

**From:** [Mary Sipe](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Re: Communications  
**Date:** Wednesday, March 10, 2021 10:25:42 AM

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Yes that will work! Thanks.

I will send you my testimony when I have finalized it along with a chart that I want City Council to be able to refer to when I speak.

Mary

On Wed, Mar 10, 2021 at 10:22 AM Council Clerk – Testimony  
<[CCTestimony@portlandoregon.gov](mailto:CCTestimony@portlandoregon.gov)> wrote:

Hi Mary,

I can get you on the council agenda for March 24<sup>th</sup>. Would that work for you?

Thank you! Have a great day.

Tristan Sakamoto

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**From:** Mary Sipe <[maryesipe@gmail.com](mailto:maryesipe@gmail.com)>  
**Sent:** Wednesday, March 10, 2021 9:16 AM  
**To:** Council Clerk – Testimony <[CCTestimony@portlandoregon.gov](mailto:CCTestimony@portlandoregon.gov)>  
**Subject:** Communications

Hi Keelan!

I would like to sign up for the next available Communications slot for City Council.

My topic will be "Affordable Housing"

Miss seeing you and everyone at City Council on Wednesdays! So looking forward to when we can all gather in Council Chambers once again.

**Mary Sipe**

**Office Administrator**

Judie Real Estate

Judie Dunken, GRI

Principal Broker

Keller Williams Realty Professionals

[maryesipe@gmail.com](mailto:maryesipe@gmail.com)

503-575-5070

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**Mary Sipe**

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Keller Williams Realty Professionals

[maryesipe@gmail.com](mailto:maryesipe@gmail.com)

503-575-5070

Request of Mary Sipe to address Council regarding affordable housing  
(Communication)

**March 24, 2021**  
**Placed on file**

Filed 3/16/2021

**MARY HULL CABALLERO**  
**Auditor of the City of Portland**

Tristan R  
By Sakamoto Digitally signed by Tristan R  
Sakamoto  
Date: 2021.03.16 09:58:37  
-07'00'  
Deputy

COMMISSIONERS VOTED AS FOLLOWS:		
	YEAS	NAYS
1. Rubio		
2. Ryan		
3. Hardesty		
4. Mapps		
Wheeler		

Good morning, my name is Mary Sipe.

After watching City Council sessions on TV for a number of years, in 2017 I decided to begin attending City Council in person every week.

One of the reasons I made this decision was because I observed people giving public testimony that was inaccurate. I felt compelled to speak up and set the record straight.

It is one thing when members of the public give misinformation, it is even more concerning when members of the City Council give misinformation.

On March 9<sup>th</sup> during Commissioner Hardesty's Virtual Open House, Commissioner Hardesty made a comment about affordable housing..."affordable for who" she stated.

She went on to say that the majority of affordable units in Portland are 80% of the Median Family Income (MFI). She also stated that the income restriction for a family of 4 at 80% MFI is in the range of \$82,000, with a minimum income requirement in the range of \$70,000. This is not the first time I have heard her state these type of figures.

I have lived in "affordable", Section 42, low income housing in Portland for over ten years. I have researched and confirmed that the majority of "affordable housing" in Portland is 50% & 60% of MFI, not 80%.

Please see the table of income and rents for Multnomah County which I have provided and you will see the **maximum** income for a family of 4 for to be eligible is:

- \$73,680 at 80% MFI
- \$55,260 at 60% MFI
- \$46,050 at 50% MFI

This the **maximum** annual income they can make to be eligible. If their income is **more** than that, they do not qualify.

**There is no minimum income requirement to be eligible.**

The only income requirement is that their monthly income is 1.5 times the monthly rent.

If you look at the chart I submitted you will see the maximum rent for a 2 bedroom apartment at 80% is \$1658.00.

1.5 times \$1658 is a monthly income of at least \$2487 which would equate to a **minimum annual income of \$29,844, not \$70,000.**

- At 60% it would be \$22,374
- At 50% it would be \$18,648

They would only need to have an annual income between \$18,648 (\$9.00/hour) and \$22,374 (\$10.75/hour) to meet the 1.5 times monthly rent requirement.

I agree with Commissioner Hardesty that we need ore 30% & 40% MFI apartments.

