

SOURCE: HUD  
 STATE: WASHINGTON  
 MSA: SPOKANE, WA  
 EFFECTIVE: Rents – April 27, 2009  
 Incomes – March 10, 2009



City of Spokane  
 Community Development  
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FY 2009 ESTIMATED MEDIAN INCOME: \$60,200

		-----2009 INCOME LIMITS-----								
		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON	9 PERSON <sup>▲</sup>
AREA MEDIAN INCOME	(100% AMI)	42,100	48,200	54,200	60,200	65,000	69,800	74,600	79,500	84,300
LOW-INCOME	(80% AMI)	33,700	38,500	43,350	48,150	52,000	55,850	59,700	63,550	67,400
65% OF MEDIAN INCOME <sup>x</sup>	(65% AMI)	27,300	31,350	35,250	39,150	42,250	45,350	48,500	51,700	54,800
VERY LOW-INCOME	(50% AMI)	21,050	24,100	27,100	30,100	32,500	34,900	37,300	39,750	42,150
EXTREMELY LOW-INCOME	(30% AMI)	12,650	14,450	16,250	18,050	19,500	20,950	22,400	23,850	25,300

		-----2009 HOME PROGRAM RENTS-----							
		SRO <sup>♦</sup>	EFFICIENCY	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	6 BEDROOM
FAIR MARKET RENT (FMR)		337	450	528	695	954	1082	1244	1407
30 OF 65 RENT <sup>x</sup>			*450	*528	*695	*954	1078	1171	1264
30 OF 50 RENT			*450	*528	677	782	872	963	1053
30 OF 30 RENT			315	338	406	469	523	577	632

AMI – Area Median Income

<sup>▲</sup>Calculate AMI for a larger than 9-person household by adding 8% for each member over 4-person AMI and round to nearest \$50 (i.e., 9-person is 140% of 4-person AMI).

<sup>x</sup>Household income exceeding 65% AMI for tenants who initially income qualified to occupy HOME assisted rental units can result in a rent increase to the 30 of 65 Rent.

<sup>♦</sup>HOME rent for an SRO is 75% of the Efficiency Fair Market Rent.

\*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.