

2019 Income and Rent Limits

City of Shoreline

The rent and income limits shown below apply to all MFTE projects except those with height bonuses in the MUR-70 zone. Projects in MUR-70 that don't use the height bonus do follow these rent and income limits.

Based on the King County (Seattle-Bellevue HFMA) Median Income:

\$108,600 for a family of 4.

Rent Limits						Household Income Limits		
AMI	BEDROOMS	Maximum Monthly Housing Costs	Maximum Rent if No Other Expenses	Maximum Rent if Tenant Pays Own Utilities, and No Other	Maximum Rent if Tenant Pays Own Utilities, Renters Insurance, and No Other Expenses	AMI: Household Size	70% Initial Occupancy	90% Recertification
		70%	Studio	\$1,330	\$1,330	\$1,222	\$1,210	1
	"Open 1"	\$1,520	\$1,520	\$1,412	\$1,400	2	\$60,850	\$78,200
	One	\$1,520	\$1,520	\$1,412	\$1,400	3	\$68,450	\$88,000
						4	\$76,050	\$97,750
						5	\$82,150	\$105,600
80%	BEDROOMS	Maximum Monthly Housing Costs	Maximum Rent if No Other Expenses	Maximum Rent if Tenant Pays Own Utilities, and No Other	Maximum Rent if Tenant Pays Own Utilities, Renters Insurance, and No Other Expenses	AMI: Household Size	80% Initial Occupancy	100% Recertification
	Two	\$1,955	\$1,955	\$1,821	\$1,809	1	\$60,850	\$76,050
	Three	\$2,172	\$2,172	\$2,002	\$1,990	2	\$69,550	\$86,900
	Four	\$2,346	\$2,346	\$2,135	\$2,122	3	\$78,200	\$97,750
						4	\$86,900	\$108,600
						5	\$93,850	\$117,300

Maximum monthly housing costs are 30% of the maximum household income, and include basic utilities, one parking space, and any costs required by the property owner (e.g., renter's insurance).

Income and housing cost limits are adjusted from the 4-person basis according to the table below, left.

Maximum contract rents are calculated by deducting charges borne by the tenant: basic utilities or utility allowance, first parking space, and monthly costs required for tenancy (e.g., renters insurance). Instead of deducting actual expenses, the owner may deduct allowances according to the table below, right.

Other Expense Allowances			
Bedrooms	Electricity & Gas	Water, Sewer, Garbage	Renter's Insurance
Studio	\$38	\$70	\$12
"Open 1"	\$38	\$70	\$12
One	\$38	\$70	\$12
Two	\$53	\$81	\$12
Three	\$70	\$100	\$12
Four	\$93	\$118	\$13

Example: The maximum rent of an 80% AMI studio with all utilities included, and no other required expenses, would be **\$1,330**
 The maximum rent for the same studio with no utilities included and renters insurance required would be **\$1,210**
 The maximum rent for the same studio with water, sewer, and garbage included (i.e., no W/S/G allowance) but not electricity and gas, and renter's insurance required would be **\$1,280**