

**CITY of SPOKANE 2026 AHP PROGRAM INCOME AND RENT LIMITS
HOME, 1406/1590**



SOURCE: HUD
MSA: SPOKANE, WA
EFFECTIVE DATE: JUNE 01, 2026
FY 2026 MEDIAN INCOME: \$110,500

2026 INCOME LIMITS

		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
AREA MEDIAN INCOME	(100% AMI)	77,400	88,400	99,500	110,500	119,400	128,200	137,100	145,900
LOW-INCOME	(80% AMI)	61,900	70,750	79,600	88,400	95,500	102,550	109,650	116,700
PROJECT SPECIFIC	(60% AMI)	46,440	53,040	59,700	66,300	71,640	76,920	82,260	87,540
VERY LOW-INCOME	(50% AMI)	38,700	44,200	49,750	55,250	59,700	64,100	68,550	72,950
PROJECT SPECIFIC	(40% AMI)	30,960	35,360	39,800	44,200	47,760	51,280	54,840	58,360
PROJECT SPECIFIC	(35% AMI)	27,090	30,940	34,820	38,670	41,790	44,870	47,980	51,060
EXTREMELY LOW-INCOME	(30% AMI)	23,250	26,550	29,850	33,150	35,850	38,500	41,150	43,800

2026 RENT LIMITS

	SRO●	EFFICIENCY	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	6 BEDROOM
FAIR MARKET RENT (FMR)**	827	1103	1193	1531	2088	2506	2882	3258
30 OF 65 RENT (HIGH HOME RENT)		**1103	**1193	**1531	1834	2026	2217	2409
30 OF 60 RENT		**1103	**1193	1492	1724	1923	2122	2320
30 OF 50 RENT (LOW HOME RENT)		967	1036	1243	1436	1602	1768	1933
30 OF 40 RENT		774	829	995	1149	1282	1415	1547
30 OF 35 RENT		677	725	870	1005	1121	1238	1353
30 OF 30 RENT		581	622	746	862	962	1061	1160

●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).