

HOME Rent and Income Limits

SOURCE: HUD

MSA: Spokane, WA

EFFECTIVE: July 1, 2020

2020 HUD MEDIAN INCOME: \$77,400



City of Spokane
Community, Housing, and
Human Services Department
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-----2020 INCOME LIMITS-----

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON [▲]	9 PERSON [▲]
MEDIAN FAMILY INCOME (100% AMI)	54,200	62,000	69,700	77,400	83,600	89,800	96,000	102,200	108,400
LOW-INCOME (80% AMI)	43,350	49,550	55,750	61,900	66,900	71,850	76,800	81,750	86,660
High-HOME Income (60% AMI)	32,520	37,200	41,820	46,440	50,160	53,880	57,600	61,320	65,000
VERY LOW-INCOME (50% AMI)	27,100	31,000	34,850	38,700	41,800	44,900	48,000	51,100	54,200
EXTREMELY LOW-INCOME*(30% AMI)	16,250	18,600	20,900	23,200	25,100	26,950	28,800	30,650	32,500

-----2020 HOME PROGRAM RENTS-----

	SRO ^x	EFFICIENCY	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	6 BEDROOM
FAIR MARKET RENT (FMR)	448	597	696	910	1,305	1,551	1,784	2,016
30 OF 60 RENT		◆597	◆696	◆910	1,208	1,347	1,487	1,625
30 OF 50 RENT		◆597	◆696	871	1,006	1,122	1,238	1,354
30 OF 30 RENT		406	436	523	604	674	743	813

AMI – Area Median Income

[▲]Calculate AMI for >8-person household by adding 8% for each member over 4-person AMI and round to nearest \$50 (i.e., 9-person is 140% of 4-person AMI)

*Spokane CHHS does not adopt less restrictive 2014 Appropriations Act poverty guidelines that restricts 30% AMI household access to limited resources.

^xHOME rent for an SRO is 75% of the Efficiency Fair Market Rent (FMR).

◆HOME regulation requires that HOME rent cannot exceed FMR. Therefore, this rent is capped at FMR.

