

HERA Special Median Income Percentages - issued by HUD for LIHTC (PIS on or before 12/31/2008)

Household Size	30%	40%	45%	50%	55%	60%	65%	80%	2012 100% see NOTE
1	15,420	20,560	23,130	25,700	28,270	30,840	33,410	41,120	51,100
2	17,640	23,520	26,460	29,400	32,340	35,280	38,220	47,040	58,400
3	19,830	26,440	29,745	33,050	36,355	39,660	42,965	52,880	65,700
4	22,020	29,360	33,030	36,700	40,370	44,040	47,710	58,720	73,000
5	23,790	31,720	35,685	39,650	43,615	47,580	51,545	63,440	78,840
6	25,560	34,080	38,340	42,600	46,860	51,120	55,380	68,160	84,680
7	27,330	36,440	40,995	45,550	50,105	54,660	59,215	72,880	90,520
8	29,070	38,760	43,605	48,450	53,295	58,140	62,985	77,520	96,360

100% numbers are based on 4-person income limit of \$73,000 for the Portland-Vancouver-Hillsboro, OR-WA MSA¹
 Other % calculations are based on 50% issued numbers that include HERA adjustments.

NOTES: (1) Portland-Vancouver-Hillsboro, OR-WA MSA (Portland MSA) was subject to HUD's Hold Harmless Policy in 2007 and 2008. Section 3009(a)(E)(ii) of the **Housing and Economic Recovery Act of 2008 (HERA)** (Public Law 110-289) defines projects within the Portland MSA as "HUD Hold Harmless Impacted project(s)," if the project was subject to a policy similar to the rules outlined in section 3009(a)(E)(i) to prevent income limits from declining. These projects are given special income limits as defined in part (a)(E)(ii)(II) of section 3009. **Thus, 2012 income limits and their associated rents are defined by HERA specified in the income tables above and rent tables below.**

The following table outlines the maximum set of Income Limits for existing projects within Portland MSA as to use based on the project's Placed in Service Date (PIS):

PIS (date)	Max. Income Limits
On or before 12/31/2008	FY2012 HERA Special
1/1/2009 to 5/13/2010	FY2012
5/14/2010 to 5/31/2011	FY2012
6/1/11 to 11/30/2011	FY2012
After 12/1/2011	FY2012

(2) Other 2012 MFI levels are based on the 4-Person Income Limit of \$73,000. 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.

IF YOUR PROJECT HAS HOME UNITS:
YOU MUST USE INCOME/RENT LIMITS FOR THE HOME PROGRAM - SEPARATE SCHEDULE
 The income and rent levels differ from the HERA incomes/rents shown here

2012 Housing Affordability: Maximum Monthly Rent Including Utilities by Median Family Income With a Housing Burden of 30%² (effective 12/1/11)

# of Bedrooms	Household Size	30%	40%	45%	50% Compare Low HOME	55%	60%	65% Compare High HOME	80%	100%
0	1	385	514	578	642	706	771	835	1,028	1,277
1	1.5	413	551	619	688	757	826	895	1,102	1,368
2	3	495	661	743	826	908	991	1,074	1,322	1,642
3	4.5	572	763	858	954	1,049	1,145	1,240	1,527	1,898
4	6	639	852	958	1,065	1,171	1,278	1,384	1,704	2,117
5	7.5	705	940	1,057	1,175	1,292	1,410	1,527	1,880	2,336

(Based on the HUD Portland¹ Area Median Income published effective December 1, 2011: \$73,000 for a family of four. Income & Rents above based on 4-Person Income Limit of \$73,000 (HERA Adjusted). Rent calculations are rounded down to the nearest \$1.00).



Fair Market Rent for 2012	
Bedroom Size	FMR
SRO	\$499
0	\$665
1	\$771
2	\$891
3	\$1,297
4	\$1,558
5	\$1,792
6	\$2,025

Portland Housing Bureau

421 SW 6th Avenue, Suite 500 | Portland, OR 97204
 503-823-2375 | Fax: 503-823-2387 | MFI Tables: 503-823-3259

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 \$688/month.