

Current Income and Rent Limits

Effective Date: November 14, 2025

Table of Contents

To jump to the applicable table, click on the page number (shown in blue font below):

[Page 2](#): Applies to all OH regulated units (except MFTE P6 and P6 extension units with initial leases effective before November 14, 2025).

[Page 4](#): Applies to MFTE P6 and P6 extension units with initial leases effective before November 14, 2025.

Contact Us

If you have compliance questions about a property that is in service please email:

- OFH_Portfolio@seattle.gov for **OH funding** regulatory agreements.
- OFH_IncentiveCompliance@seattle.gov for **all other types** of regulatory agreements.

If you have general questions or need more information about a project that is **in pre-development or permitting or under construction**, please email:

- OFH_Portfolio@seattle.gov for **OH funded rental housing development**.
- OFH_MFTE@seattle.gov for **MFTE projects**.
- OFH_Housing_Review@seattle.gov if project has **any other type of developer or incentive agreement**.

Current Limits: All Regulated Units

Effective Date: November 14, 2025

The income and rent limits below apply to all OH-regulated units (e.g., City-funded, Incentive Zoning ("IZ" or "Bonus"), Mandatory Housing Affordability ("MHA"), Master Planned Community-Yesler Terrace ("MPC-YT"), reduced parking, religious lands, or property disposition). The Seattle Office of Housing's income and rent limits are calculated based on very low-income limits published 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.

Income Limits

Percent of Area Median Income

Family Size	30%	40%	50%	60%	65%	70%	75%	80%	85%	90%
1	\$33,000	\$44,000	\$55,000	\$66,000	\$71,500	\$77,000	\$82,500	\$88,000	\$93,500	\$99,000
2	\$37,710	\$50,280	\$62,850	\$75,420	\$81,705	\$87,990	\$94,275	\$100,560	\$106,845	\$113,130
3	\$42,420	\$56,560	\$70,700	\$84,840	\$91,910	\$98,980	\$106,050	\$113,120	\$120,190	\$127,260
4	\$47,130	\$62,840	\$78,550	\$94,260	\$102,115	\$109,970	\$117,825	\$125,680	\$133,535	\$141,390
5	\$50,910	\$67,880	\$84,850	\$101,820	\$110,305	\$118,790	\$127,275	\$135,760	\$144,245	\$152,730
6	\$54,690	\$72,920	\$91,150	\$109,380	\$118,495	\$127,610	\$136,725	\$145,840	\$154,955	\$164,070

For OH-funded properties with regulatory agreements that limit rent increases for current tenants, the maximum annual rent increase, not to exceed the applicable rent limit, is currently 5.0%.”

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

Percent of Area Median Income

Unit Size	30%	40%	50%	60%	65%	70%	75%	80%	85%	90%
0-Bedroom	\$825	\$1,100	\$1,375	\$1,650	\$1,787	\$1,925	\$2,062	\$2,200	\$2,337	\$2,475
1-Bedroom	\$883	\$1,178	\$1,473	\$1,767	\$1,915	\$2,062	\$2,209	\$2,357	\$2,504	\$2,651
2-Bedroom	\$1,060	\$1,414	\$1,767	\$2,121	\$2,297	\$2,474	\$2,651	\$2,828	\$3,004	\$3,181
3-Bedroom	\$1,225	\$1,634	\$2,042	\$2,451	\$2,655	\$2,859	\$3,063	\$3,268	\$3,472	\$3,676
4-Bedroom	\$1,367	\$1,823	\$2,278	\$2,734	\$2,962	\$3,190	\$3,418	\$3,646	\$3,873	\$4,101

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

Current Limits: MFTE Program 6 and P6 extensions

Effective date: November 14, 2025

Ordinance 126443 exempts MFTE P6 and extension households from SMC 5.73. Their rent can increase up to 4.5% yearly, with limits based on average household sizes: 1 person for studios and 1.5 per bedroom for larger units. Limits apply to Program 6 and extension units with leases starting before November 14, 2025.

Income Limits

Percent of Area Median Income

Family Size	30%	40%	50%	60%	65%	70%	75%	80%	85%	90%
1	\$28,974	\$38,632	\$48,289	\$57,947	\$62,776	\$67,605	\$72,434	\$77,263	\$82,092	\$86,921
2	\$33,114	\$44,153	\$55,191	\$66,229	\$71,748	\$77,267	\$82,786	\$88,305	\$93,824	\$99,343
3	\$37,256	\$49,674	\$62,093	\$74,511	\$80,721	\$86,930	\$93,139	\$99,349	\$105,558	\$111,767
4	\$41,390	\$55,187	\$68,984	\$82,780	\$89,679	\$96,577	\$103,475	\$110,374	\$117,272	\$124,170
5	\$44,705	\$59,607	\$74,509	\$89,410	\$96,861	\$104,312	\$111,763	\$119,214	\$126,664	\$134,115
6	\$48,014	\$64,019	\$80,024	\$96,029	\$104,031	\$112,034	\$120,036	\$128,038	\$136,041	\$144,043

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

Percent of Area Median Income

Unit Size	30%	40%	50%	60%	65%	70%	75%	80%	85%	90%
0-Bedroom	\$724	\$965	\$1,207	\$1,448	\$1,569	\$1,690	\$1,810	\$1,931	\$2,052	\$2,173
1-Bedroom	\$776	\$1,034	\$1,293	\$1,552	\$1,681	\$1,810	\$1,940	\$2,069	\$2,198	\$2,328
2-Bedroom	\$931	\$1,241	\$1,552	\$1,862	\$2,018	\$2,173	\$2,328	\$2,483	\$2,638	\$2,794
3-Bedroom	\$1,076	\$1,434	\$1,793	\$2,152	\$2,331	\$2,511	\$2,690	\$2,869	\$3,049	\$3,228
4-Bedroom	\$1,200	\$1,600	\$2,000	\$2,400	\$2,600	\$2,800	\$3,000	\$3,200	\$3,401	\$3,601