

2012 H.U.D. Income Levels by Household Size

The following chart is only intended as an estimate of affordable rents and home prices based on present conditions. Current conditions and particular circumstances will be taken into account in determining actual affordable rents and home prices. See notes below for detail of assumptions about present conditions.

Percent of Median Income	One Person Household	Two Person Household	Average Household (2.4 Persons)*	Three Person Household	Four Person Household	Five Person Household	Six Person Household
30%	\$ 18,500	\$ 21,150	\$ 22,210	\$ 23,800	\$ 26,400	\$ 28,550	\$ 30,650
Affordable Hsg Payment***	\$ 355	\$ 405	\$ 426	\$ 456	\$ 506	\$ 547	\$ 587
Affordable Rent	\$ 463	\$ 529	\$ 555	\$ 595	\$ 660	\$ 714	\$ 766
Affordable House Price***	\$77,800	\$88,900	\$93,400	\$100,000	\$111,000	\$120,000	\$128,800
40%	\$ 24,640	\$ 28,160	\$ 29,568	\$ 31,680	\$ 35,200	\$ 38,040	\$ 40,840
Affordable Hsg Payment	\$ 472	\$ 540	\$ 567	\$ 607	\$ 675	\$ 729	\$ 783
Affordable Rent	\$ 616	\$ 704	\$ 739	\$ 792	\$ 880	\$ 951	\$ 1,021
Affordable House Price	\$103,600	\$118,400	\$124,300	\$133,200	\$147,900	\$159,900	\$171,700
50%	\$ 30,800	\$ 35,200	\$ 36,960	\$ 39,600	\$ 44,000	\$ 47,550	\$ 51,050
Affordable Hsg Payment	\$ 590	\$ 675	\$ 708	\$ 759	\$ 843	\$ 911	\$ 978
Affordable Rent	\$ 770	\$ 880	\$ 924	\$ 990	\$ 1,100	\$ 1,189	\$ 1,276
Affordable House Price	\$129,500	\$147,900	\$155,300	\$166,400	\$184,900	\$199,900	\$214,600
60%	\$ 36,960	\$ 42,240	\$ 44,352	\$ 47,520	\$ 52,800	\$ 57,060	\$ 61,260
Affordable Hsg Payment	\$ 708	\$ 810	\$ 850	\$ 911	\$ 1,012	\$ 1,094	\$ 1,174
Affordable Rent	\$ 924	\$ 1,056	\$ 1,109	\$ 1,188	\$ 1,320	\$ 1,427	\$ 1,532
Affordable House Price	\$155,300	\$177,500	\$186,400	\$199,700	\$221,900	\$239,800	\$257,500
70%	\$ 43,120	\$ 49,280	\$ 51,744	\$ 55,440	\$ 61,600	\$ 66,570	\$ 71,470
Affordable Hsg Payment	\$ 826	\$ 945	\$ 992	\$ 1,063	\$ 1,181	\$ 1,276	\$ 1,370
Affordable Rent	\$ 1,078	\$ 1,232	\$ 1,294	\$ 1,386	\$ 1,540	\$ 1,664	\$ 1,787
Affordable House Price	\$181,200	\$207,100	\$217,500	\$233,000	\$258,900	\$279,800	\$300,400
80% (capped)**	\$ 45,500	\$ 52,000	\$ 54,600	\$ 58,500	\$ 65,000	\$ 70,200	\$ 75,400
Affordable Hsg Payment	\$ 872	\$ 997	\$ 1,047	\$ 1,121	\$ 1,246	\$ 1,346	\$ 1,445
Affordable Rent	\$ 1,138	\$ 1,300	\$ 1,365	\$ 1,463	\$ 1,625	\$ 1,755	\$ 1,885
Affordable House Price	\$191,200	\$218,600	\$229,500	\$245,900	\$273,200	\$295,100	\$316,900
80% (not capped)	\$ 49,280	\$ 56,320	\$ 59,136	\$ 63,360	\$ 70,400	\$ 76,080	\$ 81,680
Affordable Hsg Payment	\$ 945	\$ 1,079	\$ 1,133	\$ 1,214	\$ 1,349	\$ 1,458	\$ 1,566
Affordable Rent	\$ 1,232	\$ 1,408	\$ 1,478	\$ 1,584	\$ 1,760	\$ 1,902	\$ 2,042
