



2026 Multi-Family Tax Exemption Affordable Housing Income and Rent Restrictions

Income Level	AMI %	1 Person Household			2 Person Household			3 Person Household			4 Person Household			5 Person Household		
		Annual Income	Monthly Income	Monthly rent and utility maximum	Annual Income	Monthly Income	Monthly rent and utility maximum	Annual Income	Monthly Income	Monthly rent and utility maximum	Annual Income	Monthly Income	Monthly rent and utility maximum	Annual Income	Monthly Income	Monthly rent and utility maximum
Very Low Income (Less than 50% AMI)	50	\$34,700	\$2,892	\$868	\$39,650	\$3,304	\$991	\$44,600	\$3,717	\$1,115	\$49,550	\$4,129	\$1,239	\$53,550	\$4,463	\$1,339
Low Income (Less than 80% AMI)	80	\$55,550	\$4,629	\$1,389	\$63,450	\$5,288	\$1,586	\$71,400	\$5,950	\$1,785	\$79,300	\$6,608	\$1,983	\$85,650	\$7,138	\$2,141
Area Median Income	100	\$69,438	\$5,786	\$1,736	\$79,313	\$6,609	\$1,983	\$89,250	\$7,438	\$2,231	\$99,125	\$8,260	\$2,478	\$107,063	\$8,922	\$2,677
Moderate Income Maximum	115	\$79,853	\$6,654	\$1,996	\$91,209	\$7,601	\$2,280	\$102,638	\$8,553	\$2,566	\$113,994	\$9,499	\$2,850	\$123,122	\$10,260	\$3,078

Information based off HUD FY 2026 Income Limits Documentation System for the Wenatchee, WA MSA
<https://www.huduser.gov/portal/datasets/il.html>

"Affordable housing" means residential housing that is rented by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed thirty percent of the household's monthly income. For the purposes of housing intended for owner occupancy, "affordable housing" means residential housing that is within the means of low or moderate-income households.

"Low-income household" means a single person, family, or unrelated persons living together whose adjusted income is at or below eighty percent of the median family income adjusted for family size, for the county, city, or metropolitan statistical area, where the project is located, as reported by the United States department of housing and urban development.

"Moderate-income household" means a single person, family, or unrelated persons living together whose adjusted income is more than eighty percent but is at or below one hundred fifteen percent of the median family income adjusted for family size, for the county, city, or metropolitan statistical area, where the project is located, as reported by the United States department of housing and urban development.