

ARCH 2024 Income and Rent Limits

Effective Date 4/26/2024

Median Income: \$147,400

HOUSEHOLD INCOME LIMITS--determined by household size									
ALL LAND USE & MFTE PROJECTS									
Percentage of AMI	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 person	
30%	\$ 30,954	\$ 35,376	\$ 39,798	\$ 44,220	\$ 47,758	\$ 51,295	\$ 54,833	\$ 58,370	
35%	\$ 36,113	\$ 41,272	\$ 46,431	\$ 51,590	\$ 55,717	\$ 59,844	\$ 63,972	\$ 68,099	
40%	\$ 41,272	\$ 47,168	\$ 53,064	\$ 58,960	\$ 63,677	\$ 68,394	\$ 73,110	\$ 77,827	
45%	\$ 46,431	\$ 53,064	\$ 59,697	\$ 66,330	\$ 71,636	\$ 76,943	\$ 82,249	\$ 87,556	
50%	\$ 51,590	\$ 58,960	\$ 66,330	\$ 73,700	\$ 79,596	\$ 85,492	\$ 91,388	\$ 97,284	
55%	\$ 56,749	\$ 64,856	\$ 72,963	\$ 81,070	\$ 87,556	\$ 94,041	\$ 100,527	\$ 107,012	
60%	\$ 61,908	\$ 70,752	\$ 79,596	\$ 88,440	\$ 95,515	\$ 102,590	\$ 109,666	\$ 116,741	
65%	\$ 67,067	\$ 76,648	\$ 86,229	\$ 95,810	\$ 103,475	\$ 111,140	\$ 118,804	\$ 126,469	
70%	\$ 72,226	\$ 82,544	\$ 92,862	\$ 103,180	\$ 111,434	\$ 119,689	\$ 127,943	\$ 136,198	
75%	\$ 77,385	\$ 88,440	\$ 99,495	\$ 110,550	\$ 119,394	\$ 128,238	\$ 137,082	\$ 145,926	
80%	\$ 82,544	\$ 94,336	\$ 106,128	\$ 117,920	\$ 127,354	\$ 136,787	\$ 146,221	\$ 155,654	
85%	\$ 87,703	\$ 100,232	\$ 112,761	\$ 125,290	\$ 135,313	\$ 145,336	\$ 155,360	\$ 165,383	
90%	\$ 92,862	\$ 106,128	\$ 119,394	\$ 132,660	\$ 143,273	\$ 153,886	\$ 164,498	\$ 175,111	
95%	\$ 98,021	\$ 112,024	\$ 126,027	\$ 140,030	\$ 151,232	\$ 162,435	\$ 173,637	\$ 184,840	
100%	\$ 103,180	\$ 117,920	\$ 132,660	\$ 147,400	\$ 159,192	\$ 170,984	\$ 182,776	\$ 194,568	
105%	\$ 108,339	\$ 123,816	\$ 139,293	\$ 154,770	\$ 167,152	\$ 179,533	\$ 191,915	\$ 204,296	
110%	\$ 113,498	\$ 129,712	\$ 145,926	\$ 162,140	\$ 175,111	\$ 188,082	\$ 201,054	\$ 214,025	
120%	\$ 123,816	\$ 141,504	\$ 159,192	\$ 176,880	\$ 191,030	\$ 205,181	\$ 219,331	\$ 233,482	

1-person	2-person	3-person	4-person	5-person	6-person	7-person	8-person
0.7	0.8	0.9	1	1.08	1.16	1.24	1.32

