

CITY of SPOKANE 2025 AHP PROGRAM INCOME AND RENT LIMITS
HOME, 1406/1590

SOURCE: HUD
 MSA: SPOKANE, WA
 EFFECTIVE DATE: JUNE 01, 2025
 FY 2025 MEDIAN INCOME: \$100,800



2025 INCOME LIMITS

		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
AREA MEDIAN INCOME	(100% AMI)	70,600	80,700	90,800	100,800	108,900	117,000	125,000	133,100
LOW-INCOME	(80% AMI)	56,500	64,550	72,600	80,650	87,150	93,600	100,050	106,500
PROJECT SPECIFIC	(60% AMI)	42,360	48,420	54,480	60,480	65,340	70,200	75,000	79,860
VERY LOW-INCOME	(50% AMI)	35,300	40,350	45,400	50,400	54,450	58,500	62,500	66,550
PROJECT SPECIFIC	(40% AMI)	28,240	32,280	36,320	40,320	43,560	46,800	50,000	53,240
PROJECT SPECIFIC	(35% AMI)	24,710	28,240	31,780	35,280	38,110	40,950	43,750	46,580
EXTREMELY LOW-INCOME	(30% AMI)	21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950

2025 RENT LIMITS

	SRO●	EFFICIENCY	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	6 BEDROOM
FAIR MARKET RENT (FMR)**	749	998	1123	1444	1997	2339	2690	3041
30 OF 65 RENT (HIGH HOME RENT)		*998	*1123	1444	1669	1843	2015	2187
30 OF 60 RENT		*998	*1123	1362	1572	1755	1935	2116
30 OF 50 RENT (LOW HOME RENT)		882	945	1135	1310	1462	1613	1764
30 OF 40 RENT		706	756	908	1048	1170	1290	1411
30 OF 35 RENT		617	661	794	917	1023	1129	1234
30 OF 30 RENT		530	567	681	786	877	968	1058

●HOME rent for an SRO is 75% of the Efficiency Fair Market Rent.

*Calculate AMI for a more than 9-person household by adding 8% for each member over 4-person AMI (e.g., 9person is 140% of 4-person AMI).

**Although HUD's rent calculation exceeds FMR for this unit, HOME regulations do not allow rents to exceed FMR. Consequently, this rent is capped at FMR.

***Calculate FMR for more than 4 Br by adding 15% to the 4 Br FMR for each additional Br size (e.g., 6 Br FMR is 130% of 4 Br FMR).