- 30% of MFI is \$27,630 for a family of four
- 40% of MFI is \$36,840 for a family of four

However, someone making 30% or 40% of MFI would still qualify for a 50% or 60% MFI apartment because their income **does not exceed the maximum.**

## 2020 -- Income Limits for LIHTC & Tax-Exempt Bonds

### Multnomah County, Oregon



For more detailed MTSP income limit information, please visit HUD's website:

<http://www.huduser.org/portal/datasets/mtsp.html>

Actual 2020 Median <sup>3</sup>	\$92,100
2020 HERA Special Median	\$92,600 (applies to projects in existence before January 1, 2009)

Median Incomes calculated based on a 4-person household

### What Income Limit Should You Use?

**Is the location considered RURAL by USDA?** (if yes, it is eligible to use the Ntnl Non-Metro Median for 9% projects)<sup>1</sup>

**Not All** Multnomah County is considered urban within its major cities, to verify your address and accuracy, please visit:

<http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

--The following income limits indicate the highest income limit allowable--

Did the project exist <sup>2</sup> in 2008?	Use: HERA Special 2020	
<b>If NO, did it exist<sup>2</sup>:</b>	-- 4% Tax Credit Project	-- 9% Tax Credit Project
<b>Between 1/1/09 - 3/31/20</b>	Use: Actual Incomes 2020	Use: Actual Incomes 2020
<b>On or After 4/1/2020</b>	Use: Actual Incomes 2020	Use: Actual Incomes 2020

Actual Income Limits 2020								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$19,350	\$22,110	\$24,870	\$27,630	\$29,850	\$32,070	\$34,290	\$36,480
35%	\$22,575	\$25,795	\$29,015	\$32,235	\$34,825	\$37,415	\$40,005	\$42,560
40%	\$25,800	\$29,480	\$33,160	\$36,840	\$39,800	\$42,760	\$45,720	\$48,640
45%	\$29,025	\$33,165	\$37,305	\$41,445	\$44,775	\$48,105	\$51,435	\$54,720
<b>50%</b>	<b>\$32,250</b>	<b>\$36,850</b>	<b>\$41,450</b>	<b>\$46,050</b>	<b>\$49,750</b>	<b>\$53,450</b>	<b>\$57,150</b>	<b>\$60,800</b>
55%	\$35,475	\$40,535	\$45,595	\$50,655	\$54,725	\$58,795	\$62,865	\$66,880
60%	\$38,700	\$44,220	\$49,740	\$55,260	\$59,700	\$64,140	\$68,580	\$72,960
80%	\$51,600	\$58,960	\$66,320	\$73,680	\$79,600	\$85,520	\$91,440	\$97,280

HERA Special Income Limits 2020								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$19,470	\$22,230	\$25,020	\$27,780	\$30,030	\$32,250	\$34,470	\$36,690
35%	\$22,715	\$25,935	\$29,190	\$32,410	\$35,035	\$37,625	\$40,215	\$42,805
40%	\$25,960	\$29,640	\$33,360	\$37,040	\$40,040	\$43,000	\$45,960	\$48,920
45%	\$29,205	\$33,345	\$37,530	\$41,670	\$45,045	\$48,375	\$51,705	\$55,035
<b>50%</b>	<b>\$32,450</b>	<b>\$37,050</b>	<b>\$41,700</b>	<b>\$46,300</b>	<b>\$50,050</b>	<b>\$53,750</b>	<b>\$57,450</b>	<b>\$61,150</b>
55%	\$35,695	\$40,755	\$45,870	\$50,930	\$55,055	\$59,125	\$63,195	\$67,265
60%	\$38,940	\$44,460	\$50,040	\$55,560	\$60,060	\$64,500	\$68,940	\$73,380
80%	\$51,920	\$59,280	\$66,720	\$74,080	\$80,080	\$86,000	\$91,920	\$97,840

#### Notes:

1: Only projects in Rural Areas are able to use the Non-Metro Medians, otherwise use applicable 4% limits. Projects with previous "Rural" designations that are no longer considered to be located in rural areas (by the USDA) are permitted to use the previous year's National Non-Metro income limits should they be higher than the current year's income limits. The National Non-Metro income limits are online here:

<https://www.oregon.gov/ohcs/compliance-monitoring/Documents/rents-incomes/2020/LIHTC/2020-National-Non-Metro-Median-Income.pdf>

2: Exist - defined by OHCS as the project's placed-in-service (PIS) date. Projects consisting of multiple buildings, where each building is being treated as part of a multiple building project (see line 8b on IRS Form 8609), will be considered as being "in existence" provided at least one building was PIS during the affected year.

