

**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%	<b>120%</b>
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.