2013 Median Income for a Family of Four:

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\$68,300

Effective: 12/11/12

Median Income Percentages - issued by HUD for Section 8 and other non-LIHTC projects

Household Size	30%	40%	45%	50%	55%	60%	65%	80%	2013 100% see NOTE	120%
1	14,600	19,440	21,870	24,300	26,730	29,160	31,590	38,850	47,810	57,372
2	16,650	22,240	25,020	27,800	30,580	33,360	36,140	44,400	54,640	65,568
3	18,750	25,000	28,125	31,250	34,375	37,500	40,625	49,950	61,470	73,764
4	20,800	27,760	31,230	34,700	38,170	41,640	45,110	55,500	68,300	81,960
5	22,500	30,000	33,750	37,500	41,250	45,000	48,750	59,950	73,764	88,517
6	24,150	32,240	36,270	40,300	44,330	48,360	52,390	64,400	79,228	95,074
7	25,800	34,440	38,745	43,050	47,355	51,660	55,965	68,850	84,692	101,630
8	27,500	36,680	41,265	45,850	50,435	55,020	59,605	73,300	90,156	108,187

NOTES: (1) 2013 Income levels have decreased based on HUD's calculations for the Portland-Vancouver-Hillsboro, OR-WA MSA¹ . The income schedule above is to be used for projects that DO NOT qualify for the HERA Special tables as published by HUD 12/11/2012. If you have multiple funding sources, you must use incomes and rents applicable to the most restrictive program requirements. Projects that have LIHTC and/or tax-exempt bond funding should refer to the applicable tables for your county found at: http://www.ohcs.oregon.gov/OHCS/HPM income limits.shtml.

(2) Other 2013 MFI levels are based on the 4-Person Income Limit of \$68,300. The 1-Person family Income Limit is 70% of the 4-Person Income Limit, the 2-Person family Income Limit is 80% of the 4-Person Income Limit, the 3-Person family Income Limit is 90% of the 4-Person Income Limit. Each family size larger than four (4) is calculated by an 8% increase per HH member to the 4-Person Income Limit. (i.e., 5-Person = 108%; 6-Person - 116%; 7-Person = 124%; 8-Person = 132%, and so on.

ALSO SEE HOME PROGRAM RENT LEVELS ISSUED BY HUD - SEPARATE SCHEDULE The HOME rent levels may be more restrictive for some bedroom sizes.

2013 Housing Affordability: Maximum Monthly Rent Including Utilities by Median Family Income With a Housing Burden of 30%² (effective 12/11/12)

# of	Household				50%			65%			
Bedrooms	Size	30%	40%	45%	Compare	55%	60%	Compare	80%	100%	120%
					Low HOME			High HOME			
0	1	365	486	546	607	668	729	789	971	1,195	1,434
1	1.5	390	521	586	651	716	781	846	1,040	1,280	1,536
2	3	468	625	703	781	859	937	1,015	1,248	1,536	1,844
3	4.5	541	722	812	902	992	1,083	1,173	1,443	1,775	2,130
4	6	603	806	906	1,007	1,108	1,209	1,309	1,610	1,980	2,376
5	7.5	666	889	1,000	1,111	1,222	1,333	1,444	1,776	2,185	2,622

(Based on the HUD Portland Area Median Income published effective December 11, 2013: \$68,300 for a family of four. Income & Rents above are based on 4-Person Income Limit of \$68,300. Rent calculations are rounded down to the nearest \$1.00).



Portland Housing Bureau

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Fair Market Rent for 2013				
Bedroom Size	FMR			
SRO	\$494			
0	\$659			
1	\$766			
2	\$912			
3	\$1,344			
4	\$1,615			
5	\$1,857			
6	\$2,100			

¹ Portland-Vancouver-Hillsboro, OR-WA MSA = Clackamas, Clark, Columbia, Multnomah, Skamania, Washington & Yamhill Counties

² Rents can be set below the median family income % threshold. For instance a residential unit may be restricted to households at or below 50% MFI, but have one-bedroom rents (and utilities expenses) that are below \$651/month.

³ The FMRs for unit sizes larger than four bedrooms are calculated by adding 15 percent to the four bedroom FMR, for each extra bedroom. For example, the FMR for a five bedroom unit is 1.15 times the four bedroom FMR, and the FMR for a six bedroom unit is 1.30 times the four bedroom FMR. FMRs for single-room occupancy units are 0.75 times the zero bedroom (efficiency) FMR.