

2026 Income and Rent Limits for the City of Shoreline

Effective June 1, 2026

Based on the King County (Seattle-Bellevue HFMA) Median Income: \$164,400 for a family of 4.

HUD Very Low-Income Limit: \$82,200 for a family of 4.

Rent Limits - 50%* AMI

| BEDROOMS | Maximum Monthly Housing Costs | Maximum Rent if No Other Expenses | Maximum Rent if Tenant Pays Own Utilities, and No Other Expenses | Maximum Rent if Tenant Pays Own Utilities, Renters Insurance, and No Other Expenses |
|----------|-------------------------------|-----------------------------------|--|---|
| Studio | \$1,439 | \$1,439 | \$1,319 | \$1,304 |
| "Open 1" | \$1,541 | \$1,541 | \$1,421 | \$1,406 |
| One | \$1,541 | \$1,541 | \$1,421 | \$1,406 |

Household Income Limits

| AMI: | 50%* | 70%* |
|----------------|-------------------|-----------------|
| Household Size | Initial Occupancy | Recertification |
| 1 | \$57,500 | \$73,650 |
| 2 | \$65,800 | \$84,200 |
| 3 | \$74,000 | \$94,700 |
| 4 | \$82,200 | \$105,200 |
| 5 | \$88,800 | \$113,600 |

**MFTE projects enrolled in a state program may use slightly different income and rent limits.*

Maximum monthly housing costs are 30% of the maximum household income, and include basic utilities, 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.

Maximum contract rents are calculated by deducting charges borne by the tenant: basic utilities or utility allowance 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.

Other Expense Allowances: Effective 11/5/2024

| BEDROOMS | Electricity and Gas | Water, Sewer, and Garbage | Renter’s Insurance |
|----------|---------------------|---------------------------|--------------------|
| Studio | \$42 | \$78 | \$15 |
| “Open 1” | \$42 | \$78 | \$15 |
| One | \$42 | \$78 | \$15 |
| Two | \$59 | \$91 | \$15 |
| Three | \$78 | \$112 | \$15 |
| Four | \$104 | \$132 | \$15 |

Example: The maximum rent of a 50% AMI studio with all utilities included, and no other required expenses, would be \$1,439.

The maximum rent for the same studio with no utilities included and renters insurance required would be \$1,304.

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 \$1,382.