

Due to COVID-19, the Washington State Governor issued Proclamation 20-19.1 on April 16, 2020, prohibiting landlords, property owners, and property managers from increasing or threatening to increase the rate of rent or amount of any deposit for a dwelling until June 4, 2020. Therefore, for existing residential tenants, the City's 2019 Income and Rent Limits remain in effect until this time, unless otherwise extended as provided by law.

For residential properties currently participating in the City's Affordable Housing Program that will receive an initial certificate of occupancy on or after April 1, 2020, the 2020 Income and Rent Limits set forth below apply.

2020 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:

\$113,300 for a family of 4.

		Rent Limits				Household Income Limits		
70% 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
		Studio	\$1,388	\$1,388	\$1,280	\$1,268	1	\$55,550
"Open 1"	\$1,586	\$1,586	\$1,478	\$1,466	2	\$63,450	\$81,600	
One	\$1,586	\$1,586	\$1,478	\$1,466	3	\$71,400	\$91,800	
					4	\$79,350	\$102,000	
					5	\$85,700	\$110,150	
80% 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	80% Initial Occupancy	100% Recertification
		Two	\$2,039	\$2,039	\$1,905	\$1,893	1	\$63,450
Three	\$2,266	\$2,266	\$2,096	\$2,084	2	\$72,550	\$90,650	
Four	\$2,447	\$2,447	\$2,236	\$2,223	3	\$81,600	\$102,000	
					4	\$90,650	\$113,300	
					5	\$97,900	\$122,400	

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.

Bedrooms	Other Expense Allowances		
	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: **\$1,388**
 The maximum rent for the same studio with no utilities included and renters insurance required would be: **\$1,268**
 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: **\$1,338**