



**Seattle**  
Office of Housing

## **FY 2023 INCOME AND RENT LIMITS**

Effective date: 5/15/2023

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## FY 2023 LIMITS ~ CITY-FUNDED RENTAL HOUSING

Effective date: 5/15/2023

**The income and rent limits below apply only to units in City-funded rental properties.** For FY 2023, the additional cap on allowable rent increases for current tenants' lease renewals is 6.1% (the percentage annual increase in the Rent of Primary Residence component of the Consumer Price Index for All Urban Consumers for Seattle-Tacoma-Bellevue). The 6.1% cap applies if the property's regulatory agreement has language that limits rent increases for current tenants. The limits below 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](mailto:Dan.Foley@seattle.gov)

### INCOME LIMITS

Family Size	Percent of Area Median Income						
	30%	40%	50%	60%	65%	70%	80%
	HUD ELI		HUD VLI				HUD LI
1	\$28,800	\$38,350	\$47,950	\$57,550	\$62,350	\$67,150	\$70,650
2	\$32,900	\$43,850	\$54,800	\$65,750	\$71,250	\$76,700	\$80,750
3	\$37,000	\$49,300	\$61,650	\$74,000	\$80,150	\$86,300	\$90,850
4	\$41,100	\$54,800	\$68,500	\$82,200	\$89,050	\$95,900	\$100,900
5	\$44,400	\$59,200	\$74,000	\$88,800	\$96,150	\$103,550	\$109,000
6	\$47,700	\$63,550	\$79,500	\$95,350	\$103,300	\$111,250	\$117,050
7	\$51,000	\$67,950	\$84,950	\$101,950	\$110,400	\$118,900	\$125,150
8	\$54,300	\$72,350	\$90,450	\$108,500	\$117,550	\$126,600	\$133,200

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

Unit Size	Percent of Area Median Income						
	30%	40%	50%	60%	65%	70%	80%
0-BEDROOM	\$720	\$958	\$1,198	\$1,438	\$1,558	\$1,678	\$1,766
1-BEDROOM	\$771	\$1,027	\$1,284	\$1,541	\$1,670	\$1,798	\$1,892
2-BEDROOM	\$925	\$1,232	\$1,541	\$1,850	\$2,003	\$2,157	\$2,271
3-BEDROOM	\$1,068	\$1,425	\$1,781	\$2,137	\$2,315	\$2,493	\$2,623
4-BEDROOM	\$1,192	\$1,588	\$1,987	\$2,383	\$2,582	\$2,781	\$2,926
5-BEDROOM	\$1,316	\$1,753	\$2,192	\$2,630	\$2,849	\$3,068	\$3,229

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

Unit Size	Percent of Area Median Income						
	30%	40%	50%	60%	65%	70%	80%
0-BEDROOM	\$840	\$1,118	\$1,398	\$1,678	\$1,818	\$1,958	\$2,060
1-BEDROOM	\$899	\$1,198	\$1,498	\$1,798	\$1,948	\$2,097	\$2,207
2-BEDROOM	\$1,079	\$1,437	\$1,798	\$2,158	\$2,337	\$2,517	\$2,649
3-BEDROOM	\$1,246	\$1,662	\$2,078	\$2,493	\$2,700	\$2,908	\$3,061
4-BEDROOM	\$1,391	\$1,853	\$2,318	\$2,781	\$3,012	\$3,244	\$3,413
5-BEDROOM	\$1,535	\$2,046	\$2,557	\$3,069	\$3,324	\$3,580	\$3,767

**HOME PROGRAM RENTS, INCLUDING UTILITIES (EFFECTIVE 06/15/2023)**

Unit Size	Low HOME Rent	High HOME Rent
Efficiency	\$1,198	\$1,539
1-BEDROOM	\$1,284	\$1,650
2-BEDROOM	\$1,541	\$1,982

Unit Size	Low HOME Rent	High HOME Rent
3-BEDROOM	\$1,781	\$2,282
4-BEDROOM	\$1,987	\$2,525
5-BEDROOM	\$2,192	\$2,768



## FY 2023 LIMITS ~ MFTE (Program 6, including extensions)

Effective date: 5/15/2023

**These limits apply to rental units designated to satisfy requirements of MFTE Program 6 agreements, including for properties with MFTE extensions.** 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 rent limits not decrease nor increase more than four and one-half percent from the prior year. 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:

If related to a property that is in service:

[Zemzem.Ainan@seattle.gov](mailto:Zemzem.Ainan@seattle.gov)

[jason.Phillips@seattle.gov](mailto:jason.Phillips@seattle.gov)

If related to a project in pre-development or in development:

[OFH\\_MFTE@seattle.gov](mailto:OFH_MFTE@seattle.gov)

