

2019 Income and Rent Limits - Multifamily Tax Exemption Program

Effective 5/24/2019

Income Limits											
Family Size	Percent of Area Median Family Income (% AMI) Restriction on Unit										
	40%	50%	60%	65%	70%	75%	80%	85%	90%	100%	120%
1 Person	\$30,400	\$38,000	\$45,600	\$49,400	\$53,200	\$57,000	\$60,800	\$64,600	\$68,400	\$76,000	\$91,200
2 Persons	\$34,750	\$43,450	\$52,150	\$56,450	\$60,800	\$65,150	\$69,500	\$73,850	\$78,200	\$86,900	\$104,250
3 Persons	\$39,100	\$48,850	\$58,650	\$63,550	\$68,400	\$73,300	\$78,150	\$83,100	\$87,950	\$97,750	\$117,300
4 Persons	\$43,450	\$54,300	\$65,150	\$70,600	\$76,000	\$81,450	\$86,900	\$92,300	\$97,750	\$108,600	\$130,300
5 Persons	\$46,900	\$58,650	\$70,350	\$76,250	\$82,100	\$87,950	\$93,850	\$99,700	\$105,550	\$117,300	\$140,750

Rent Limits									
Unit Size	Percent of Area Median Income (% AMI) Restriction on Unit								
	40%	50%	60%	65%	70%	75%	80%	85%	90%
SEDU and Congregate	\$760	\$950	-	-	-	-	-	-	-
Studio	-	\$950	\$1,140	\$1,235	\$1,330	-	\$1,520	-	-
1 Bedroom	-	\$1,086	\$1,303	-	\$1,520	\$1,628	\$1,737	-	-
2 Bedrooms	-	\$1,221	\$1,466	-	\$1,710	-	\$1,953	\$2,077	\$2,198
3 Bedrooms	-	\$1,357	\$1,628	-	\$1,900	-	\$2,172	\$2,307	\$2,443
4 Bedrooms	-	\$1,575	-	-	-	-	-	\$2,677	\$2,835

The above table represents the gross rent maximums for all new leases offered and month-to-month terms for the **City of Seattle** Multifamily Tax Exemption program on or after the effective date- the required notification period for a rent increase must be taken into account. **It is the expectation of the Office of Housing that rent renewal increases for existing MFTE 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 **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.