Sun Tower
a human good community

Sun Tower
Band of Affordability

LITHC/ HUD Project BasedSection 8 Apartment 30% AMI								
Household Size	**Maximum Income**	**# of Bedrooms**	**Gross Rent**	**Utility Allowance**	**Contract Rent**	**Actual Rent Charged**	**Minimum Income**	***Minimum Income less 10%**
1 Person	$20,400	Studio	$708	$0	$708	Residents pay 30% of Adjusted Income	N/A	N/A
2 Persons	$23,300	Studio	$708	$0	$708		N/A	N/A
1 Person	$20,400	1	$948	$0	$948		N/A	N/A
2 Persons	$23,300	1	$948	$0	$948		N/A	N/A

LITHC/ HUD Project BasedSection 8 Apartment 50% AMI								
Household Size	**Maximum Income**	**# of Bedrooms**	**Gross Rent**	**Utility Allowance**	**Contract Rent**	**Actual Rent Charged**	**Minimum Income**	***Minimum Income less 10%**
1 Person	$33,950	Studio	$708	$0	$708	Residents pay 30% of Adjusted Income	N/A	N/A
2 Persons	$38,800	Studio	$708	$0	$708		N/A	N/A
1 Person	$33,950	1	$948	$0	$948		N/A	N/A
2 Persons	$38,800	1	$948	$0	$948		N/A	N/A

LIHTC Apartment 30% 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	$20,370	Studio	$509	$0	$509	$509	$12,216	$10,994
2 Persons	$23,280	Studio	$509	$0	$509	$509	$12,216	$10,994
1 Person	$20,370	1	$545	$0	$545	$545	$13,080	$11,772
2 Persons	$23,280	1	$545	$0	$545	$545	$13,080	$11,772

LIHTC Apartment 40% 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	$27,160	Studio	$679	$0	$679	$679	$16,296	$14,666
2 Persons	$31,040	Studio	$679	$0	$679	$679	$16,296	$14,666
1 Person	$27,160	1	$727	$0	$727	$727	$17,448	$15,703
2 Persons	$31,040	1	$727	$0	$727	$727	$17,448	$15,703

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	$40,740	Studio	$1,018	$0	$1,018	$1,018	$24,432	$21,989
2 Persons	$46,560	Studio	$1,018	$0	$1,018	$1,018	$24,432	$21,989
1 Person	$40,740	1	$1,091	$0	$1,091	$1,091	$26,184	$23,566
2 Persons	$46,560	1	$1,091	$0	$1,091	$1,091	$26,184	$23,566

HUD Maximum Income Limits: Provided by HUD and effective 5/1/2026 for Yakima County, WA MSA
HUD Contract Rent: Provided by HUD and effective 7/1/2026
Tax Credit Maximum Income /Rent Limits: Provided by WSHFC and effective 5/1/2026 Yakima County

YHA: contract rent- Pending
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- *Sun Tower 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, CA 91010, Telephone 925-924-7294 TDD 711*

Approved by Katy Tuliau 7/1/2026
Actual Rent Effective 7/1/2026