



2019 Income and Rent Limits - Incentive Zoning

On-Site Affordable Housing (Chapter 23.58A, SMC 23.49.012 or SMC 23.49.015)

Effective May 24, 2019

Income Limits			
Family Size	% of Area Median Income		
	40%	50%	80%
1 Person	\$31,000	\$38,750	\$61,800
2 Persons	\$35,400	\$44,300	\$70,600
3 Persons	\$39,850	\$49,800	\$79,450
4 Persons	\$44,300	\$55,350	\$88,250
5 Persons	\$47,800	\$59,800	\$95,350

Rent Limits			
Unit Size	% of Area Median Income		
	40%	50%	80%
<400 SF	\$775	-	-
0 Bedrooms	-	\$968	\$1,545
1 Bedroom	-	\$1,038	\$1,655
2 Bedrooms	-	\$1,245	\$1,986
3 Bedrooms	-	\$1,439	\$2,295
4 Bedrooms	-	\$1,605	\$2,560

The above table represents gross rent maximums for the Incentive Zoning program. It is the expectation of the Office of Housing that rent renewal increases for existing tenants will not exceed the annual increase in the Consumer Price Index for Rent of Primary Residences for the Seattle area, or 4%, published April 2019. The base rent that may be charged is equal to the gross rent, less the household's imputed utility estimate for their unit's utility usage, less any required recurring fees that are a condition of occupancy (required renter's insurance, month-to-month charges, King County Sewer Treatment Capacity Fee, etc.). The utility estimate is based on household utility responsibility and the number of bedrooms in the unit, using the schedule published by the Seattle Housing Authority. Tenants should refer questions about rents to the property manager of their building. Property managers and owners with questions about the 2019 Income and Rent Limits should contact the Seattle Office of Housing at (206) 684-0721.