

## 2024 Income and Rent Limits

Effective June 1, 2024

## City of Shoreline

Based on the King County (Seattle-Bellevue HFMA) Median Income:

**\$147,400** for a family of 4.

HUD Very Low-Income Limit:

**\$75,350** for a family of 4.

Rent Limits						Household Income Limits		
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	AMI: Household Size	50%* Initial Occupancy	70%* Recertification
		50%*	Studio	\$1,319	\$1,319	\$1,199	\$1,184	1
	"Open 1"	\$1,414	\$1,414	\$1,294	\$1,279	2	\$60,250	\$79,300
	One	\$1,414	\$1,414	\$1,294	\$1,279	3	\$67,800	\$89,200
						4	\$75,350	\$99,100
						5	\$81,400	\$107,050
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	AMI: Household Size	60%* Initial Occupancy	80%* Recertification
		60%*	Studio	\$1,528	\$1,528	\$1,408	\$1,393	1
	"Open 1"	\$1,636	\$1,636	\$1,516	\$1,501	2	\$69,800	\$76,250
	One	\$1,636	\$1,636	\$1,516	\$1,501	3	\$78,500	\$85,800
	Two	\$1,964	\$1,964	\$1,814	\$1,799	4	\$87,250	\$95,300
	Three	\$2,269	\$2,269	\$2,079	\$2,064	5	\$94,250	\$102,950
	Four	\$2,444	\$2,444	\$2,208	\$2,193			
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	AMI: Household Size	70% Initial Occupancy	90% Recertification
		70%	Studio	\$1,735	\$1,735	\$1,615	\$1,600	1
	"Open 1"	\$1,859	\$1,859	\$1,739	\$1,724	2	\$79,300	\$99,850
	One	\$1,859	\$1,859	\$1,739	\$1,724	3	\$89,200	\$112,350
	Two	\$2,230	\$2,230	\$2,080	\$2,065	4	\$99,100	\$124,800
	Three	\$2,578	\$2,578	\$2,388	\$2,373	5	\$107,050	\$134,800
	Four	\$2,775	\$2,775	\$2,539	\$2,524			
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	AMI: Household Size	80% Initial Occupancy	100% Recertification
		80%	Two	\$2,498	\$2,498	\$2,348	\$2,333	2
	Three	\$2,885	\$2,885	\$2,695	\$2,680	3	\$99,900	\$124,850
	Four	\$3,108	\$3,108	\$2,872	\$2,857	4	\$110,950	\$138,700
						5	\$119,850	\$149,800

\*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, left.

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 & Gas	Water, Sewer, 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 an 70% AMI studio with all utilities included, and no other required expenses, would be \$1,735  
 The maximum rent for the same studio with no utilities included and renters insurance required would be \$1,600  
 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 \$1,678