



FY 2025 INCOME LIMITS DOCUMENTATION SYSTEM

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FY 2025 Income Limits Summary

FY 2025 Income Limit Area	Median Family Income Click for More Detail	FY 2025 Income Limit Category	Persons in Family						
			1	2	3	4	5	6	7
Seattle-Bellevue, WA HUD Metro FMR Area	\$157,100	Very Low (50%) Income Limits (\$) Click for More Detail	55,000	62,850	70,700	78,550	84,850	91,150	97,450
		Extremely Low Income Limits (\$)* Click for More Detail	33,050	37,750	42,450	47,150	50,950	54,700	58,500
		Low (80%) Income Limits (\$) Click for More Detail	84,850	96,950	109,050	121,150	130,850	140,550	150,250

NOTE: **Snohomish County** is part of the **Seattle-Bellevue, WA HUD Metro FMR Area**, so all information presented here applies to all of the Seattle-Bellevue, WA HUD Metro FMR Area. HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the Seattle-Bellevue, WA HUD Metro FMR Area.

The **Seattle-Bellevue, WA HUD Metro FMR Area** contains the following areas: King County, WA; and Snohomish County, WA.

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as [established by the Department of Health and Human Services \(HHS\)](#), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

For last year's Median Family Income and Income Limits, please see here:

[FY2024 Median Family Income and Income Limits for Seattle-Bellevue, WA HUD Metro FMR Area](#)

Select a different county or county equivalent in Washington:

Pend Oreille County
Pierce County
San Juan County
Skagit County
Skamania County
Snohomish County

[Select county or county equivalent](#)

Select any FY2025 HUD Metropolitan FMR Area's Income Limits:

Seattle-Bellevue, WA HUD Metro FMR Area

[Select HMFA Income Limits Area](#)

Or press below to start over and select a different state:

[Select a new state](#)