email OFH_MFTE@seattle.gov.

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

These limits apply to rental units satisfying requirements of an MFTE Program 6 ("P6") agreement, including an MFTE P6 agreement that extends the property tax exemption to 24 years. Under MFTE P6, income and rent limits may not increase by more than 4.5 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.

Income Limits

Percent of Area Median Income

Family Size	30%	40%	50%	60%	70%	75%	80%	85%	90%
1	\$28,974	\$38,632	\$48,289	\$57,947	\$67,605	\$72,434	\$77,263	\$82,092	\$86,921
2	\$33,114	\$44,153	\$55,191	\$66,229	\$77,267	\$82,786	\$88,305	\$93,824	\$99,343
3	\$37,256	\$49,674	\$62,093	\$74,511	\$86,930	\$93,139	\$99,349	\$105,558	\$111,767
4	\$41,390	\$55,187	\$68,984	\$82,780	\$96,577	\$103,475	\$110,374	\$117,272	\$124,170
5	\$44,705	\$59,607	\$74,509	\$89,410	\$104,312	\$111,763	\$119,214	\$126,664	\$134,115
6	\$48,014	\$64,019	\$80,024	\$96,029	\$112,034	\$120,036	\$128,038	\$136,041	\$144,043

Annual rent increases for occupied units must comply with state and local laws (e.g., HB 1217), as applicable. If laws conflict, the most restrictive applies.

Maximum Rent, including fees and basic utilities (30% of monthly income)

Percent of Area Median Income

Unit Size	30%	40%	50%	60%	70%	75%	80%	85%	90%
0-Bedroom	\$724	\$965	\$1,207	\$1,448	\$1,690	\$1,810	\$1,931	\$2,052	\$2,173
1-Bedroom	\$776	\$1,034	\$1,293	\$1,552	\$1,810	\$1,940	\$2,069	\$2,198	\$2,328
2-Bedroom	\$931	\$1,241	\$1,552	\$1,862	\$2,173	\$2,328	\$2,483	\$2,638	\$2,794
3-Bedroom	\$1,076	\$1,434	\$1,793	\$2,152	\$2,511	\$2,690	\$2,869	\$3,049	\$3,228
4-Bedroom	\$1,200	\$1,600	\$2,000	\$2,400	\$2,800	\$3,000	\$3,200	\$3,401	\$3,601