

# How to Read the MFTE Income & Rent Limits Chart (SeaTac)

Use this guide to determine eligibility and maximum rent caps for MFTE-restricted units in SeaTac.

## Step 1. Identify household size

Open the Income Table and find the row for your household size (1–8).



## Step 2. Find your % of AMI

Compare your gross ANNUAL household income to the numbers in that row to identify your AMI percentage.  
Example: A 4-person household earning \$133,535 is at 85% AMI (2025 table).



## Step 3. Match to eligibility category

Low-income units: Only households at/below the low-income threshold may rent these.  
Moderate-income units: SeaTac treats AMI as a CEILING — anyone earning up to the unit's AMI % may rent it.



## Step 4. Check unit type & rent cap

Open the Rent Table, find the unit type (Studio, 1BR, 2BR, 3BR, 4BR), and read across at the same AMI %.  
This is the maximum allowed rent (including utilities + required expenses).



## Step 5. Apply SeaTac's rules

- (a) AMI is a ceiling, not a floor (eligibility goes UP TO the unit's AMI %).
- (b) Rent is tied to the UNIT'S AMI designation, not the tenant's exact income.
- (c) Rents include utilities per KCHA allowances and \$16 renter's insurance.

## Quick Example Walkthrough

**Household Size: 4; Income: \$133,535/year → 85% AMI (2025 table)**

**Eligibility: Qualifies for Moderate-Income units (SeaTac uses AMI as a ceiling).**

**Rent cap by unit designation (2025 rent table):**

- 2-Bedroom at 85% AMI → Maximum rent \$3,004/month
- 3-Bedroom at 85% AMI → Maximum rent \$3,472/month

**Reminder: Rent caps include utilities (per KCHA allowances) + \$16 renter's insurance.**