

2010 Median Income for a Family of Four:

\$71,200

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Effective: 5/14/10

HUD Median Income Percentages - issued by HUD for Section 8 and other non-LIHTC projects

Household Size	30%	40%	45%	50%	55%	60%	65%	80%	2010 100% see NOTE	120%
1	14,950	19,960	22,455	24,950	27,445	29,940	32,435	39,900	49,840	59,808
2	17,100	22,800	25,650	28,500	31,350	34,200	37,050	45,600	56,960	68,352
3	19,250	25,640	28,845	32,050	35,255	38,460	41,665	51,300	64,080	76,896
4	21,350	28,480	32,040	35,600	39,160	42,720	46,280	56,950	71,200	85,440
5	23,100	30,760	34,605	38,450	42,295	46,140	49,985	61,550	76,896	92,275
6	24,800	33,040	37,170	41,300	45,430	49,560	53,690	66,100	82,592	99,110
7	26,500	35,320	39,735	44,150	48,565	52,980	57,395	70,650	88,288	105,946
8	28,200	37,600	42,300	47,000	51,700	56,400	61,100	75,200	93,984	112,781

NOTES: (1) 2010 Income levels have increased based on HUD's calculations for the Portland-Vancouver-Beaverton, OR-WA MSA1. **The income schedule above is to be used for projects that DO NOT have LIHTC or tax-exempt bond funding. If you have multiple funding sources, you must use incomes and rents applicable to the most restrictive program requirements. Projects that have LIHTC and/or tax-exempt bond funding should refer to the applicable tables for your county found at: http://www.ohcs.oregon.gov/OHCS/HPM_income_rent_limits_2010.shtml.**

(2) Other 2010 MFI levels are based on the 4-Person Income Limit of \$71,200. The 1-Person family Income Limit is 70% of the 4-Person Income Limit, the 2-Person family Income Limit is 80% of the 4-Person Income Limit, the 3-Person family Income Limit is 90% of the 4-Person Income Limit. Each family size larger than four (4) is calculated by an 8% increase per HH member to the 4-Person Income Limit. (i.e., 5-Person = 108%; 6-Person = 116%; 7-Person = 124%; 8-Person = 132%, and so on.

ALSO SEE HOME PROGRAM RENT LEVELS ISSUED BY HUD - SEPARATE SCHEDULE
The rent levels may be more restrictive for some bedroom sizes.

2010 Housing Affordability: Maximum Monthly Rent Including Utilities by Median Family Income With a Housing Burden of 30%² (effective 5/14/10)

# of Bedrooms	Household Size	30%	40%	45%	50% Compare Low HOME	55%	60%	65% Compare High HOME	80%	100%	120%
0	1	373	499	561	623	686	748	810	997	1,246	1,495
1	1.5	400	534	601	668	734	801	868	1,068	1,335	1,602
2	3	481	641	721	801	881	961	1,041	1,282	1,602	1,922
3	4.5	555	740	833	925	1,018	1,110	1,203	1,481	1,851	2,221
4	6	620	826	929	1,032	1,135	1,239	1,342	1,652	2,064	2,477
5	7.5	683	911	1,025	1,139	1,253	1,367	1,481	1,823	2,278	2,734

(Based on the HUD Portland¹ Area Median Income as of December 31, 2009: \$71,200 for a family of four. Income & Rents above are based on 4-Person Income Limit of \$71,200. Rent calculations are rounded down to the nearest \$1.00).

Investing in Portland's Future



Fair Market Rent for 2010	
Bedroom Size	FMR
SRO	\$469
0	\$626
1	\$726
2	\$839
3	\$1,222
4	\$1,467
5	\$1,687
6	\$1,907

¹ Portland-Vancouver-Beaverton, OR-WA MSA = Clackamas, Clark, Columbia, Multnomah, Skamania, Washington & Yamhill Counties

² Rents can be set below the median family income % threshold. For instance a residential unit may be restricted to households at or below 50% MFI, but have one-bedroom rents (and utilities expenses) that are below \$668/month.