

Spokane's MFTE 12-year Affordable (Low to Moderate Area Median Income)

Income & Rent Restrictions Summer 2022 - Summer 2023

Income Levels	AMI %	1 Person Household			2 Persons Household			3 Persons Household			4 Persons Household		
		Annual Income	Monthly Income	Monthly Rent & Utility Max	Annual Income	Monthly Income	Monthly Rent & Utility Max	Annual Income	Monthly Income	Monthly Rent & Utility Max	Annual Income	Monthly Income	Monthly Rent & Utility Max
2021 Spokane's MFTE Moderate Income Maximum *NOTE	(115% AMI)	67,735	5,645	1,693	77,395	6,450	1,935	87,055	7,255	2,176	96,715	8,060	2,418
AREA MEDIAN INCOME (AMI)	(100% AMI)	58,900	4,908	1,473	67,300	5,608	1,683	75,700	6,308	1,893	84,100	7,008	2,103
LOW-INCOME	(80% AMI)	47,150	3,929	1,179	53,850	4,488	1,346	60,600	5,050	1,515	67,300	5,608	1,683
VERY LOW-INCOME	(50% AMI)	29,450	2,454	736	33,650	2,804	841	37,850	3,154	946	42,050	3,504	1,051
EXTREMELY LOW-INCOME	(30% AMI)	17,700	1,475	443	20,200	1,683	505	22,750	1,896	569	25,250	2,104	631

***NOTE:** to qualify for the 12-year affordable exemption both household incomes and rents are restricted. Defined by WA State RCW 84.14.010 -- Affordable housing, means residential housing that is rented by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed thirty percent of the household's monthly income. **Example highlighted in green above:** 2 Persons Household, Monthly Income \$4,488 (Low-Income at 80% AMI), \$1,346 Monthly Rent & Utility Maximum. If the household's income is not in the chart -- multiply the Household Income by .30, the result is the Monthly Rent & Utility Maximum. A 3 person household, Monthly Income 5,000 x .30 = \$1,500 Monthly Rent & Utility Maximum. **Email:**

incentives@spokanecity.org for a current income and rent table.

Income Levels	AMI %	5 Persons Household			6 Persons Household			7 Persons Household			8 Persons Household		
		Annual Income	Monthly Income	Monthly Rent & Utility Max	Annual Income	Monthly Income	Monthly Rent & Utility Max	Annual Income	Monthly Income	Monthly Rent & Utility Max	Annual Income	Monthly Income	Monthly Rent & Utility Max
2021 Spokane's MFTE Moderate Income Maximum *NOTE	(115% AMI)	104,535	8,711	2,613	112,240	9,353	2,806	119,945	9,995	2,999	127,765	10,647	3,194
AREA MEDIAN INCOME	(100% AMI)	90,900	7,575	2,273	97,600	8,133	2,440	104,300	8,692	2,608	111,100	9,258	2,778
LOW-INCOME	(80% AMI)	72,700	6,058	1,818	78,100	6,508	1,953	83,500	6,958	2,088	88,850	7,404	2,221
VERY LOW-INCOME	(50% AMI)	45,450	3,788	1,136	48,800	4,067	1,220	52,150	4,346	1,304	55,550	4,629	1,389
EXTREMELY LOW-INCOME	(30% AMI)	27,300	2,275	683	29,300	2,442	733	31,350	2,613	784	30,600	2,550	765

* Table derived from the SPOKANE COUNTY 2022 AHP PROGRAM INCOME AND RENT LIMITS -- table is updated annual each summer based upon new HUD requirements (<https://www.spokanecounty.org/2892/HOME-Income-and-Rent-Limits-CDBG-Median->)

* Spokane Avg rental rate is \$1,273. The average size for a Spokane, WA apartment is 890 square feet, but this number varies greatly depending on unit type, with cheap and luxury alternatives for houses and apartments alike. Studio apartments are the smallest and most affordable, 1-bedroom apartments are closer to the average, while 2-bedroom apartments and 3-bedroom apartments offer a more generous square footage. (<https://www.rentcafe.com/average-rent-market-trends/us/wa/spokane/>)