### INCOME LIMITS

Family Size	Percent of Area Median Income									
	30%	40%	50%	60%	65%	70%	75%	80%	85%	90%
1	\$26,530	\$35,380	\$44,220	\$53,070	\$57,490	\$61,910	\$66,330	\$70,750	\$75,180	\$79,600
2	\$30,320	\$40,430	\$50,540	\$60,650	\$65,700	\$70,750	\$75,810	\$80,860	\$85,920	\$90,970
3	\$34,110	\$45,490	\$56,860	\$68,230	\$73,910	\$79,600	\$85,280	\$90,970	\$96,660	\$102,340
4	\$37,900	\$50,540	\$63,170	\$75,810	\$82,130	\$88,440	\$94,760	\$101,080	\$107,400	\$113,710
5	\$40,940	\$54,580	\$68,230	\$81,870	\$88,700	\$95,520	\$102,340	\$109,160	\$115,990	\$122,810
6	\$43,970	\$58,630	\$73,280	\$87,940	\$95,270	\$102,590	\$109,920	\$117,250	\$124,580	\$131,910

**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	\$663	\$884	\$1,105	\$1,326	\$1,437	\$1,547	\$1,658	\$1,768	\$1,879	\$1,990
1-BEDROOM	\$710	\$947	\$1,184	\$1,421	\$1,539	\$1,658	\$1,776	\$1,895	\$2,013	\$2,132
2-BEDROOM	\$852	\$1,137	\$1,421	\$1,705	\$1,847	\$1,990	\$2,132	\$2,274	\$2,416	\$2,558
3-BEDROOM	\$985	\$1,314	\$1,642	\$1,971	\$2,135	\$2,299	\$2,463	\$2,628	\$2,792	\$2,956
4-BEDROOM	\$1,099	\$1,465	\$1,832	\$2,198	\$2,381	\$2,564	\$2,748	\$2,931	\$3,114	\$3,297



## FY 2023 LIMITS ~

### IZ, MFTE (P3, P4, P5 only), MHA, MPC-YT, and other developer agreements

Effective date: 5/15/2023

**These limits apply to units with income and rent restrictions associated with Multifamily Tax Exemption ("MFTE") Programs 3 through 5, Incentive Zoning ("IZ" or "Bonus"), Mandatory Housing Affordability ("MHA"), Master Planned Community-Yesler Terrace ("MPC-YT"), and other developer agreements** (e.g., 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:

If related to a property that is in service:

[Zemzem.Ainan@seattle.gov](mailto:Zemzem.Ainan@seattle.gov)

[Jason.Phillips@seattle.gov](mailto:Jason.Phillips@seattle.gov)

If related to a project in pre-development or in development:

[OFH\\_MFTE@seattle.gov](mailto:OFH_MFTE@seattle.gov) (MFTE only)

[OFH\\_Housing\\_Review@seattle.gov](mailto:OFH_Housing_Review@seattle.gov) (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	\$28,770	\$38,360	\$47,950	\$57,540	\$62,330	\$67,130	\$71,930	\$76,720	\$81,520	\$86,310
2	\$32,880	\$43,840	\$54,800	\$65,760	\$71,240	\$76,720	\$82,200	\$87,680	\$93,160	\$98,640
3	\$36,990	\$49,320	\$61,650	\$73,980	\$80,150	\$86,310	\$92,480	\$98,640	\$104,810	\$110,970
4	\$41,100	\$54,800	\$68,500	\$82,200	\$89,050	\$95,900	\$102,750	\$109,600	\$116,450	\$123,300
5	\$44,390	\$59,180	\$73,980	\$88,780	\$96,170	\$103,570	\$110,970	\$118,370	\$125,770	\$133,160
6	\$47,680	\$63,570	\$79,460	\$95,350	\$103,300	\$111,240	\$119,190	\$127,140	\$135,080	\$143,030

**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	\$719	\$959	\$1,198	\$1,438	\$1,558	\$1,678	\$1,798	\$1,918	\$2,038	\$2,157
1-BEDROOM	\$770	\$1,027	\$1,284	\$1,541	\$1,669	\$1,798	\$1,926	\$2,055	\$2,183	\$2,311
2-BEDROOM	\$924	\$1,233	\$1,541	\$1,849	\$2,003	\$2,157	\$2,312	\$2,466	\$2,620	\$2,774
3-BEDROOM	\$1,068	\$1,424	\$1,781	\$2,137	\$2,315	\$2,493	\$2,671	\$2,849	\$3,027	\$3,205
4-BEDROOM	\$1,192	\$1,589	\$1,986	\$2,383	\$2,582	\$2,781	\$2,979	\$3,178	\$3,377	\$3,575