

WATERSHED RENTON

PROPERTY REQUIREMENTS - PROGRAM INCOME & RENT LIMITS - KING COUNTY

COMPLIANCE REQUIREMENTS				RECERT POLICY			
WSHFC	60%	72		Self-certification of annual income may be used for all annual recerts.			
	50%	73					
SPECIAL NEEDS			MOVE IN COSTS		UTILITY/REQUIRED FEES/ALLOWANCES		
WSHFC	Disabled	29	Screening Fee:	\$44	Water/Sewer	Tenant Pays	
	Household	29	Holding Deposit:	\$150	Electric:	Tenant Pays	
CAU in BIN ***	CAU	N/A	Security Deposit:	\$300	Gas:	Tenant Pays	
Total # of Units in Project		145	*Increased:	\$200	Renter's Insuran	N/A	
OCCUPANCY STANDARD				Admin Fee:	Not Permitted		
Studio	1-2 People	2 Bedroom	2-5 People	Pet Deposit:			
1 Bedroom	1-3 People	3 Bedroom	3-7 People	Pet Fee:			
*Large Household Special Needs: At least 29 3 bedroom units must be leased to households of at least 4 people				*Disabled Special Needs: All new move-ins require completion of WHSFC Disability Certification. Provide Verification if "yes" is selected.			

RENT LIMITS, UTILITY ALLOWANCES, BUDGETED RENTS

60%				
UNIT TYPE	MAX RENT	UTILITY ALLOWANCE	MAX TENANT RENT	SCHEDULED RENT - 2025
STUDIO	\$1,581	\$57	\$1,524	
1 BDRM	\$1,694	\$68	\$1,626	
2 BDRM	\$2,034	\$103	\$1,931	
3BDRM	\$2,351	\$129	\$2,222	
50%				
UNIT TYPE	MAX RENT	UTILITY ALLOWANCE	MAX TENANT RENT	SCHEDULED RENT - 2025
STUDIO	\$1,317	\$57	\$1,260	
1 BDRM	\$1,411	\$68	\$1,343	
2 BDRM	\$1,695	\$103	\$1,592	
3BDRM	\$1,959	\$129	\$1,830	

MAXIMUM INCOME LIMITS - USING MOST RESTRICTIVE PROGRAM LIMITS

60% INCOME	1 PERSON	2 PEOPLE	3 PEOPLE	4 PEOPLE	5 PEOPLE	6 PEOPLE	7 PEOPLE	8 PEOPLE
YEARLY	\$63,240	\$72,300	\$81,360	\$90,420	\$97,680	\$104,940	\$112,080	\$119,340
MONTHLY	\$5,270	\$6,025	\$6,780	\$7,535	\$8,140	\$8,745	\$9,340	\$9,945
HOURLY	\$30.40	\$34.76	\$39.12	\$43.47	\$46.96	\$50.45	\$53.88	\$57.38
50% INCOME	1 PERSON	2 PEOPLE	3 PEOPLE	4 PEOPLE	5 PEOPLE	6 PEOPLE	7 PEOPLE	8 PEOPLE
YEARLY	\$52,700	\$60,250	\$67,800	\$75,350	\$81,400	\$87,450	\$93,400	\$99,450
MONTHLY	\$4,392	\$5,021	\$5,650	\$6,279	\$6,783	\$7,288	\$7,783	\$8,288
HOURLY	\$25.34	\$28.97	\$32.60	\$36.23	\$39.13	\$42.04	\$44.90	\$47.81

NOTE: MULTIPLE HOURLY WAGE BY 2080 TO GET YEARLY FIGURE.
MONTHLY AND HOURLY FIGURES DO NOT TAKE INTO ACCOUNT ANY RAISES OR BONUSES.

PROGRAMS/FUNDERS - Use Most Restrictive Income/Rent Limits

Program	Limit Source	Effective Date	OID:	20-94A
WSHFC	MTSP	4/1/2024	PIS:	
			UA Source	Effective Date
			Method 8	

Revision Date: 11/25/2024