



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:

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

OFH_MFTE@seattle.gov (MFTE only)

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