

2025 Income Limit						
	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
<b>115% MFI</b>	\$99,901	\$114,172	\$128,444	\$142,715	\$154,132	\$165,549
<b>100% MFI</b>	\$86,870	\$99,280	\$111,690	\$124,100	\$134,028	\$143,956
<b>80% MFI</b>	\$69,550	\$79,450	\$89,400	\$99,300	\$107,250	\$115,200
<b>60% MFI</b>	\$52,140	\$59,580	\$67,020	\$74,460	\$80,460	\$86,400
<b>50% MFI</b>	\$43,450	\$49,650	\$55,850	\$62,050	\$67,050	\$72,000

Source: US Department of Housing and Urban Development effective 6/1/2025

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

Rent Limits by Unit Size					
% Area Median Income	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
<b>115%</b>	\$2,498	\$2,676	\$2,960	\$3,711	\$3,996
<b>100%</b>	\$2,172	\$2,327	\$2,792	\$3,227	\$3,475
<b>80%</b>	\$1,739	\$1,863	\$2,235	\$2,582	\$2,781
<b>60%</b>	\$1,304	\$1,397	\$1,676	\$1,937	\$1,738

#### 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.

