

## Current Limits: MFTE Program 6 Rental Units

**Effective Date: May 15, 2026**

If you have general questions or need more information about a project not yet completed please email [OFH\\_MFTE@seattle.gov](mailto:OFH_MFTE@seattle.gov).

If you have compliance questions about a property that is in service please email [OFH\\_IncentiveCompliance@seattle.gov](mailto:OFH_IncentiveCompliance@seattle.gov).

The 40%, 50%, 60%, 70%, 85%, and 90% of AMI income/rent limits apply to properties with an initial MFTE Program 6 ("P6") agreement (years 1-12). The 30%, 40%, 50%, 60%, 75%, and 80% of AMI income/rent limits apply to properties with an extension MFTE P6 agreement (years 13-24). For only a small number of specific households until they move out, the 65%, 75%, and 85% of AMI limits apply (these households/units are identified by name/ID in writing by OH, consistent with an extension MFTE P6 agreement).

MFTE P6 income and rent limits are based on the median household income imputed for the Seattle area, which 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%	65%	70%	75%	80%	85%	90%
1	\$30,277	\$40,370	\$50,462	\$60,554	\$65,601	\$70,647	\$75,693	\$80,739	\$85,785	\$90,832
2	\$34,605	\$46,140	\$57,675	\$69,210	\$74,977	\$80,744	\$86,512	\$92,279	\$98,047	\$103,814
3	\$38,932	\$51,910	\$64,887	\$77,865	\$84,353	\$90,842	\$97,331	\$103,819	\$110,308	\$116,797
4	\$43,253	\$57,671	\$72,088	\$86,506	\$93,715	\$100,924	\$108,132	\$115,341	\$122,550	\$129,759
5	\$46,717	\$62,290	\$77,862	\$93,434	\$101,220	\$109,007	\$116,793	\$124,579	\$132,365	\$140,151
6	\$50,175	\$66,900	\$83,625	\$100,350	\$108,713	\$117,075	\$125,438	\$133,800	\$142,163	\$150,525

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%	65%	70%	75%	80%	85%	90%
0-Bedroom	\$756	\$1,009	\$1,261	\$1,513	\$1,640	\$1,766	\$1,892	\$2,018	\$2,144	\$2,270
1-Bedroom	\$811	\$1,081	\$1,351	\$1,622	\$1,757	\$1,892	\$2,027	\$2,162	\$2,297	\$2,433
2-Bedroom	\$973	\$1,297	\$1,622	\$1,946	\$2,108	\$2,271	\$2,433	\$2,595	\$2,757	\$2,919
3-Bedroom	\$1,124	\$1,499	\$1,874	\$2,249	\$2,436	\$2,624	\$2,811	\$2,999	\$3,186	\$3,373
4-Bedroom	\$1,254	\$1,672	\$2,090	\$2,508	\$2,717	\$2,926	\$3,135	\$3,345	\$3,554	\$3,763