



City of Edmonds
Planning Division

2020/21 Income and Rent Limits - Multi-family Tax Exemption

Sno Co MFI (FY2020) **\$103,800**

Median-family income (MFI) is calculated using data from the American Community Survey (Table B19113)

Effective July 1st, 2020

	Low-Income	Moderate-Income
Income Limits		
Percent of Area Median Income		
Family Size	80%	115%
1 Person	\$58,128	\$83,559
2 Persons	\$66,432	\$95,496
3 Persons	\$74,736	\$107,433
4 Persons	\$83,040	\$119,370
5 Persons	\$89,683	\$128,920

Rent and Utility¹ Limits		
Percent of Area Median Income		
Family Size	80%	115%
Studio	\$1,453	\$2,089
1 Bedroom	\$1,661	\$2,387
2 Bedroom	\$1,868	\$2,686
3 Bedroom	\$2,076	\$2,984
4 Bedroom	\$2,242	\$3,223

¹The amounts shown in the table assume the cost of basic utilities are included in the rent. If tenant pays basic utilities, a utility allowance must be deducted from the numbers above. Please refer to the Housing Authority of Snohomish County's Housing Allowances for Tenant Furnished Utilities schedule to determine the amount to be deducted. In addition, all recurring fees that are a condition of tenancy (i.e., not optional fees) must be deducted from the maximum rent. This includes renter's insurance, if required by lease. These updated amounts shall represent the maximum household income and rent for any new lease or scheduled lease renewal that is negotiated from the effective date above onward. However, no lease that has already been presented to a current or prospective tenant may be modified to the increased rates. Furthermore, under no circumstances shall existing leases be modified to reflect the increased rates.

Utility Allowances:

[2020 Duplex, High Rise, Low Rise, and Townhouse](#)