

Current Limits: Rental Units Funded by the Seattle Office of Housing

Effective Date: May 15, 2026

If you have compliance questions about a property, please email OFH_Portfolio@seattle.gov.

The income and rent limits below apply to units in Seattle Office of Housing-funded rental properties. The income limits are calculated based on the "very low-income" limits published annually by the United States Department of Housing and Urban Development (HUD). The 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	30%	35%	40%	HUD VLI 50%	60%	65%	70%	80%	100%
1	\$34,530	\$40,285	\$46,040	\$57,550	\$69,060	\$74,815	\$80,570	\$92,080	\$115,100
2	\$39,480	\$46,060	\$52,640	\$65,800	\$78,960	\$85,540	\$92,120	\$105,280	\$131,600
3	\$44,400	\$51,800	\$59,200	\$74,000	\$88,800	\$96,200	\$103,600	\$118,400	\$148,000
4	\$49,320	\$57,540	\$65,760	\$82,200	\$98,640	\$106,860	\$115,080	\$131,520	\$164,400
5	\$53,280	\$62,160	\$71,040	\$88,800	\$106,560	\$115,440	\$124,320	\$142,080	\$177,600
6	\$57,240	\$66,780	\$76,320	\$95,400	\$114,480	\$124,020	\$133,560	\$152,640	\$190,800
7	\$61,170	\$71,365	\$81,560	\$101,950	\$122,340	\$132,535	\$142,730	\$163,120	\$203,900
8	\$65,130	\$75,985	\$86,840	\$108,550	\$130,260	\$141,115	\$151,970	\$173,680	\$217,100
9	\$69,060	\$80,570	\$92,080	\$115,100	\$138,120	\$149,630	\$161,140	\$184,160	\$230,200

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. For OH-funded properties with regulatory agreements that limit rent increases for occupied units, the maximum annual rent increase - not to exceed the applicable rent limit - is currently 2.4 percent.

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

Percent of Area Median Income

Unit Size	30%	35%	40%	HUD VLI 50%	60%	65%	70%	80%	100%
0-Bedroom	\$863	\$1,007	\$1,151	\$1,438	\$1,726	\$1,870	\$2,014	\$2,302	\$2,877
1-Bedroom	\$925	\$1,079	\$1,233	\$1,541	\$1,850	\$2,004	\$2,158	\$2,467	\$3,083
2-Bedroom	\$1,110	\$1,295	\$1,480	\$1,850	\$2,220	\$2,405	\$2,590	\$2,960	\$3,700
3-Bedroom	\$1,282	\$1,496	\$1,710	\$2,137	\$2,565	\$2,778	\$2,992	\$3,420	\$4,275
4-Bedroom	\$1,431	\$1,669	\$1,908	\$2,385	\$2,862	\$3,100	\$3,339	\$3,816	\$4,770
5-Bedroom	\$1,578	\$1,841	\$2,105	\$2,631	\$3,157	\$3,420	\$3,683	\$4,210	\$5,262
6-Bedroom	\$1,726	\$2,014	\$2,302	\$2,877	\$3,453	\$3,740	\$4,028	\$4,604	\$5,755

HOME Program Rents, including utilities (Effective June 1, 2026)

Unit Type	Low HOME Rent	High HOME Rent
Efficiency	\$1,438	\$1,850
1-Bedroom	\$1,541	\$1,983
2-Bedroom	\$1,850	\$2,382
3-Bedroom	\$2,137	\$2,743
4-Bedroom	\$2,385	\$3,040
5-Bedroom	\$2,631	\$3,336
6-Bedroom	\$2,877	\$3,632