

ARCH 2025 Income and Rent Limits

Effective date 4/18/2025

Median Income: \$157,100

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%	\$ 32,991	\$ 37,704	\$ 42,417	\$ 47,130	\$ 50,900	\$ 54,671	\$ 58,441	\$ 62,212
35%	\$ 38,490	\$ 43,988	\$ 49,487	\$ 54,985	\$ 59,384	\$ 63,783	\$ 68,181	\$ 72,580
40%	\$ 43,988	\$ 50,272	\$ 56,556	\$ 62,840	\$ 67,867	\$ 72,894	\$ 77,922	\$ 82,949
45%	\$ 49,487	\$ 56,556	\$ 63,626	\$ 70,695	\$ 76,351	\$ 82,006	\$ 87,662	\$ 93,317
50%	\$ 54,985	\$ 62,840	\$ 70,695	\$ 78,550	\$ 84,834	\$ 91,118	\$ 97,402	\$ 103,686
55%	\$ 60,484	\$ 69,124	\$ 77,765	\$ 86,405	\$ 93,317	\$ 100,230	\$ 107,142	\$ 114,055
60%	\$ 65,982	\$ 75,008	\$ 84,834	\$ 94,260	\$ 101,801	\$ 109,342	\$ 116,882	\$ 124,423
65%	\$ 71,481	\$ 81,692	\$ 91,904	\$ 102,115	\$ 110,284	\$ 118,453	\$ 126,623	\$ 134,792
70%	\$ 76,979	\$ 87,976	\$ 98,973	\$ 109,970	\$ 118,768	\$ 127,565	\$ 136,363	\$ 145,160
75%	\$ 82,478	\$ 94,260	\$ 106,043	\$ 117,825	\$ 127,251	\$ 136,677	\$ 146,103	\$ 155,529
80%	\$ 87,976	\$ 100,544	\$ 113,112	\$ 125,680	\$ 135,734	\$ 145,789	\$ 155,843	\$ 165,898
85%	\$ 93,475	\$ 106,828	\$ 120,182	\$ 133,535	\$ 144,218	\$ 154,901	\$ 165,583	\$ 176,266
90%	\$ 98,973	\$ 113,112	\$ 127,251	\$ 141,390	\$ 152,701	\$ 164,012	\$ 175,324	\$ 186,635
95%	\$ 104,472	\$ 119,396	\$ 134,321	\$ 149,245	\$ 161,185	\$ 173,124	\$ 185,064	\$ 197,003
100%	\$ 109,970	\$ 125,680	\$ 141,390	\$ 157,100	\$ 169,668	\$ 182,236	\$ 194,804	\$ 207,372
105%	\$ 115,469	\$ 131,964	\$ 148,460	\$ 164,955	\$ 178,151	\$ 191,348	\$ 204,544	\$ 217,741
110%	\$ 120,967	\$ 138,248	\$ 155,529	\$ 172,810	\$ 186,635	\$ 200,460	\$ 214,284	\$ 228,109
120%	\$ 131,964	\$ 150,816	\$ 169,668	\$ 188,520	\$ 203,602	\$ 218,683	\$ 233,765	\$ 248,846

