

2019 Income and Rent Limits - Rental Housing Program

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Effective April 24, 2019

Income Limits						
Family Size	Percent of Area Median Income					
	30%	40%	50%	60%	65%	HUD 80%
1 Person	\$23,250	\$31,000	\$38,750	\$46,500	\$50,350	\$61,800
2 Persons	\$26,550	\$35,400	\$44,300	\$53,150	\$57,550	\$70,600
3 Persons	\$29,900	\$39,850	\$49,800	\$59,800	\$64,750	\$79,450
4 Persons	\$33,200	\$44,300	\$55,350	\$66,400	\$71,950	\$88,250
5 Persons	\$35,850	\$47,800	\$59,800	\$71,750	\$77,700	\$95,350
6 Persons	\$38,500	\$51,350	\$64,200	\$77,050	\$83,450	\$102,400
7 Persons	\$41,200	\$54,900	\$68,650	\$82,350	\$89,200	\$109,450
8 Persons	\$43,850	\$58,450	\$73,050	\$87,650	\$95,000	\$116,500

Affordable Rents Including Utilities at 30% of household income						
Unit Size	Percent of Area Median Income					
	30%	40%	50%	60%	65%	HUD 80%
0 Bedrooms	\$581	\$775	\$968	\$1,162	\$1,258	\$1,545
1 Bedroom	\$622	\$830	\$1,038	\$1,245	\$1,348	\$1,655
2 Bedrooms	\$747	\$996	\$1,245	\$1,495	\$1,618	\$1,986
3 Bedrooms	\$863	\$1,151	\$1,439	\$1,726	\$1,870	\$2,295
4 Bedrooms	\$962	\$1,283	\$1,605	\$1,926	\$2,086	\$2,560
5 Bedrooms	\$1,063	\$1,416	\$1,771	\$2,125	\$2,302	\$2,824

HOME Program Rents, Including Utilities (effective 6/1/2018)		
2018		
Unit Size	Low HOME Rent	High HOME Rent
0 Bedrooms	\$936	\$1,198
1 Bedroom	\$1,003	\$1,284
2 Bedrooms	\$1,203	\$1,543
3 Bedrooms	\$1,391	\$1,775
4 Bedrooms	\$1,552	\$1,960
5 Bedrooms	\$1,712	\$2,144

Affordable Rents Including Utilities at 35% of household income					
Unit Size	Percent of Area Median Income				
	30%	40%	50%	60%	HUD 80%
0 Bedrooms	\$678	\$904	\$1,130	\$1,356	\$1,802
1 Bedroom	\$726	\$968	\$1,211	\$1,453	\$1,930
2 Bedrooms	\$872	\$1,162	\$1,452	\$1,744	\$2,317
3 Bedrooms	\$1,006	\$1,343	\$1,679	\$2,014	\$2,677
4 Bedrooms	\$1,122	\$1,497	\$1,872	\$2,247	\$2,986
5 Bedrooms	\$1,240	\$1,653	\$2,066	\$2,479	\$3,295

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 (CPI) for Rent of Primary Residences for the Seattle area, or 4%, published April 2019. Many City regulatory agreement terms explicitly limit rent increases for existing tenants to CPI. The above published income and rent limits above should be applied at initial lease-up or upon unit turn. Please check City Regulatory Agreement for each project and contact your Office of Housing Asset Manager, if you have any questions.