

**WASHINGTON STATE HOUSING FINANCE COMMISSION
FEDERAL SUBSIDY RECAPTURE TAX
ADJUSTED QUALIFYING INCOME TABLE
2004 Recapture Tax Limits Effective for loans closed on or after January 28, 2004**

These limits are not House Key Program qualifying limits.

Holding Period in months>>> Family Size>>>	1 - 12 months		13 - 24 months		25 to 36 months		37 - 48 months		49 - 60 months		61 - 72 months		73 - 84 months		85 - 96 months		97 - 108 months		
	1 or 2	3 or more	1 or 2	3 or more	1 or 2	3 or more	1 or 2	3 or more	1 or 2	3 or more	1 or 2	3 or more	1 or 2	3 or more	1 or 2	3 or more	1 or 2	3 or more	
	persons	persons	persons	persons	persons	persons	persons	persons	persons	persons	persons	persons	persons	persons	persons	persons	persons	persons	persons
Benton & Franklin Counties																			
Non-Targeted Areas	\$61,900.00	\$71,185.00	\$64,995.00	\$74,744.25	\$68,244.75	\$78,481.46	\$71,656.99	\$82,405.54	\$75,239.84	\$86,525.81	\$79,001.83	\$90,852.10	\$82,951.92	\$95,394.71	\$87,099.52	\$100,164.44	\$91,454.49	\$105,172.67	
Targeted Areas	\$74,280.00	\$86,660.00	\$77,994.00	\$90,993.00	\$81,893.70	\$95,542.65	\$85,988.39	\$100,319.78	\$90,287.80	\$105,335.77	\$94,802.19	\$110,602.56	\$99,542.30	\$116,132.69	#####	\$121,939.32	\$109,745.39	\$128,036.29	
Clark County																			
Non-Targeted Areas	\$67,900.00	\$78,085.00	\$71,295.00	\$81,989.25	\$74,859.75	\$86,088.71	\$78,602.74	\$90,393.15	\$82,532.87	\$94,912.81	\$86,659.52	\$99,658.45	\$90,992.49	\$104,641.37	\$95,542.12	\$109,873.44	\$100,319.22	\$115,367.11	
Targeted Areas	\$81,480.00	\$95,060.00	\$85,554.00	\$99,813.00	\$89,831.70	\$104,803.65	\$94,323.29	\$110,043.83	\$99,039.45	\$115,546.02	#####	\$121,323.33	#####	\$127,389.49	#####	\$133,758.97	\$120,383.07	\$140,446.91	
Kitsap County																			
Non-Targeted Areas	\$63,500.00	\$73,025.00	\$66,675.00	\$76,676.25	\$70,008.75	\$80,510.06	\$73,509.19	\$84,535.57	\$77,184.65	\$88,762.34	\$81,043.88	\$93,200.46	\$85,096.07	\$97,860.48	\$89,350.88	\$102,753.51	\$93,818.42	\$107,891.18	
Targeted Areas	\$76,200.00	\$88,900.00	\$80,010.00	\$93,345.00	\$84,010.50	\$98,012.25	\$88,211.03	\$102,912.86	\$92,621.58	\$108,058.51	\$97,252.66	\$113,461.43	#####	\$119,134.50	#####	\$125,091.23	\$112,582.10	\$131,345.79	
King/Island & Snohomish Counties																			
Non-Targeted Areas	\$71,900.00	\$82,685.00	\$75,495.00	\$86,819.25	\$79,269.75	\$91,160.21	\$83,233.24	\$95,718.22	\$87,394.90	\$100,504.13	\$91,764.64	\$105,529.34	\$96,352.88	\$110,805.81	#####	\$116,346.10	\$106,229.05	\$122,163.40	
Targeted Areas	\$86,280.00	\$100,660.00	\$90,594.00	\$105,693.00	\$95,123.70	\$110,977.65	\$99,879.89	\$116,526.53	\$104,873.88	\$122,352.86	#####	\$128,470.50	#####	\$134,894.03	#####	\$141,638.73	\$127,474.86	\$148,720.66	
Pierce County																			
Non-Targeted Areas	\$62,100.00	\$71,415.00	\$65,205.00	\$74,985.75	\$68,465.25	\$78,735.04	\$71,888.51	\$82,671.79	\$75,482.94	\$86,805.38	\$79,257.09	\$91,145.65	\$83,219.94	\$95,702.93	\$87,380.94	\$100,488.08	\$91,749.98	\$105,512.48	
Targeted Areas	\$74,520.00	\$86,940.00	\$78,246.00	\$91,287.00	\$82,158.30	\$95,851.35	\$86,266.22	\$100,643.92	\$90,579.53	\$105,676.11	\$95,108.50	\$110,959.92	\$99,863.93	\$116,507.91	#####	\$122,333.31	\$110,099.98	\$128,449.98	
Thurston County																			
All Areas	\$66,100.00	\$76,015.00	\$69,405.00	\$79,815.75	\$72,875.25	\$83,806.54	\$76,519.01	\$87,996.86	\$80,344.96	\$92,396.71	\$84,362.21	\$97,016.54	\$88,580.32	\$101,867.37	\$93,009.34	\$106,960.74	\$97,659.80	\$112,308.78	
All Other Counties																			
Non-Targeted Areas	\$61,500.00	\$70,725.00	\$64,575.00	\$74,261.25	\$67,803.75	\$77,974.31	\$71,193.94	\$81,873.03	\$74,753.63	\$85,966.68	\$78,491.32	\$90,265.01	\$82,415.88	\$94,778.26	\$86,536.68	\$99,517.18	\$90,863.51	\$104,493.04	
Targeted Areas	\$73,800.00	\$86,100.00	\$77,490.00	\$90,405.00	\$81,364.50	\$94,925.25	\$85,432.73	\$99,671.51	\$89,704.36	\$104,655.09	\$94,189.58	\$109,887.84	\$98,899.06	\$115,382.23	#####	\$121,151.35	\$109,036.21	\$127,208.91	