The Pearl on Oyster Bay
a human good community

The Pearl on Oyster Bay
Band of Affordability

LIHTC/HUD Subsidized PRAC Apartment 30% AMI								
Household Size	Maximum Income	# of Bedrooms	Operating/ Gross Rent	Utility Allowance	Contract Rent	Actual Resident Rent	Minimum Income	*Minimum Income less 10%
1 Person	$27,250	1	$852	$43	$809	Residents pay 30% of Adjusted Income	N/A	N/A
2 Person	$31,150	1	$852	$43	$809		N/A	N/A

LIHTC/HUD Subsidized PRAC Apartment 50% 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	$45,400	1	$852	$43	$809	Residents pay 30% of Adjusted Income	N/A	N/A
2 Person	$51,850	1	$852	$43	$809		N/A	N/A

LIHTC Non-Subsidized Apartment 30% 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	$27,240	1	$729	$43	$686	$495	$11,880	$10,692
2 Person	$31,110	1	$729	$43	$686	$494	$11,856	$10,670

LIHTC Non-Subsidized Apartment 50% 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	$45,400	1	$1,215	$43	$1,172	$803	$19,272	$17,345
2 Person	$51,850	1	$1,215	$43	$1,172	$803	$19,272	$17,345

LIHTC Non-Subsidized Apartment 60% 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	$54,480	1	$1,458	$43	$1,415	$906	$21,744	$19,570
2 Person	$62,220	1	$1,458	$43	$1,415	$906	$21,744	$19,570

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

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

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

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

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