3: Actual Median Income Limit indicated here is based on income limits though it is not necessarily the HUD Area Median Income

The income limits listed above are based on the Multifamily Tax Subsidy Program (MTSP) income limits published by HUD on March 31, 2020. Per Revenue Ruling 94-57, owners will have until May 15, 2020 to implement these new MTSP income limits (45 days from their effective date). Please note that all definitions and explanations herein may be subject to change upon later IRS and/or HUD clarification.

## 2020 -- Rents for LIHTC & Tax-Exempt Bonds

### Multnomah County, Oregon



For more detailed MTSP income limit information, please visit HUD's website:

<http://www.huduser.org/portal/datasets/mtsp.html>

Actual 2020 Median <sup>3</sup> \$92,100

2020 HERA Special Median \$92,600 (applies to projects in existence before January 1, 2009)

Median Incomes calculated based on a 4-person household

### What Rents Should You Use?

**Is the location considered RURAL by USDA?** (if yes, it is eligible to use the Ntnl Non-Metro Median for 9% projects)<sup>1</sup>

**Not All** Multnomah County is considered urban within its major cities, to verify your address and accuracy, please visit:

<http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

**--The following rent limits indicate the highest rents allowable--**

**Did the project exist<sup>2</sup> in 2008?**

Use: HERA Special 2020

**If NO, did it exist<sup>2</sup>:**

-- 4% Tax Credit Project

-- 9% Tax Credit Project

Between 1/1/09 - 3/31/20

Use: Actual Incomes 2020

Use: Actual Incomes 2020

On or After 4/1/2020

Use: Actual Incomes 2020

Use: Actual Incomes 2020

Rents based on Actual Income Limits 2020							
% MFI	75% of 0 Bdrm	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$362	\$483	\$518	\$621	\$718	\$801	\$884
35%	\$423	\$564	\$604	\$725	\$838	\$935	\$1,032
40%	\$483	\$645	\$691	\$829	\$958	\$1,069	\$1,179
45%	\$543	\$725	\$777	\$932	\$1,077	\$1,202	\$1,326
<b>50%</b>	<b>\$604</b>	<b>\$806</b>	<b>\$863</b>	<b>\$1,036</b>	<b>\$1,197</b>	<b>\$1,336</b>	<b>\$1,474</b>
55%	\$664	\$886	\$950	\$1,139	\$1,317	\$1,469	\$1,621
60%	\$725	\$967	\$1,036	\$1,243	\$1,437	\$1,603	\$1,769
80%	\$967	\$1,290	\$1,382	\$1,658	\$1,916	\$2,138	\$2,359

Rents based on HERA Special Income Limits 2020							
% MFI	75% of 0 Bdrm	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$364	\$486	\$521	\$625	\$722	\$806	\$889
35%	\$425	\$567	\$608	\$729	\$843	\$940	\$1,037
40%	\$486	\$649	\$695	\$834	\$963	\$1,075	\$1,186
45%	\$547	\$730	\$781	\$938	\$1,083	\$1,209	\$1,334
<b>50%</b>	<b>\$608</b>	<b>\$811</b>	<b>\$868</b>	<b>\$1,042</b>	<b>\$1,204</b>	<b>\$1,343</b>	<b>\$1,482</b>
55%	\$669	\$892	\$955	\$1,146	\$1,324	\$1,478	\$1,630
60%	\$729	\$973	\$1,042	\$1,251	\$1,445	\$1,612	\$1,779
80%	\$973	\$1,298	\$1,390	\$1,668	\$1,927	\$2,150	\$2,372

#### Notes:

1: Only projects in Rural Areas are able to use the Non-Metro Medians, otherwise use applicable 4% limits. Projects with previous "Rural" designations that are no longer considered to be located in rural areas (by the USDA) are permitted to use the previous year's National Non-Metro income limits should they be higher than the current year's income limits. The National Non-Metro income limits are online here:

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