

Current Limits: MFTE Program 6 (P6) Only, Including Extensions

These limits apply to rental units designated to satisfy requirements of MFTE Program 6 agreements, including for properties with MFTE extensions. **Per SMC Chapter 5.73, income and rent limits may increase a maximum of four and one-half percent annually.** Rent limits assume the affordable housing industry's standard average household size of 1.0 for 0-bedrooms and 1.5 per bedroom for larger units.

Income Limits

Percent of Area Median Income

Family Size	30%	40%	50%	60%	65%	70%	75%	80%	85%	90%
1	\$28,974	\$38,632	\$48,289	\$57,947	\$62,776	\$67,605	\$72,434	\$77,263	\$82,092	\$86,921
2	\$33,114	\$44,153	\$55,191	\$66,229	\$71,748	\$77,267	\$82,786	\$88,305	\$93,824	\$99,343
3	\$37,256	\$49,674	\$62,093	\$74,511	\$80,721	\$86,930	\$93,139	\$99,349	\$105,558	\$111,767
4	\$41,390	\$55,187	\$68,984	\$82,780	\$89,679	\$96,577	\$103,475	\$110,374	\$117,272	\$124,170
5	\$44,705	\$59,607	\$74,509	\$89,410	\$96,861	\$104,312	\$111,763	\$119,214	\$126,664	\$134,115
6	\$48,014	\$64,019	\$80,024	\$96,029	\$104,031	\$112,034	\$120,036	\$128,038	\$136,041	\$144,043

Maximum Rent, including fees and basic utilities (30% of monthly income)

Percent of Area Median Income

Unit Size	30%	40%	50%	60%	65%	70%	75%	80%	85%	90%
0-Bedroom	\$724	\$965	\$1,207	\$1,448	\$1,569	\$1,690	\$1,810	\$1,931	\$2,052	\$2,173
1-Bedroom	\$776	\$1,034	\$1,293	\$1,552	\$1,681	\$1,810	\$1,940	\$2,069	\$2,198	\$2,328
2-Bedroom	\$931	\$1,241	\$1,552	\$1,862	\$2,018	\$2,173	\$2,328	\$2,483	\$2,638	\$2,794
3-Bedroom	\$1,076	\$1,434	\$1,793	\$2,152	\$2,331	\$2,511	\$2,690	\$2,869	\$3,049	\$3,228
4-Bedroom	\$1,200	\$1,600	\$2,000	\$2,400	\$2,600	\$2,800	\$3,000	\$3,200	\$3,401	\$3,601

60%	\$	1,448	\$	30	\$	25	\$	1,393
70%	\$	1,810	\$	35	\$	25	\$	1,750
85%	\$	2,638	\$	45	\$	25	\$	2,568

Effective April 22, 2025 | 4