



Seattle
Office of Housing

2022 INCOME AND RENT LIMITS

Effective date: 5/1/2022

Modified on: 5/27/2022

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2022 INCOME AND RENT LIMITS ~ CITY-FUNDED RENTAL HOUSING

Effective date: 5/1/2022

These limits apply to City-funded renter-occupied housing units only. Regulatory agreements for many City-funded properties limit rent increases for current tenants to the percentage annual increase in the Rent of Primary Residence component of the Consumer Price Index for all Urban Consumers (CPI-U) for Seattle-Tacoma-Bellevue. For properties subject to rent increase moderation provisions per their regulatory agreement, **the maximum allowable rent increase for current tenants is 4.2% in 2022 and the income and rent limits displayed below may not be applied except for initial lease-up/unit turnover.** Be sure to review your property's recorded Regulatory Agreement to confirm whether or not this limit applies. These are HUD-published extremely low-income, very low-income, and low-income limits or are otherwise imputed based on the very low-income limit for a family of 4. For purpose of calculating rent limits, OH uses the affordable housing industry's standard average household size assumption of 1.0 for 0-bedrooms and 1.5 per bedroom for larger units.

For more information contact **the Office of Housing Asset Manager assigned to the property** you are inquiring about or Dan.Foley@seattle.gov

INCOME LIMITS

Family Size	Percent of Area Median Income					
	30%	40%	50%	60%	65%	80%
	HUD ELI		HUD VLI			HUD LI
1	\$27,200	\$36,250	\$45,300	\$54,350	\$58,900	\$66,750
2	\$31,050	\$41,400	\$51,800	\$62,100	\$67,300	\$76,250
3	\$34,950	\$46,600	\$58,250	\$69,900	\$75,700	\$85,800
4	\$38,800	\$51,750	\$64,700	\$77,650	\$84,100	\$95,300
5	\$41,950	\$55,900	\$69,900	\$83,850	\$90,850	\$102,950
6	\$45,050	\$60,050	\$75,100	\$90,050	\$97,550	\$110,550
7	\$48,150	\$64,200	\$80,250	\$96,250	\$104,300	\$118,200
8	\$51,250	\$68,300	\$85,450	\$102,500	\$111,050	\$125,800

MAXIMUM RENT, INCLUDING BASIC UTILITIES (30% OF MONTHLY INCOME)

Unit Size	Percent of Area Median Income					
	30%	40%	50%	60%	65%	80%
0-BEDROOM	\$680	\$906	\$1,132	\$1,358	\$1,472	\$1,668
1-BEDROOM	\$728	\$970	\$1,213	\$1,455	\$1,577	\$1,787
2-BEDROOM	\$873	\$1,165	\$1,456	\$1,747	\$1,892	\$2,145
3-BEDROOM	\$1,009	\$1,345	\$1,682	\$2,018	\$2,186	\$2,478
4-BEDROOM	\$1,126	\$1,501	\$1,877	\$2,251	\$2,438	\$2,763
5-BEDROOM	\$1,242	\$1,656	\$2,071	\$2,484	\$2,691	\$3,050

MAXIMUM RENT, INCLUDING BASIC UTILITIES (35% OF MONTHLY INCOME)

Unit Size	Percent of Area Median Income					
	30%	40%	50%	60%	65%	80%
0-BEDROOM	\$793	\$1,057	\$1,321	\$1,585	\$1,717	\$1,946
1-BEDROOM	\$849	\$1,132	\$1,416	\$1,698	\$1,840	\$2,085
2-BEDROOM	\$1,019	\$1,359	\$1,698	\$2,038	\$2,207	\$2,502
3-BEDROOM	\$1,177	\$1,569	\$1,962	\$2,355	\$2,551	\$2,891
4-BEDROOM	\$1,313	\$1,751	\$2,190	\$2,626	\$2,845	\$3,224
5-BEDROOM	\$1,449	\$1,932	\$2,416	\$2,898	\$3,140	\$3,558

HOME PROGRAM RENTS, INCLUDING UTILITIES (EFFECTIVE 06/15/2022)

Unit Size	Low HOME Rent	High HOME Rent
Efficiency	\$1,132	\$1,453
1-BEDROOM	\$1,213	\$1,558
2-BEDROOM	\$1,456	\$1,871

