

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 - 70% 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	\$1,841	\$1,841	\$1,721	\$1,706
"Open 1"	\$1,973	\$1,973	\$1,853	\$1,838
One	\$1,973	\$1,973	\$1,853	\$1,838
Two	\$2,368	\$2,368	\$2,218	\$2,203
Three	\$2,736	\$2,736	\$2,546	\$2,531
Four	\$2,946	\$2,946	\$2,710	\$2,695

Household Income Limits

AMI:	70%	90%
Household Size	Initial Occupancy	Recertification
1	\$73,650	\$91,900
2	\$84,200	\$105,000
3	\$94,700	\$118,150
4	\$105,200	\$131,250
5	\$113,600	\$141,750

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 70% AMI one-bedroom with all utilities included, and no other required expenses, would be \$1,973.

The maximum rent for the same one-bedroom with no utilities included and renters insurance required would be \$1,838.

The maximum rent for the same one-bedroom 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 \$1,916.