SPOKANE COUNTY 2012 HOME and AHTF PROGRAM INCOME AND RENT LIMITS

SOURCE: HUD
MSA: SPOKANE, WA

INCOME LIMITS EFFECTIVE: March 15, 2013
RENT LIMITS EFFECTIVE: June 1, 2013
FY 2012 AREA MEDIAN INCOME (AMI): $62,900

SPOKANE COUNTY

2013 INCOME LIMITS

		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON	9 PERSON~
AREA MEDIAN INCOME	*(100% AMI)*	44,100	50,400	56,700	62,900	68,000	73,000	78,000	83,100	88,060
LOW-INCOME	*(80% AMI)*	35,250	40,250	45,300	50,300	54,350	58,350	62,400	66,400	70,420
PROJECT SPECIFIC	*(60% AMI)*	26,460	30,240	34,020	37,740	40,800	43,800	46,800	49,860	52,840
VERY LOW-INCOME	*(50% AMI)*	22,050	25,200	28,350	31,450	34,000	36,500	39,000	41,550	44,030
PROJECT SPECIFIC	*(40% AMI)*	17,640	20,160	22,680	25,160	27,200	29,200	31,200	33,240	35,220
PROJECT SPECIFIC	*(35% AMI)*	15,435	17,640	19,845	22,015	23,800	25,550	27,300	29,085	30,820
EXTREMELY LOW-INCOME	*(30% AMI)*	13,200	15,100	17,000	18,850	20,400	21,900	23,400	24,900	26,390

2013 RENT LIMITS

	SRO●	EFFICIENCY	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	6 BEDROOM
FAIR MARKET RENT (FMR)**	352	470	575	778	1113	1262	1451	1640
30 OF 65 RENT (HIGH HOME RENT)		*470	*575	*778	1030	1129	1227	1326
30 OF 60 RENT		*470	*575	*778	981	1095	1208	1321
30 OF 50 RENT (LOW HOME RENT)		*470	*575	708	818	912	1006	1100
30 OF 40 RENT◊		441	472	567	654	730	805	880
30 OF 35 RENT◊		385	413	496	572	638	704	770
30 OF 30 RENT		330	353	425	490	547	603	659

~Calculate AMI for a more than 9-person household by adding 8% for each member over 4-person AMI (e.g., 9person is 140% of 4-person AMI).

●HOME rent for an SRO is 75% of the Efficiency Fair Market Rent.

◊Rents at this level are provided as a convenience only to Tax Credit and similar properties and are not considered HOME rents.

*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.

**Calculate FMR for more than 4 Br by adding 15% to the 4 Br FMR for each additional Br size (e.g., 6 Br FMR is 130% of 4 Br FMR)