Affordable House Price	\$207,100	\$236,700	\$248,600	\$266,300	\$295,900	\$319,800	\$343,300
90%	\$ 55,440	\$ 63,360	\$ 66,528	\$ 71,280	\$ 79,200	\$ 85,590	\$ 91,890
Affordable Hsg Payment	\$ 1,063	\$ 1,214	\$ 1,275	\$ 1,366	\$ 1,518	\$ 1,640	\$ 1,761
Affordable Rent	\$ 1,386	\$ 1,584	\$ 1,663	\$ 1,782	\$ 1,980	\$ 2,140	\$ 2,297
Affordable House Price	\$233,000	\$266,300	\$279,600	\$299,600	\$332,900	\$359,700	\$386,200
100%	\$ 61,600	\$ 70,400	\$ 73,920	\$ 79,200	\$ 88,000	\$ 95,100	\$ 102,100
Affordable Hsg Payment	\$ 1,181	\$ 1,349	\$ 1,417	\$ 1,518	\$ 1,687	\$ 1,823	\$ 1,957
Affordable Rent	\$ 1,540	\$ 1,760	\$ 1,848	\$ 1,980	\$ 2,200	\$ 2,378	\$ 2,553
Affordable House Price	\$258,900	\$295,900	\$310,700	\$332,900	\$369,900	\$399,700	\$429,100
115%	\$ 70,840	\$ 80,960	\$ 85,008	\$ 91,080	\$ 101,200	\$ 109,365	\$ 117,415
Affordable Hsg Payment	\$ 1,358	\$ 1,552	\$ 1,629	\$ 1,746	\$ 1,940	\$ 2,096	\$ 2,250
Affordable Rent	\$ 1,771	\$ 2,024	\$ 2,125	\$ 2,277	\$ 2,530	\$ 2,734	\$ 2,935
Affordable House Price	\$297,700	\$340,300	\$357,300	\$382,800	\$425,300	\$459,700	\$493,500
120%	\$ 73,920	\$ 84,480	\$ 88,704	\$ 95,040	\$ 105,600	\$ 114,120	\$ 122,520
Affordable Hsg Payment	\$ 1,417	\$ 1,619	\$ 1,700	\$ 1,822	\$ 2,024	\$ 2,187	\$ 2,348
Affordable Rent	\$ 1,848	\$ 2,112	\$ 2,218	\$ 2,376	\$ 2,640	\$ 2,853	\$ 3,063
Affordable House Price	\$310,700	\$355,100	\$372,800	\$399,500	\$443,800	\$479,700	\$515,000
150%	\$ 106,260	\$ 121,440	\$ 127,512	\$ 136,620	\$ 151,800	\$ 164,048	\$ 176,123
Affordable Hsg Payment	\$ 2,037	\$ 2,328	\$ 2,444	\$ 2,619	\$ 2,910	\$ 3,144	\$ 3,376
Affordable Rent	\$ 2,657	\$ 3,036	\$ 3,188	\$ 3,416	\$ 3,795	\$ 4,101	\$ 4,403
Affordable House Price	\$421,500	\$481,800	\$505,900	\$542,000	\$602,200	\$650,800	\$698,700

*Since the average KC household is about 2.4 persons, this column approximates the median for all households in the County.

**HUD caps the 80% category at the national level, so it represents less than 80% of median income in the King County area. Many federal programs use this capped 80% level.

***Affordable housing costs are based on 30% of monthly income. An affordable housing payment (principle and interest only) is calculated at 23% of monthly income. Taxes, utilities and/or condo or homeowner fees are estimated to account for an additional 7%, but could be as much as 10%. Affordable rent is calculated at 30% of monthly income assuming the inclusion of utilities in this amount.

This chart currently calculates the affordable mortgage payment based on 10% down payment and fixed interest of 4.5%. These may change with market conditions. Many conventional mortgages now require a 20% down payment.