

### MFI thresholds and housing affordability ranges

Year	MFI	Income threshold	Adjusted income (2017\$)	Maximum monthly mortgage	"Optimistic" scenario (20% down, 4% interest)		"Realistic" scenario (5% down, 5% interest)	
					SFR	Condo	SFR	Condo
					2000	100% MFI	\$53,700	\$78,300
2001	100% MFI	\$55,900	\$78,600	\$1,960	\$400,000	\$320,000	\$280,000	\$230,000
2002	100% MFI	\$57,200	\$78,900	\$1,970	\$400,000	\$330,000	\$280,000	\$230,000
2003	100% MFI	\$65,800	\$88,900	\$2,220	\$450,000	\$380,000	\$320,000	\$260,000
2004	100% MFI	\$67,900	\$89,600	\$2,240	\$460,000	\$380,000	\$320,000	\$270,000
2005	100% MFI	\$67,900	\$87,000	\$2,170	\$440,000	\$370,000	\$310,000	\$260,000
2006	100% MFI	\$66,900	\$82,800	\$2,070	\$420,000	\$350,000	\$290,000	\$240,000
2007	100% MFI	\$63,800	\$76,600	\$1,910	\$390,000	\$310,000	\$270,000	\$220,000
2008	100% MFI	\$67,500	\$78,300	\$1,960	\$400,000	\$320,000	\$280,000	\$220,000
2009	100% MFI	\$70,000	\$81,500	\$2,040	\$420,000	\$340,000	\$290,000	\$240,000
2010	100% MFI	\$71,200	\$82,000	\$2,050	\$420,000	\$340,000	\$290,000	\$240,000
2011	100% MFI	\$72,000	\$80,600	\$2,020	\$410,000	\$340,000	\$290,000	\$230,000
2012	100% MFI	\$73,000	\$80,000	\$2,000	\$410,000	\$330,000	\$280,000	\$230,000
2013	100% MFI	\$68,300	\$73,800	\$1,840	\$370,000	\$300,000	\$260,000	\$210,000
2014	100% MFI	\$69,400	\$73,600	\$1,840	\$370,000	\$300,000	\$260,000	\$210,000
2015	100% MFI	\$73,900	\$77,500	\$1,940	\$390,000	\$320,000	\$270,000	\$220,000
2016	100% MFI	\$73,300	\$75,400	\$1,880	\$380,000	\$310,000	\$270,000	\$210,000
2017	100% MFI	\$74,700	\$74,700	\$1,870	\$380,000	\$300,000	\$260,000	\$210,000
2000	120% MFI	\$64,440	\$93,900	\$2,350	\$470,000	\$410,000	\$340,000	\$280,000
2001	120% MFI	\$67,080	\$94,300	\$2,360	\$480,000	\$410,000	\$340,000	\$280,000
2002	120% MFI	\$68,640	\$94,700	\$2,370	\$490,000	\$410,000	\$340,000	\$290,000
2003	120% MFI	\$78,960	\$106,600	\$2,670	\$550,000	\$470,000	\$380,000	\$330,000
2004	120% MFI	\$81,480	\$107,500	\$2,690	\$550,000	\$480,000	\$390,000	\$330,000
2005	120% MFI	\$81,480	\$104,400	\$2,610	\$540,000	\$460,000	\$370,000	\$320,000
2006	120% MFI	\$80,280	\$99,400	\$2,490	\$510,000	\$440,000	\$360,000	\$300,000
2007	120% MFI	\$76,560	\$91,900	\$2,300	\$470,000	\$400,000	\$330,000	\$280,000
2008	120% MFI	\$81,000	\$93,900	\$2,350	\$470,000	\$410,000	\$340,000	\$280,000
2009	120% MFI	\$84,000	\$97,800	\$2,440	\$500,000	\$430,000	\$350,000	\$300,000
2010	120% MFI	\$85,440	\$98,400	\$2,460	\$510,000	\$430,000	\$350,000	\$300,000
