

2026 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>	\$103,282	\$118,036	\$132,791	\$147,545	\$159,349	\$171,152
<b>100% MFI</b>	\$89,810	\$102,640	\$115,470	\$128,300	\$138,564	\$148,828
<b>80% MFI</b>	\$71,900	\$82,150	\$92,400	\$102,650	\$110,900	\$119,100
<b>60% MFI</b>	\$53,940	\$61,620	\$69,300	\$76,980	\$83,160	\$89,340
<b>50% MFI</b>	\$44,950	\$51,350	\$57,750	\$64,150	\$69,300	\$74,450

Source: US Department of Housing and Urban Development effective 6/1/2026

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	\$2,766	\$2,960	\$3,836	\$4,279
<b>100%</b>	\$2,172	\$2,406	\$2,887	\$3,336	\$3,721
<b>80%</b>	\$1,798	\$1,926	\$2,310	\$2,669	\$2,978
<b>60%</b>	\$1,349	\$1,445	\$1,733	\$2,002	\$2,234

#### 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.

---