

2024 Income Levels and Maximum Housing Costs						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household	6-Person Household
% Median Family Income	Annual Income	Annual Income	Annual Income	Annual Income	Annual Income	Annual Income
115% MFI	\$92,092	\$105,248	\$118,404	\$131,560	\$142,085	\$152,610
100% MFI	\$81,830	\$93,520	\$105,210	\$116,900	\$126,252	\$135,604
80% MFI	\$66,100	\$75,550	\$85,000	\$94,400	\$102,000	\$109,550
60% MFI	\$49,560	\$56,640	\$63,720	\$70,800	\$76,500	\$82,140
50% MFI	\$41,300	\$47,200	\$53,100	\$59,000	\$63,750	\$68,450

Source: US Department of Housing and Urban Development effective 5/1/2024

Max Affordable Hsg costs calculated as (Annual income/12)*30%

Rent Limits by Unit Type					
% Area Median Income	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
115%	\$2,302	\$2,467	\$2,960	\$3,421	\$3,815
100%	\$2,046	\$2,192	\$2,574	\$3,039	\$3,390
80%	\$1,653	\$1,771	\$2,125	\$2,455	\$2,739
60%	\$1,239	\$1,328	\$1,524	\$1,841	\$1,683

How the rent limits were calculated

The unit-based rent limit methodology is consistent with that used by the Washington State Housing Finance Commission and other jurisdictions around the state. It assumes the household size is 1 person for a studio unit and an average of 1.5 people per bedroom for all other units. The affordable rent is equal to 30% of income for the household size associated with the unit.

E.g. The affordable rent for a 3-bedroom unit is equal to 30% of the income for a 4.5-person household (3 bedrooms x 1.5 people/bedroom = 4.5 people). The income for a 4.5-person household is calculated by averaging the 4-person and 5-person household income.

