

Northaven West Band of Affordability

LIHTC/HUD Subsidized PRAC Apartment 30% AMI								
Household Size	Maximum Income	# of Bedrooms	Operating/ Gross Rent	Utility Allowance	Contract Rent	Actual Rent Charged	Minimum Income	*Minimum Income less 10%
1 Person	\$33,000	Studio	\$680	\$32	\$656	Residents pay 30% of Adjusted Income	N/A	N/A
2 Persons	\$37,710	Studio	\$680	\$32	\$656		N/A	N/A
1 Person	\$33,000	1	\$694	\$40	\$664		N/A	N/A
2 Persons	\$37,710	1	\$694	\$40	\$664		N/A	N/A

LIHTC Apartment 50% AMI								
Household Size	Maximum Income	# of Bedrooms	Maximum Unit Rent	Utility Allowance	Maximum Resident Rent	Actual Rent Charged	Minimum Income	*Minimum Income less 10%
1 Person	\$55,000	Studio	\$1,375	\$32	\$1,343	\$1,009	\$24,216	\$21,794
2 Persons	\$62,850	Studio	\$1,375	\$32	\$1,343	\$1,009	\$24,216	\$21,794
1 Person	\$55,000	1	\$1,473	\$40	\$1,433	\$1,081	\$25,944	\$23,350
2 Persons	\$62,850	1	\$1,473	\$40	\$1,433	\$1,081	\$25,944	\$23,350

LIHTC Apartment 60% AMI								
Household Size	Maximum Income	# of Bedrooms	Maximum Unit Rent	Utility Allowance	Maximum Resident Rent	Actual Rent Charged	Minimum Income	*Minimum Income less 10%
1 Person	\$66,000	Studio	\$1,650	\$32	\$1,618	\$1,220	\$29,280	\$26,352
2 Persons	\$75,420	Studio	\$1,650	\$32	\$1,618	\$1,220	\$29,280	\$26,352
1 Person	\$66,000	1	\$1,767	\$40	\$1,727	\$1,302	\$31,248	\$28,123
2 Persons	\$75,420	1	\$1,767	\$40	\$1,727	\$1,302	\$31,248	\$28,123

HUD contract rent approved by HUD 3/27/2025 Effective 3/1/2025

Tax Credit Maximum Income Limits: Provided by WSHFC and effective 4/1/2025 King County

Maximum Rent Limits: Provided by WSHFC 4/1/2025 King County, WA

TC units Utility Allowance for studio is \$32 and 1 bedroom is \$40 -Approved by WSHFC effective 3/1/2025

HUD units Utility Allowance for studio is \$32 and 1 bedroom is \$40 - HUD approved to use WSHFC UA on 4/6/2025

Minimum Income Limits are two times the actual rent

*Minimum Income Less 10%:

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.

EQUAL HOUSING OPPORTUNITY- Northaven West does not discriminate on the basis of handicapped status in the admission or access to, or treatment or employment in its federally assisted programs and activities. Our Fair Housing Coordinator is designated to ensure compliance with the nondiscrimination requirements contained in Section 504 of the HUD Regulations and can be contacted via e-mail at Section504Coordinator@humangood.org or at 1900 Huntington Drive, Duarte, 925-924-7294 TDD 800-545-1833 Ext 478.



Approved by Katy Tuliau 7/1/25

Rent Effective 3/8/2025