Harbor View Manor
a human good community

Harbor View Manor
Band of Affordability

LIHTC/PHA Project Based Section 8 50% PERCENT AMI								
Household Size	Maximum Income	# of Bedrooms	Operating Rent	Utility Allowance	Contract Rent	Actual Resident Rent	Minimum Income	*Minimum Income less 10%
1 Person	$44,600	Studio	$1,252	$0	$1,252	Residents pay 30% of Adjusted Income	N/A	N/A
		1	$1,392	$0	$1,392		N/A	N/A
2 Person	$50,950	Studio	$1,252	$0	$1,252		N/A	N/A
		1	$1,392	$0	$1,392		N/A	N/A

LIHTC / PHA Section 8 Voucher 30% PERCENT AMI								
Household Size	Maximum Income	# of Bedrooms	Maximum Rent	Utility Allowance	Gross Rent	Actual Resident Rent	Minimum Income	*Minimum Income less 10%
1 Person	$26,760	Studio	$1,252	$0	$1,252	Residents pay 30% of Adjusted Income	N/A	N/A
		1	$1,392	$0	$1,392		N/A	N/A
2 Person	$30,570	Studio	$1,252	$0	$1,252		N/A	N/A
		1	$1,392	$0	$1,392		N/A	N/A

LIHTC 50% PERCENT AMI								
Household Size	Maximum Income	# of Bedrooms	Maximum Rent	Utility Allowance	Gross Rent	Actual Resident Rent	Minimum Income	*Minimum Income less 10%
1 Person	$44,600	Studio	$1,115	$0	$1,115	$1,057	$25,368	$22,831
		1	$1,194	$0	$1,194	$1,133	$27,192	$24,473
2 Person	$50,950	Studio	$1,115	$0	$1,115	$1,057	$25,368	$22,831
		1	$1,194	$0	$1,194	$1,133	$27,192	$24,473

LIHTC 60% PERCENT AMI								
Household Size	Maximum Income	# of Bedrooms	Maximum Rent	Utility Allowance	Maximum Resident Rent	Actual Resident Rent	Minimum Income	*Minimum Income less 10%
1 Person	$53,520	Studio	$1,338	$0	$1,338	$1,269	$30,456	$27,410
		1	$1,433	$0	$1,433	$1,359	$32,616	$29,354
2 Person	$61,140	Studio	$1,338	$0	$1,338	$1,269	$30,456	$27,410
		1	$1,433	$0	$1,433	$1,359	$32,616	$29,354

PHA Maximum Income Limits: Provided by HUD and effective 5/1/2026 for Pierce County, WA

PHA Contract Rent: Provided by PHA and effective 9/1/2025

Tax Credit Maximum Income Limits: Provided by WSHFC and effective 5/1/2026 Pierce County, WA

Maximum Rent Limits: Provided by WSHFC and effective 5/1/2026

*If annual household income does not meet or exceed the minimum level shown for appropriate household and apartment size, but is not more than 10 percent (10%) less than the minimum, the apartment may be rented if proof is obtained indicating satisfactory and timely rental payment history for the past twelve (12) months in the amount equal to or greater than the rent charged for that unit size. Participants in the Section 8 Program need not meet the minimum income limits.

Minimum Income Limits formula: 2 x Actual Rent

Actual Resident Rent Effective 9/1/2025
Approved by Katy Tuliau 7/1/2026