

SOURCE: HUD  
 STATE: WASHINGTON  
 MSA: SPOKANE, WA  
 EFFECTIVE: Rents – July 13, 2011  
 Incomes – May 31, 2011



City of Spokane  
 Community Development  
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FY 2011 ESTIMATED MEDIAN INCOME: \$62,100

		-----2011 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)	43,500	49,700	55,900	62,100	67,100	72,100	77,100	82,000	86,900
LOW-INCOME	(80% AMI)	34,800	39,800	44,750	49,700	53,700	57,700	61,650	65,650	69,600
65% OF MEDIAN INCOME <sup>x</sup>	(65% AMI)	28,300	32,300	36,350	40,350	43,600	46,850	50,100	53,300	56,500
VERY LOW-INCOME	(50% AMI)	21,750	24,850	27,950	31,050	33,550	36,050	38,550	41,000	43,450
EXTREMELY LOW-INCOME	(30% AMI)	13,100	14,950	16,800	18,650	20,150	21,650	23,150	24,650	26,100

		-----2011 HOME PROGRAM RENTS-----							
		SRO <sup>♦</sup>	EFFICIENCY	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	6 BEDROOM
FAIR MARKET RENT (FMR)		358	478	559	737	1,012	1,148	1,320	1,492
30 OF 65 RENT <sup>x</sup>			*478	*559	*737	*1,012	1,114	1,210	1,306
30 OF 50 RENT			*478	*559	698	807	901	994	1,086
30 OF 30 RENT			327	350	420	485	541	597	652

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.