Unit Size	Low HOME Rent	High HOME Rent
3-BEDROOM	\$1,682	\$2,153
4-BEDROOM	\$1,877	\$2,383
5-BEDROOM	\$2,071	\$2,610

2022 INCOME AND RENT LIMITS ~ MFTE (Program 6, including extensions)

Effective date: 5/1/2022
Modified: 5/27/2022

These limits apply to renter-occupied housing units designated to satisfy MFTE requirements for properties with P6 MFTE Agreements only (this includes any property with an MFTE extension). As of 5/1/2022, the following P6 MFTE properties have qualified for and received P6 Final Certificates of Tax Exemption: **Squire Park Plaza (1710 S Jackson St), Mural (4727 42nd Ave SW), Pratt Park (1800 S Jackson St), Altamira Apartments (4540 42nd Ave SW), Stazione 25 South (2715 25th Ave S), Vale Studios (4735 32nd Ave S), Bode Lake City (3300 NE 125th St), Sora (4239 8th Ave NE), Encore at Columbia Station (4689 M L King Jr Way S).** Median income, imputed based on the HUD-published very low-income limit for a family of 4, is used to calculate the income limits. SMC Chapter 5.73 requires that OH adjust median income so that it does not decrease from the prior year nor increase more than four and one-half percent from the prior year. The 2021 median income was \$115,700. The 2022 median income is \$120,907. For purpose of calculating rent limits, OH uses the affordable housing industry's standard average household size assumption of 1.0 for 0-bedrooms and 1.5 per bedroom for larger units. A special household size assumption of 2.0 for MFTE 1-bedroom units no longer applies. The table below reflects an administrative decision by OH to maintain the higher 2021 P6 1-bedroom rent limits for FY 2022 only.

For more information please contact:

Zemzem.Ainan@seattle.gov if related to a property that is in service

OFH_MFTE@seattle.gov if related to a project in pre-development or in development

INCOME LIMITS

Family Size	Percent of Area Median Income									
	30%	40%	50%	60%	65%	70%	75%	80%	85%	90%
1	\$25,390	\$33,850	\$42,320	\$50,780	\$55,010	\$59,240	\$63,480	\$67,710	\$71,940	\$76,170
2	\$29,020	\$38,690	\$48,360	\$58,040	\$62,870	\$67,710	\$72,540	\$77,380	\$82,220	\$87,050
3	\$32,640	\$43,530	\$54,410	\$65,290	\$70,730	\$76,170	\$81,610	\$87,050	\$92,490	\$97,930
4	\$36,270	\$48,360	\$60,450	\$72,540	\$78,590	\$84,630	\$90,680	\$96,730	\$102,770	\$108,820
5	\$39,170	\$52,230	\$65,290	\$78,350	\$84,880	\$91,410	\$97,930	\$104,460	\$110,990	\$117,520
6	\$42,080	\$56,100	\$70,130	\$84,150	\$91,160	\$98,180	\$105,190	\$112,200	\$119,210	\$126,230

MAXIMUM RENT, INCLUDING BASIC UTILITIES (30% OF MONTHLY INCOME)

Unit Size	Percent of Area Median Income									
	30%	40%	50%	60%	65%	70%	75%	80%	85%	90%
0-BEDROOM	\$634	\$846	\$1,058	\$1,269	\$1,375	\$1,481	\$1,587	\$1,692	\$1,798	\$1,904
1-BEDROOM	\$694	\$925	\$1,157	\$1,388	\$1,504	\$1,619	\$1,735	\$1,851	\$1,967	\$2,082
2-BEDROOM	\$816	\$1,088	\$1,360	\$1,632	\$1,768	\$1,904	\$2,040	\$2,176	\$2,312	\$2,448
3-BEDROOM	\$943	\$1,257	\$1,571	\$1,886	\$2,043	\$2,200	\$2,357	\$2,514	\$2,672	\$2,829
4-BEDROOM	\$1,052	\$1,402	\$1,753	\$2,103	\$2,279	\$2,454	\$2,629	\$2,805	\$2,980	\$3,155

