



## 2016 Income and Rent Limits

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

Published by HUD on March 28, 2016

Effective on April 1, 2016

Income Limits			
Family Size	% of Area Median Income		
	40%	80%	100%
1 Person	\$25,320	\$50,640	\$63,300
2 Persons	\$28,920	\$57,840	\$72,300
3 Persons	\$32,520	\$65,040	\$81,300
4 Persons	\$36,120	\$72,240	\$90,300
5 Persons	\$39,040	\$78,080	\$97,600

Rent Limits		
Unit Size	% of Area Median Income	
	40%	80%
<400 SF	\$633	-
0 Bedrooms	-	\$1,266
1 Bedroom	-	\$1,356
2 Bedrooms	-	\$1,626
3 Bedrooms	-	\$1,879
4 Bedrooms	-	\$2,096

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 1, 2016 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.