



City of Spokane Multi-Family Tax Exemption

12-year Affordable Income Limits by Household Size

Rev.20260623

2026-2027 Income Limits by Household Size											
Effective June 15, 2026											
HUD 2026 Median Income for Spokane, WA is \$110,500											
		1 Person Household		2 Person Household		3 Person Household		4 Person Household		5 Person Household	
Income Level	Percent of AMI	Annual Income	Monthly Income	Annual Income	Monthly Income	Annual Income	Monthly Income	Annual Income	Monthly Income	Annual Income	Monthly Income
Moderate Income	115%	\$88,950	\$7,413	\$101,650	\$8,471	\$114,350	\$9,529	\$127,050	\$10,588	\$137,200	\$11,433
Median Income	100%	\$77,350	\$6,446	\$88,400	\$7,367	\$99,450	\$8,288	\$110,500	\$9,208	\$119,350	\$9,946
Low Income	80%	\$69,600	\$5,800	\$79,550	\$6,629	\$89,500	\$7,458	\$99,450	\$8,288	\$107,400	\$8,950
Very Low Income	60%	\$46,400	\$3,867	\$53,050	\$4,421	\$59,650	\$4,971	\$66,300	\$5,525	\$71,600	\$5,967

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 May 2025, **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/>.

Who is a household?

All related or unrelated individuals— including children, disabled, and elderly dependents— residing in the same dwelling on a full-time basis. For example, two unrelated persons rent a 2-bedroom unit, and though they file taxes separately, they are a household because they share the same dwelling full-time. Similarly, a wife and husband, their two children, and the husband’s sister all share the same dwelling, and are therefore a household even if the sister files taxes on her own and is not a financial dependent of the married couple.

What is included in income?

All monies the household receives and uses to pay monthly household expenses, such as business income, unemployment, social security, rental assistance, investments, retirement, dependent support, financial aid, gifts, grants, stipends, and student aid and loans.

Have a household size larger than 5 individuals? Please reach out to the Economic Development Team at incentives@spokanecity.org.