



City of Spokane Multi-Family Tax Exemption

Maximum Rent by Unit Type

Rev.20260623

		2026-2027 Max Rent by Unit Type and Area Median Income					
		Effective June 15, 2026					
		Unit Type					
Income Level	Percent of AMI	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Very Low-income	60%	\$1,160	\$1,243	\$1,325	\$1,485	\$1,557	\$1,698
Low-income	80%	\$1,547	\$1,658	\$1,768	\$1,980	\$2,077	\$2,265
Median income	100%	\$1,933	\$2,071	\$2,210	\$2,475	\$2,596	\$2,831
Moderate income	115%	\$2,223	\$2,382	\$2,541	\$2,846	\$2,985	\$3,255

Maximum rents are calculated using HUD's assumption of 1.5 people per bedroom to determine the maximum occupancy, and therefore the maximum unit rent from an average of all applicable annual household incomes.
 Ex: (4 bed*1.5) = 6 → Unit rent = 30% of monthly income for 1-6 person households, divided by 12 for monthly rent.

This table is based on data from the U.S. Department of Housing and Urban Development Income Limits Document System, which is updated annually. You can view the data at:
<https://www.huduser.gov/datasets/il/il2026/summary?reporttype=hmfa&year=2026&hmfa=METRO44060M44060&q=Spokane,%20WA%20HUD%20Metro%20FMR%20Area>

As of June 2026, **average rent in Spokane is \$1,417/month**. This is based on aggregate data. You can view more market trends at <https://www.rentcafe.com/average-rent-market-trends/us/wa/spokane/>.

What is included in rent?

Per State requirements, housing costs under this program include utilities, and both rent and utilities may not exceed 30% of a household's monthly income. The maximum unit rents above do not include utilities. City staff utilize the [Spokane Housing Authority's Spokane County utility allowance](#), which is updated annually. From this data, city staff have created a simplified utility allowance depending on whether water, sewer, garbage are paid by the tenant or covered by the property, and lists an annual average based on unit type. The utility allowance information can be found on the City of Spokane MFTE webpage.

Have a household that needs more than 5 bedrooms? Please reach out to the Economic Development Team at incentives@spokanecity.org.