



2019 Income and Rent Limits - Mandatory Housing Affordability

Effective May 24, 2019

AT INITIAL OCCUPANCY

per SMC subsection 23.58C.050.C.3.a

Income Limits		
Family Size	% of Area Median Income	
	40%	60%
1 Person	\$31,000	\$46,500
2 Persons	\$35,400	\$53,150
3 Persons	\$39,850	\$59,800
4 Persons	\$44,300	\$66,400
5 Persons	\$47,800	\$71,750

AT TIME OF ANNUAL CERTIFICATION

per SMC subsection 23.58C.050.C.6.b

Income Limits		
Family Size	% of Area Median Income	
	60%	80%
1 Person	\$46,500	\$61,800
2 Persons	\$53,150	\$70,600
3 Persons	\$59,800	\$79,450
4 Persons	\$66,400	\$88,250
5 Persons	\$71,750	\$95,350

Affordable units designated for the Mandatory Housing Affordability (MHA) program are income restricted to a percentage of Area Median Income (%AMI) based on the net SF of the unit. Units with a net area of 400SF or less receive a 40%AMI designation, units with net area greater than 400SF receive a 60%AMI designation. The income cap to determine eligibility at the point of annual recertification changes from 40% to 60%AMI, and from 60% to 80%AMI, respectively. The unit's rent, however, is always determined based on the initial %AMI of the unit (40% or 60%AMI, see below).

Rent Limits		
Unit Size	% of Area Median Income	
	40%	60%
<400 SF	\$775	-
0 Bedrooms	-	\$1,162
1 Bedroom	-	\$1,245
2 Bedrooms	-	\$1,495
3 Bedrooms	-	\$1,726
4 Bedrooms	-	\$1,926

The above table represents gross rent maximums for the Mandatory Housing Affordability program. It is the expectation of the Office of Housing that rent renewal increases for existing tenants will not exceed the annual increase in the Consumer Price Index for Rent of Primary Residences for the Seattle area, or 4%, published April 2019. The base rent that may be charged is equal to the gross rent, less the household's imputed utility estimate for their unit's utility usage, less any required recurring fees that are a condition of occupancy (required renter's insurance, month-to-month charges, King County Sewer Treatment Capacity Fee, etc.). The utility estimate is based on household utility responsibility and the number of bedrooms in the unit, using the schedule published by the Seattle Housing Authority. Tenants should refer questions about rents to the property manager of their building. Property managers and owners with questions about the 2019 Income and Rent Limits should contact the Seattle Office of Housing at (206) 684-0721.