

## Current Limits: Other Market Incentive and Land Use (MILU) 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\\_Housing\\_Review@seattle.gov](mailto:OFH_Housing_Review@seattle.gov).

If you have compliance questions about a property that is in service please email [OFH\\_IncentiveCompliance@seattle.gov](mailto:OFH_IncentiveCompliance@seattle.gov).

These limits apply to rental units satisfying requirements of any MILU agreement except for MFTE P7 and MFTE P6. Examples include MFTE P3, MFTE P4, MFTE P5, MHA, Incentive Zoning, MPC-Yesler Terrace, reduced minimum parking, religious lands, and surplus property. 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.

Annual rent increases for occupied units must comply with state and local laws (e.g., HB 1217), as applicable. If laws conflict, the most restrictive applies.

### Income Limits

#### Percent of Area Median Income

Family Size	40%	50%	60%	65%	70%	75%	80%	85%	90%
1	\$46,040	\$57,550	\$69,060	\$74,815	\$80,570	\$86,325	\$92,080	\$97,835	\$103,590
2	\$52,640	\$65,800	\$78,960	\$85,540	\$92,120	\$98,700	\$105,280	\$111,860	\$118,440
3	\$59,200	\$74,000	\$88,800	\$96,200	\$103,600	\$111,000	\$118,400	\$125,800	\$133,200
4	\$65,760	\$82,200	\$98,640	\$106,860	\$115,080	\$123,300	\$131,520	\$139,740	\$147,960
5	\$71,040	\$88,800	\$106,560	\$115,440	\$124,320	\$133,200	\$142,080	\$150,960	\$159,840
6	\$76,320	\$95,400	\$114,480	\$124,020	\$133,560	\$143,100	\$152,640	\$162,180	\$171,720

Annual rent increases for occupied units must comply with state and local laws (e.g., HB 1217), as applicable. If laws conflict, the most restrictive applies.

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

#### Percent of Area Median Income

Unit Size	40%	50%	60%	65%	70%	75%	80%	85%	90%
0-Bedroom	\$1,151	\$1,438	\$1,726	\$1,870	\$2,014	\$2,158	\$2,302	\$2,445	\$2,589
1-Bedroom	\$1,233	\$1,541	\$1,850	\$2,004	\$2,158	\$2,312	\$2,467	\$2,621	\$2,775
2-Bedroom	\$1,480	\$1,850	\$2,220	\$2,405	\$2,590	\$2,775	\$2,960	\$3,145	\$3,330
3-Bedroom	\$1,710	\$2,137	\$2,565	\$2,778	\$2,992	\$3,206	\$3,420	\$3,633	\$3,847
4-Bedroom	\$1,908	\$2,385	\$2,862	\$3,100	\$3,339	\$3,577	\$3,816	\$4,054	\$4,293