



2017 Incentive Zoning Income and Rent Limits

On-Site Affordable Housing (Chapter 23.58A, SMC 23.49.012 or SMC 23.49.015)

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Effective on April 14th, 2017

Income Limits			
Family Size	% of Area Median Income		
	40%	50%	80%
1 Person	\$26,880	\$33,600	\$53,760
2 Persons	\$30,720	\$38,400	\$61,440
3 Persons	\$34,560	\$43,200	\$69,120
4 Persons	\$38,400	\$48,000	\$76,800
5 Persons	\$41,480	\$51,850	\$82,950

Rent Limits			
Unit Size	% of Area Median Income		
	40%	50%	80%
<400 SF	\$672	-	-
0 Bedrooms	-	\$840	\$1,344
1 Bedroom	-	\$900	\$1,440
2 Bedrooms	-	\$1,080	\$1,728
3 Bedrooms	-	\$1,248	\$1,872
4 Bedrooms	-	\$1,392	\$2,088

The amounts shown in the above table assume that the costs of basic utilities are included in the rent. If the tenant pays basic utilities, a utility allowance must be deducted from the numbers above. Please refer to the Seattle Housing Authority's [utility estimate schedule](#) to determine the amount to be deducted. In addition, all recurring fees that are a condition of tenancy (i.e., not optional fees) must be deducted from the maximum rent. This includes renter's insurance, if required. These updated amounts shall represent the maximum household income and rent for any new lease or scheduled lease renewal that is negotiated from April 14th, 2017 onward. However, no lease that has already been presented to a current or prospective tenant may be modified to the increased rates. Furthermore, under no circumstances shall existing leases be modified to reflect the increased rates.