2022 INCOME AND RENT LIMITS ~ IZ, MFTE (P3, P4, P5 only), MHA, MPC-YT, and other developer agreements

Effective date: 5/1/2022

These limits do not apply if the housing is City-funded or if the property has an MFTE P6 or extension agreement (see "Rental-MFTE P6 and MFTE Extensions" limits for list of P6 properties as of 5/1/2022). These limits only apply to units with income and rent restrictions according to an incentive zoning ("IZ" or "Bonus"), mandatory housing affordability ("MHA"), master planned community-yesler terrace ("MPC-YT"), multifamily tax exemption ("MFTE") P3 P4 or P5, or other type of developer agreement (including for reduced minimum parking requirements or surplus property). Median income, imputed based on the HUD-published very low-income limit for a family of 4, is used to calculate the income limits. For purpose of calculating rent limits, OH uses the affordable housing industry's standard average household size assumption of 1.0 for 0-bedrooms and 1.5 per bedroom for larger units.

For more information please contact:

Zemzem.Ainan@seattle.gov if related to in-service properties (any of the developer agreement types identified above)

OFH_MFTE@seattle.gov if related to projects either pre-development or in development (MFTE only)

OFH_Housing_Review@seattle.gov if related to projects either pre-development or in development (IZ, MHA, MPC-YT, or other)

INCOME LIMITS

Family Size	Percent of Area Median Income									
	30%	40%	50%	60%	65%	70%	75%	80%	85%	90%
1	\$27,170	\$36,230	\$45,290	\$54,350	\$58,880	\$63,410	\$67,940	\$72,460	\$76,990	\$81,520
2	\$31,060	\$41,410	\$51,760	\$62,110	\$67,290	\$72,460	\$77,640	\$82,820	\$87,990	\$93,170
3	\$34,940	\$46,580	\$58,230	\$69,880	\$75,700	\$81,520	\$87,350	\$93,170	\$98,990	\$104,810
4	\$38,820	\$51,760	\$64,700	\$77,640	\$84,110	\$90,580	\$97,050	\$103,520	\$109,990	\$116,460
5	\$41,930	\$55,900	\$69,880	\$83,850	\$90,840	\$97,830	\$104,810	\$111,800	\$118,790	\$125,780
6	\$45,030	\$60,040	\$75,050	\$90,060	\$97,570	\$105,070	\$112,580	\$120,080	\$127,590	\$135,090

MAXIMUM RENT, INCLUDING BASIC UTILITIES (30% OF MONTHLY INCOME)

Unit Size	Percent of Area Median Income									
	30%	40%	50%	60%	65%	70%	75%	80%	85%	90%
0-BEDROOM	\$679	\$905	\$1,132	\$1,358	\$1,472	\$1,585	\$1,698	\$1,811	\$1,924	\$2,038
1-BEDROOM	\$727	\$970	\$1,213	\$1,455	\$1,577	\$1,698	\$1,819	\$1,941	\$2,062	\$2,183
2-BEDROOM	\$873	\$1,164	\$1,455	\$1,747	\$1,892	\$2,038	\$2,183	\$2,329	\$2,474	\$2,620
3-BEDROOM	\$1,009	\$1,345	\$1,682	\$2,018	\$2,186	\$2,355	\$2,523	\$2,691	\$2,859	\$3,028
4-BEDROOM	\$1,125	\$1,501	\$1,876	\$2,251	\$2,439	\$2,626	\$2,814	\$3,002	\$3,189	\$3,377



2022 INCOME LIMITS ~ OWNERSHIP HOUSING PROGRAMS

Effective date: 5/1/2022

The income limits in the table below apply to households that buy an affordable home that is either City-funded or provided through the MHA performance option or MFTE program. Income eligibility for Office of Housing homebuyer programs is determined based on the number of people in the prospective homebuyer's household and the household's total gross annual income.

For more information contact: Erika.Malone@seattle.gov

INCOME LIMITS

Family Size	City funding or MHA agreement	MFTE with 20-year agreement	MFTE with 12-year agreement (0 BRs & 1 BRs)	MFTE with 12-year agreement (2+ BRs)
1	\$75,380	\$67,710	\$84,630	\$97,330
2	\$86,140	\$77,380	\$96,730	\$111,230
3	\$96,910	\$87,050	\$108,820	\$125,140
4	\$107,680	\$96,730	\$120,910	\$139,040
5	\$116,290	\$104,460	\$130,580	\$150,170
6	\$124,910	\$112,200	\$140,250	\$161,290
7	\$133,520	\$119,940	\$149,920	\$172,410
8	\$142,140	\$127,680	\$159,600	\$183,540