RENT LIMITS--determined by bedrooms						
LAND USE & MFTE PROJECTS EXECUTED BEFORE MAY 1, 2019						
Percentage of AMI	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	
30%	\$ 774	\$ 884	\$ 995	\$ 1,106	\$ 1,194	
35%	\$ 903	\$ 1,032	\$ 1,161	\$ 1,290	\$ 1,393	
40%	\$ 1,032	\$ 1,179	\$ 1,327	\$ 1,474	\$ 1,592	
45%	\$ 1,161	\$ 1,327	\$ 1,492	\$ 1,658	\$ 1,791	
50%	\$ 1,290	\$ 1,474	\$ 1,658	\$ 1,843	\$ 1,990	
55%	\$ 1,419	\$ 1,621	\$ 1,824	\$ 2,027	\$ 2,189	
60%	\$ 1,548	\$ 1,769	\$ 1,990	\$ 2,211	\$ 2,388	
65%	\$ 1,677	\$ 1,916	\$ 2,156	\$ 2,395	\$ 2,587	
70%	\$ 1,806	\$ 2,064	\$ 2,322	\$ 2,580	\$ 2,786	
75%	\$ 1,935	\$ 2,211	\$ 2,487	\$ 2,764	\$ 2,985	
80%	\$ 2,064	\$ 2,358	\$ 2,653	\$ 2,948	\$ 3,184	
85%	\$ 2,193	\$ 2,506	\$ 2,819	\$ 3,132	\$ 3,383	
90%	\$ 2,322	\$ 2,653	\$ 2,985	\$ 3,317	\$ 3,582	
95%	\$ 2,451	\$ 2,801	\$ 3,151	\$ 3,501	\$ 3,781	
100%	\$ 2,580	\$ 2,948	\$ 3,317	\$ 3,685	\$ 3,980	
105%	\$ 2,708	\$ 3,095	\$ 3,482	\$ 3,869	\$ 4,179	
110%	\$ 2,837	\$ 3,243	\$ 3,648	\$ 4,054	\$ 4,378	
120%	\$ 3,095	\$ 3,538	\$ 3,980	\$ 4,422	\$ 4,776	

RENT LIMITS--determined by bedrooms						
LAND USE & MFTE PROJECTS EXECUTED AFTER MAY 1, 2019						
Percentage of AMI	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	
30%	\$ 774	\$ 829	\$ 995	\$ 1,150	\$ 1,282	
35%	\$ 903	\$ 967	\$ 1,161	\$ 1,341	\$ 1,496	
40%	\$ 1,032	\$ 1,106	\$ 1,327	\$ 1,533	\$ 1,710	
45%	\$ 1,161	\$ 1,244	\$ 1,492	\$ 1,725	\$ 1,924	
50%	\$ 1,290	\$ 1,382	\$ 1,658	\$ 1,916	\$ 2,137	
55%	\$ 1,419	\$ 1,520	\$ 1,824	\$ 2,108	\$ 2,351	
60%	\$ 1,548	\$ 1,658	\$ 1,990	\$ 2,299	\$ 2,565	
65%	\$ 1,677	\$ 1,796	\$ 2,156	\$ 2,491	\$ 2,778	
70%	\$ 1,806	\$ 1,935	\$ 2,322	\$ 2,683	\$ 2,992	
75%	\$ 1,935	\$ 2,073	\$ 2,487	\$ 2,874	\$ 3,206	
80%	\$ 2,064	\$ 2,211	\$ 2,653	\$ 3,066	\$ 3,420	
85%	\$ 2,193	\$ 2,349	\$ 2,819	\$ 3,258	\$ 3,633	
90%	\$ 2,322	\$ 2,487	\$ 2,985	\$ 3,449	\$ 3,847	
95%	\$ 2,451	\$ 2,626	\$ 3,151	\$ 3,641	\$ 4,061	
100%	\$ 2,580	\$ 2,764	\$ 3,317	\$ 3,832	\$ 4,275	
105%	\$ 2,708	\$ 2,902	\$ 3,482	\$ 4,024	\$ 4,488	
110%	\$ 2,837	\$ 3,040	\$ 3,648	\$ 4,216	\$ 4,702	
120%	\$ 3,095	\$ 3,317	\$ 3,980	\$ 4,599	\$ 5,130	

Older covenants use the same occupancy multipliers to adjust income and rent limits, shown in gray, above. Covenants executed after 5/1/19 use different multipliers for income and rent limits; new rent limit multipliers (in blue to the right) match those used by other programs, e.g. WSHFC.

1-person	1.5-person	3-person	4.5-person	6-person
0.7	0.75	0.9	1.04	1.16

ALLOWANCES					
ALL LAND USE & MFTE PROJECTS					
Column1	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
Elect & Gas	\$ 64	\$ 96	\$ 128	\$ 160	\$ 191
W/S/G	\$ 90	\$ 90	\$ 104	\$ 128	\$ 151
Renter's insurance	\$ 15	\$ 15	\$ 15	\$ 15	\$ 15
Sewer capacity	Actual	Actual	Actual	Actual	Actual
Pest control	Actual	Actual	Actual	Actual	Actual
Other*	Actual	Actual	Actual	Actual	Actual

Bellevue10, Broadstone Savoie, Ondina, and Vicino Apartments rent increases capped at 3%.

*Per 2021 Bellevue MFTE Rent Stabilization Policy