

# 2004 Income Limits

## Seattle - Bellevue - Everett WA PMSA

(effective January 29, 2004)

### Low Income - 80% of Median \*

household size	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons
annual income	\$40,250	\$46,000	\$51,750	\$57,500	\$62,100	\$66,700	\$71,300	\$75,900
monthly income	\$3,354	\$3,833	\$4,313	\$4,792	\$5,175	\$5,558	\$5,942	\$6,325
hourly wage	\$19.35	\$22.12	\$24.88	\$27.64	\$29.86	\$32.07	\$34.28	\$36.49
affordable rent** include heat & utilities	\$1,006	\$1,150	\$1,294	\$1,438	\$1,553	\$1,668	\$1,783	\$1,898

Median income is \$71,900 \* — 120% of median income is \$86,280

### Very Low Income - 50% of Median \*

household size	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons
annual income	\$27,250	\$31,150	\$35,050	\$38,950	\$42,050	\$45,200	\$48,300	\$51,400
monthly income	\$2,271	\$2,596	\$2,921	\$3,246	\$3,504	\$3,767	\$4,025	\$4,283
hourly wage	\$13.10	\$14.98	\$16.85	\$18.73	\$20.22	\$21.73	\$23.22	\$24.71
affordable rent** include heat & utilities	\$681	\$779	\$876	\$974	\$1,051	\$1,130	\$1,208	\$1,285

### Extremely Low Income - 30% of Median \*

household size	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons
annual income	\$16,350	\$18,700	\$21,050	\$23,350	\$25,250	\$27,100	\$29,000	\$30,850
monthly income	\$1,363	\$1,558	\$1,754	\$1,946	\$2,104	\$2,258	\$2,417	\$2,571
hourly wage	\$7.86	\$8.99	\$10.12	\$11.23	\$12.14	\$13.03	\$13.94	\$14.83
affordable rent** include heat, utils	\$409	\$468	\$526	\$584	\$631	\$678	\$725	\$771

### Income Less Than 125% of Poverty

household size	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons
annual income	\$11,225	\$15,150	\$19,075	\$23,000	\$26,925	\$30,850	\$34,775	\$38,700
monthly income	\$935	\$1,263	\$1,590	\$1,917	\$2,244	\$2,571	\$2,898	\$3,225
hourly wage	\$5.40	\$7.28	\$9.17	\$11.06	\$12.94	\$14.83	\$16.72	\$18.61
affordable rent** include heat & utilities	\$281	\$379	\$477	\$575	\$673	\$771	\$869	\$968

### Poverty Income \*\*\*

household size	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons
annual income	\$8,980	\$12,120	\$15,260	\$18,400	\$21,540	\$24,680	\$27,820	\$30,960
monthly income	\$748	\$1,010	\$1,272	\$1,533	\$1,795	\$2,057	\$2,318	\$2,580
hourly wage	\$4.32	\$5.83	\$7.34	\$8.85	\$10.36	\$11.87	\$13.38	\$14.88
affordable rent** include heat & utilities	\$225	\$303	\$382	\$460	\$539	\$617	\$696	\$774

### State Minimum Wage (effective 1/1/04)

annual income	\$14,893
monthly income	\$1,241
hourly wage	\$7.16
affordable rent**	\$372

includes heat & utilities

Note: for workers under age 16, the hourly wage is \$6.09.

### Federal Minimum Wage (effective since 9/1/97)

annual income	\$10,712
monthly income	\$893
hourly wage	\$5.15
affordable rent**	\$268

\*\* Affordable rent is 30% of monthly income, including heat and utilities.

Source of incomes by household size:

\* U.S. Dept. of Housing & Urban Development eff. 2-20-03

\*\*\* U.S. Dept of Health & Human Services eff. 2-7-03

Table prepared by Housing Development Consortium, 206-682-9541