

## Current Limits: Rental Units Funded by the Seattle Office of Housing

Effective Date: November 14, 2025

If you have compliance questions about a property, please email [OFH\\_Portfolio@seattle.gov](mailto:OFH_Portfolio@seattle.gov).

The income and rent limits below apply to units in Seattle Office of Housing-funded rental properties. The income limits are calculated based on the "very low-income" limits published annually by the United States Department of Housing and Urban Development (HUD). The 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%	35%	40%	HUD VLI 50%	60%	65%	70%	80%	100%
1	\$33,000	\$38,500	\$44,000	\$55,000	\$66,000	\$71,500	\$77,000	\$88,000	\$110,000
2	\$37,710	\$43,995	\$50,280	\$62,850	\$75,420	\$81,705	\$87,990	\$100,560	\$125,700
3	\$42,420	\$49,490	\$56,560	\$70,700	\$84,840	\$91,910	\$98,980	\$113,120	\$141,400
4	\$47,130	\$54,985	\$62,840	\$78,550	\$94,260	\$102,115	\$109,970	\$125,680	\$157,100
5	\$50,910	\$59,395	\$67,880	\$84,850	\$101,820	\$110,305	\$118,790	\$135,760	\$169,700
6	\$54,690	\$63,805	\$72,920	\$91,150	\$109,380	\$118,495	\$127,610	\$145,840	\$182,300
7	\$58,470	\$68,215	\$77,960	\$97,450	\$116,940	\$126,685	\$136,430	\$155,920	\$194,900
8	\$62,220	\$72,590	\$82,960	\$103,700	\$124,440	\$134,810	\$145,180	\$165,920	\$207,400
9	\$66,000	\$77,000	\$88,000	\$110,000	\$132,000	\$143,000	\$154,000	\$176,000	\$220,000

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. For OH-funded properties with regulatory agreements that limit rent increases for occupied units, the maximum annual rent increase - not to exceed the applicable rent limit - is currently 5.0 percent.

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

#### Percent of Area Median Income

Unit Size	30%	35%	40%	HUD VLI 50%	60%	65%	70%	80%	100%
0-Bedroom	\$825	\$962	\$1,100	\$1,375	\$1,650	\$1,787	\$1,925	\$2,200	\$2,750
1-Bedroom	\$883	\$1,031	\$1,178	\$1,473	\$1,767	\$1,915	\$2,062	\$2,357	\$2,946
2-Bedroom	\$1,060	\$1,237	\$1,414	\$1,767	\$2,121	\$2,297	\$2,474	\$2,828	\$3,535
3-Bedroom	\$1,225	\$1,429	\$1,634	\$2,042	\$2,451	\$2,655	\$2,859	\$3,268	\$4,085
4-Bedroom	\$1,367	\$1,595	\$1,823	\$2,278	\$2,734	\$2,962	\$3,190	\$3,646	\$4,557
5-Bedroom	\$1,508	\$1,760	\$2,011	\$2,514	\$3,017	\$3,268	\$3,520	\$4,023	\$5,028
6-Bedroom	\$1,650	\$1,925	\$2,200	\$2,750	\$3,300	\$3,575	\$3,850	\$4,400	\$5,500

### HOME Program Rents, including utilities (Effective June 1, 2025)

Unit Type	Low HOME Rent	High HOME Rent
Efficiency	\$1,375	\$1,768
1-Bedroom	\$1,473	\$1,895
2-Bedroom	\$1,767	\$2,276
3-Bedroom	\$2,042	\$2,621
4-Bedroom	\$2,278	\$2,904
5-Bedroom	\$2,514	\$3,186
6-Bedroom	\$2,749	\$3,468