2011	120% MFI	\$86,400	\$96,800	\$2,420	\$500,000	\$420,000	\$350,000	\$290,000
2012	120% MFI	\$87,600	\$96,000	\$2,400	\$490,000	\$420,000	\$340,000	\$290,000
2013	120% MFI	\$81,960	\$88,500	\$2,210	\$450,000	\$380,000	\$320,000	\$260,000
2014	120% MFI	\$83,280	\$88,300	\$2,210	\$450,000	\$380,000	\$310,000	\$260,000
2015	120% MFI	\$88,680	\$93,000	\$2,320	\$470,000	\$400,000	\$330,000	\$280,000
2016	120% MFI	\$87,960	\$90,500	\$2,260	\$460,000	\$390,000	\$320,000	\$270,000
2017	120% MFI	\$89,640	\$89,600	\$2,240	\$460,000	\$380,000	\$320,000	\$270,000
2000	80% MFI	\$42,960	\$62,600	\$1,570	\$310,000	\$240,000	\$220,000	\$170,000
2001	80% MFI	\$44,720	\$62,900	\$1,570	\$310,000	\$240,000	\$220,000	\$170,000
2002	80% MFI	\$45,760	\$63,100	\$1,580	\$320,000	\$240,000	\$220,000	\$170,000
2003	80% MFI	\$52,640	\$71,100	\$1,780	\$360,000	\$280,000	\$250,000	\$200,000
2004	80% MFI	\$54,320	\$71,700	\$1,790	\$360,000	\$290,000	\$250,000	\$200,000
2005	80% MFI	\$54,320	\$69,600	\$1,740	\$350,000	\$280,000	\$240,000	\$190,000
2006	80% MFI	\$53,520	\$66,300	\$1,660	\$330,000	\$260,000	\$230,000	\$180,000
2007	80% MFI	\$51,040	\$61,300	\$1,530	\$310,000	\$230,000	\$210,000	\$160,000
2008	80% MFI	\$54,000	\$62,600	\$1,570	\$310,000	\$240,000	\$220,000	\$170,000
2009	80% MFI	\$56,000	\$65,200	\$1,630	\$330,000	\$250,000	\$230,000	\$170,000
2010	80% MFI	\$56,960	\$65,600	\$1,640	\$330,000	\$250,000	\$230,000	\$180,000
2011	80% MFI	\$57,600	\$64,500	\$1,610	\$320,000	\$250,000	\$230,000	\$170,000
2012	80% MFI	\$58,400	\$64,000	\$1,600	\$320,000	\$250,000	\$220,000	\$170,000
2013	80% MFI	\$54,640	\$59,000	\$1,480	\$290,000	\$220,000	\$200,000	\$150,000
2014	80% MFI	\$55,520	\$58,900	\$1,470	\$290,000	\$220,000	\$200,000	\$150,000
2015	80% MFI	\$59,120	\$62,000	\$1,550	\$310,000	\$230,000	\$220,000	\$160,000
2016	80% MFI	\$58,640	\$60,300	\$1,510	\$300,000	\$230,000	\$210,000	\$160,000
2017	80% MFI	\$59,760	\$59,800	\$1,490	\$300,000	\$220,000	\$210,000	\$150,000

Source: HUD MFI income limits for Portland-Vancouver-Hillsboro MSA; mortgage calculations from MortgageCalculator.org

Notes: SFR is single-family residential; income adjusted for inflation using CPI-U West.

**"Optimistic" assumptions (conventional loan):**

20% down; 4% interest; 30-year loan; 1% property tax; 0% PMI; \$1,000/yr home insurance; \$0 HOA for SFR and \$350 HOA for condos

**"Realistic" assumptions (FHA loan):**

5% down; 5% interest; 30-year loan; 1% property tax; 0.9% PMI; \$1,000/yr home insurance; \$0 HOA for SFR and \$350 HOA for condos