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%	\$ 825	\$ 943	\$ 1,060	\$ 1,178	\$ 1,273
35%	\$ 962	\$ 1,100	\$ 1,237	\$ 1,375	\$ 1,485
40%	\$ 1,100	\$ 1,257	\$ 1,414	\$ 1,571	\$ 1,697
45%	\$ 1,237	\$ 1,414	\$ 1,591	\$ 1,767	\$ 1,909
50%	\$ 1,375	\$ 1,571	\$ 1,767	\$ 1,964	\$ 2,121
55%	\$ 1,512	\$ 1,728	\$ 1,944	\$ 2,160	\$ 2,333
60%	\$ 1,650	\$ 1,885	\$ 2,121	\$ 2,357	\$ 2,545
65%	\$ 1,787	\$ 2,042	\$ 2,298	\$ 2,553	\$ 2,757
70%	\$ 1,924	\$ 2,199	\$ 2,474	\$ 2,749	\$ 2,969
75%	\$ 2,062	\$ 2,357	\$ 2,651	\$ 2,946	\$ 3,181
80%	\$ 2,199	\$ 2,514	\$ 2,828	\$ 3,142	\$ 3,393
85%	\$ 2,337	\$ 2,671	\$ 3,005	\$ 3,338	\$ 3,605
90%	\$ 2,474	\$ 2,828	\$ 3,181	\$ 3,535	\$ 3,818
95%	\$ 2,612	\$ 2,985	\$ 3,358	\$ 3,731	\$ 4,030
100%	\$ 2,749	\$ 3,142	\$ 3,535	\$ 3,928	\$ 4,242
105%	\$ 2,887	\$ 3,299	\$ 3,711	\$ 4,124	\$ 4,454
110%	\$ 3,024	\$ 3,456	\$ 3,888	\$ 4,320	\$ 4,666
120%	\$ 3,299	\$ 3,770	\$ 4,242	\$ 4,713	\$ 5,090

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%	\$ 825	\$ 884	\$ 1,060	\$ 1,225	\$ 1,367
35%	\$ 962	\$ 1,031	\$ 1,237	\$ 1,430	\$ 1,595
40%	\$ 1,100	\$ 1,178	\$ 1,414	\$ 1,634	\$ 1,822
45%	\$ 1,237	\$ 1,326	\$ 1,591	\$ 1,838	\$ 2,050
50%	\$ 1,375	\$ 1,473	\$ 1,767	\$ 2,042	\$ 2,278
55%	\$ 1,512	\$ 1,620	\$ 1,944	\$ 2,247	\$ 2,506
60%	\$ 1,650	\$ 1,767	\$ 2,121	\$ 2,451	\$ 2,734
65%	\$ 1,787	\$ 1,915	\$ 2,298	\$ 2,655	\$ 2,961
70%	\$ 1,924	\$ 2,062	\$ 2,474	\$ 2,859	\$ 3,189
75%	\$ 2,062	\$ 2,209	\$ 2,651	\$ 3,063	\$ 3,417
80%	\$ 2,199	\$ 2,357	\$ 2,828	\$ 3,268	\$ 3,645
85%	\$ 2,337	\$ 2,504	\$ 3,005	\$ 3,472	\$ 3,873
90%	\$ 2,474	\$ 2,651	\$ 3,181	\$ 3,676	\$ 4,100
95%	\$ 2,612	\$ 2,798	\$ 3,358	\$ 3,880	\$ 4,328
100%	\$ 2,749	\$ 2,946	\$ 3,535	\$ 4,085	\$ 4,556
105%	\$ 2,887	\$ 3,093	\$ 3,711	\$ 4,289	\$ 4,784
110%	\$ 3,024	\$ 3,240	\$ 3,888	\$ 4,493	\$ 5,011
120%	\$ 3,299	\$ 3,535	\$ 4,242	\$ 4,902	\$ 5,467
150%	\$ 4,124	\$ 4,418	\$ 5,302	\$ 6,127	\$ 6,834
200%	\$ 5,499	\$ 5,891	\$ 7,070	\$ 8,169	\$ 9,112
250%	\$ 6,873	\$ 7,364	\$ 8,837	\$ 10,212	\$ 11,390

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., [WISHER](#).

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

Utility	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
Elect & Gas	\$ 67	\$ 100	\$ 133	\$ 167	\$ 200
W/S/G	\$ 94	\$ 94	\$ 109	\$ 134	\$ 158
Renter's insurance	\$ 16	\$ 16	\$ 16	\$ 16	\$ 16
Sewer capacity	Actual	Actual	Actual	Actual	Actual
Pest control	Actual	Actual	Actual	Actual	Actual
Other*	Actual	Actual	Actual	Actual	Actual

Bellevue 10, Broadstone Savoie, Nuovo, Ondina, and Vicino include a rent increase cap of 3%
**per the Bellevue 2021 MFTE Program requirements*