

EXHIBIT A**Median Income Guidelines Policy**

Portland Policy Document adopted by City Council.

1. Purpose and Scope

This policy establishes income guidelines, by Area Median Income, for program eligibility into Portland Housing Bureau-subsidized units.

2. Definitions

- a. "Area Median Income" for the Portland Metropolitan Statistical Area as defined by HUD as adjusted for inflation and published periodically.
- b. "Portland Metropolitan Statistical Area" is defined as the Portland-Vancouver-Hillsboro region.
- c. "HUD" The United States Department of Housing and Urban Development.
- d. "Inflation Factor" is a numerical rate based on consumer price index (CPI) forecasted by the Congressional Budget Office (CBO).
- e. "Fair Market Rents" (FMR) are gross rent estimates that include shelter plus utilities, except telephone, cable or satellite, and internet services.

3. Median Income Guidelines Policy

- a. This policy establishes the income guidelines used to determine participant eligibility for affordable housing programs through the Portland Housing Bureau (PHB).
- b. HUD determines income guidelines based on area median income estimates and fair market rents for the Portland-Vancouver-Hillsboro Metropolitan Statistical Area.
 - i. AMI is calculated using U.S. Census Bureau American Community Survey (ACS) Data.
 - ii. An inflation factor is used to project trends
 - iii. The ACS 1-year estimate is multiplied by the inflation factor to determine the AMI.
 - iv. The Fair Market Rents are used to establish rents and contracts terms for affordable housing programs.
 - v. AMI and FMR are calculated and updated annually.
- c. The 2016 AMI levels are based on a 4-Person Income of \$73,300. The 1-Person Family Income is 70% of the 4- Person Income, the 2-Person Family Income is 80%, and the 3-Person Family Income Limit is 90%. Each family size larger than four is calculated by an 8% increase per household member to the 4- Person Income Limit.

4. Median Income Guidelines Schedule

Household										
Size	30%	40%	45%	50%	55%	60%	65%	80%	100%	120%
1	\$15,690	\$20,920	\$23,535	\$26,150	\$28,765	\$31,380	\$33,995	\$41,850	\$52,290	\$62,748
2	\$17,940	\$23,920	\$26,910	\$29,900	\$32,890	\$35,880	\$38,870	\$47,800	\$59,760	\$71,712
3	\$20,190	\$26,920	\$30,285	\$33,650	\$37,015	\$40,380	\$43,745	\$53,800	\$67,230	\$80,676
4	\$22,410	\$29,880	\$33,615	\$37,350	\$41,085	\$44,820	\$48,555	\$59,750	\$74,700	\$89,640
5	\$24,210	\$32,280	\$36,315	\$40,350	\$44,385	\$48,420	\$52,455	\$64,550	\$80,676	\$96,811
6	\$26,010	\$34,680	\$39,015	\$43,350	\$47,685	\$52,020	\$56,355	\$69,350	\$86,652	\$103,982

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7	\$27,810	\$37,080	\$41,715	\$46,350	\$50,985	\$55,620	\$60,255	\$74,100	\$92,628	\$111,154
8	\$29,610	\$39,480	\$44,415	\$49,350	\$54,285	\$59,220	\$64,155	\$78,900	\$98,604	\$118,325

5. Fair Market Rent Schedule

- a. Fair Market Rents are determined annually by HUD through a local rent survey.

Bedroom Size	FMR
SRO	\$709
0	\$946
1	\$1,053
2	\$1,242
3	\$1,808
4	\$2,188
5	\$2,516
6	\$2,844

6. Amendments to Policy

- a. The Director of the PHB or a designee shall have authority to make changes to this Portland Policy Document as is necessary to meet current program requirements throughout the year.
- b. This policy will be reviewed annually.

EXHIBIT B**Maximum Monthly Rent Policy**

Portland Policy Document adopted by City Council.

1. Purpose and Scope

This policy establishes the highest allowable monthly rent, by Area Median Income, for a Portland Housing Bureau-subsidized unit.

2. Definitions

- a. "Maximum Rent" is the highest allowable amount of monthly rental charges for a Portland Housing Bureau regulated rental unit.
- b. "Monthly Rental Charges" is rent plus a utility allowance.
- c. "Area Median Income" for the Portland Metropolitan Statistical Area as defined by HUD as adjusted for inflation and published periodically.
- d. "Portland Metropolitan Statistical Area" is defined as the Portland-Vancouver-Hillsboro region.
- e. "HUD" The United States Department of Housing and Urban Development
- f. "Regulated Rental Unit" is a housing unit with a regulatory agreement tied to the deed that requires affordability for an established income level for a defined period of time.

3. Maximum Monthly Rent Policy

- g. The maximum monthly rents are determined by the Portland Housing Bureau (PHB) and based on annual figures produced by HUD.
- h. Maximum monthly rents apply to all PHB regulated rental units.
- i. The maximum monthly rents schedule is reviewed and updated annually.
- j. Maximum monthly rent changes in relation to different levels of AMI.

4. Maximum Monthly Rent Schedule

Bedrooms	Size	30%	40%	45%	50%	55%	60%	65%	80%	100%	120%
0	1	\$392	\$523	\$588	\$653	\$719	\$784	\$849	\$1,046	\$1,307	\$1,568
1	1.5	\$420	\$560	\$630	\$700	\$770	\$840	\$910	\$1,120	\$1,400	\$1,680
2	3	\$504	\$673	\$757	\$841	\$925	\$1,009	\$1,093	\$1,345	\$1,680	\$2,016
3	4.5	\$582	\$777	\$874	\$971	\$1,068	\$1,165	\$1,262	\$1,553	\$1,942	\$2,330
4	6	\$650	\$867	\$975	\$1,083	\$1,192	\$1,300	\$1,408	\$1,733	\$2,166	\$2,599
5	7.5	\$717	\$957	\$1,076	\$1,196	\$1,315	\$1,435	\$1,555	\$1,912	\$2,390	\$2,868

5. Amendments to Policy

- a. The Director of the PHB or a designee shall have authority to make changes to this Portland Policy Document as is necessary to meet current program requirements throughout the year.
- b. This policy will be reviewed annually.