

Current Limits: MFTE Program 7 Rental Units

Effective Date: May 15, 2026

If you have general questions or need more information about a project not yet completed please email OFH_MFTE@seattle.gov.

If you have compliance questions about a property that is in service please email OFH_IncentiveCompliance@seattle.gov.

The 40%, 50%, 60%, 70%, 75%, 80%, 85%, and 90% of AMI income/rent limits apply to properties with an initial MFTE Program 7 ("P7") agreement (years 1-12). The 35%, 45%, 55%, 65%, 70%, 75%, and 80% of AMI income/rent limits apply to properties with an extension MFTE P7 agreement (years 13-24). Rent limits assume the affordable housing industry's standard average household size of 1.0 for 0-bedrooms and 1.5 per bedroom for larger units.

Income Limits

Percent of Area Median Income

Family Size	35%	40%	45%	50%	55%	60%	65%	70%	75%	80%	85%	90%	115%
1	\$40,285	\$46,040	\$51,795	\$57,550	\$63,305	\$69,060	\$74,815	\$80,570	\$86,325	\$92,080	\$97,835	\$103,590	\$132,365
2	\$46,060	\$52,640	\$59,220	\$65,800	\$72,380	\$78,960	\$85,540	\$92,120	\$98,700	\$105,280	\$111,860	\$118,440	\$151,340
3	\$51,800	\$59,200	\$66,600	\$74,000	\$81,400	\$88,800	\$96,200	\$103,600	\$111,000	\$118,400	\$125,800	\$133,200	\$170,200
4	\$57,540	\$65,760	\$73,980	\$82,200	\$90,420	\$98,640	\$106,860	\$115,080	\$123,300	\$131,520	\$139,740	\$147,960	\$189,060
5	\$62,160	\$71,040	\$79,920	\$88,800	\$97,680	\$106,560	\$115,440	\$124,320	\$133,200	\$142,080	\$150,960	\$159,840	\$204,240
6	\$66,780	\$76,320	\$85,860	\$95,400	\$104,940	\$114,480	\$124,020	\$133,560	\$143,100	\$152,640	\$162,180	\$171,720	\$219,420

MFTE P7 caps the amount that rent for an occupied MFTE unit can be increased annually. The current cap is 4.6 percent.

Maximum Rent, including fees and basic utilities (30% of monthly income)

Percent of Area Median Income

Unit Size	35%	40%	45%	50%	55%	60%	65%	70%	75%	80%	85%	90%
0-Bedroom	\$1,007	\$1,151	\$1,294	\$1,438	\$1,582	\$1,726	\$1,870	\$2,014	\$2,158	\$2,302	\$2,445	\$2,589
1-Bedroom	\$1,079	\$1,233	\$1,387	\$1,541	\$1,696	\$1,850	\$2,004	\$2,158	\$2,312	\$2,467	\$2,621	\$2,775
2-Bedroom	\$1,295	\$1,480	\$1,665	\$1,850	\$2,035	\$2,220	\$2,405	\$2,590	\$2,775	\$2,960	\$3,145	\$3,330
3-Bedroom	\$1,496	\$1,710	\$1,923	\$2,137	\$2,351	\$2,565	\$2,778	\$2,992	\$3,206	\$3,420	\$3,633	\$3,847
4-Bedroom	\$1,669	\$1,908	\$2,146	\$2,385	\$2,623	\$2,862	\$3,100	\$3,339	\$3,577	\$3,816	\$4,054	\$4,293