



# Area Median Income and Maximum Rent Guidelines

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**PHB** Portland Housing  
Bureau

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# Overview

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This policy *formalizes*:

1. Maximum household income for eligibility in city-regulated housing units
2. Maximum rents within city-regulated housing units

# How is AMI Calculated?

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Based on area median income estimates for the Portland-Vancouver-Hillsboro Metropolitan Statistical Area:

- AMI is calculated using Census Bureau American Community Survey Data
- An inflation factor is used to project trends
- The ACS 1-year data is multiplied by inflation factor to determine the AMI
- AMI is calculated and updated annually

# What is AMI (Area Median Income)?

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- AMI is the point at which half the households in an area make less and half make more—or middle income
- Calculated by HUD (Dept. of Housing & Urban Development) for every metro area of the nation
- City-regulated affordable housing is offered to households by AMI level

# AMI vs MFI

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- MFI (median family income)
- AMI and MFI are the same calculation
- “MFI” is local parlance, “AMI” is national standard

# What is the Maximum Rent

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- Maximum rent is the highest rent to a household by income
- Example: A household of 3 at 60% AMI can be charged a maximum of \$1,009 for a 3 bedroom unit

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	<b>\$1,009</b>	\$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

# How is Maximum Rent Calculated?

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- Maximum rent is 30% of income in the AMI table
- 30% is used to calculate the rent because if a tenant is paying more than 30% of their income for rent they are considered 'rent burdened'