

2010 Median Income for a Family of Four:

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\$71,200

HERA Median Income Percentages - issued by HUD for LIHTC (PIS on or before 12/31/2008)

Household Size	30%	40%	45%	50%	55%	60%	65%	80%	2010 100% see NOTE
1	15,030	20,040	22,545	25,050	27,555	30,060	32,565	40,080	49,840
2	17,190	22,920	25,785	28,650	31,515	34,380	37,245	45,840	56,960
3	19,320	25,760	28,980	32,200	35,420	38,640	41,860	51,520	64,080
4	21,480	28,640	32,220	35,800	39,380	42,960	46,540	57,280	71,200
5	23,190	30,920	34,785	38,650	42,515	46,380	50,245	61,840	76,896
6	24,930	33,240	37,395	41,550	45,705	49,860	54,015	66,480	82,592
7	26,640	35,520	39,960	44,400	48,840	53,280	57,720	71,040	88,288
8	28,350	37,800	42,525	47,250	51,975	56,700	61,425	75,600	93,984

100% numbers are based on 4-person income limit of \$71,200 for the Portland-Vancouver-Beaverton, OR-WA MSA¹
Other % calculations are based on 50% issued numbers that include HERA adjustments.

NOTES: (1) Multnomah County was subject to HUD's Hold Harmless Policy in 2007 and 2008. Section 3009(a)(E)(ii) of the **Housing and Economic Recovery Act of 2008 (HERA)** (Public Law 110-289) defines projects in service in either 2007 or 2008 within Multnomah County¹ as "HUD Hold Harmless Impacted project(s)." These projects are given special income limits as defined in part (a)(E)(ii)(II) of section 3009. **Thus, 2010 income limits and their associated rents are defined by HERA specified in the income tables above and rent tables below.**

(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.

IF YOUR PROJECT HAS HOME UNITS:
YOU MUST USE INCOME/RENT LIMITS FOR THE HOME PROGRAM - SEPARATE SCHEDULE
 The income and rent levels differ from the HERA incomes/rents shown here

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%
0	1	375	501	563	626	688	751	814	1,002	1,246
1	1.5	402	537	604	671	738	805	872	1,074	1,335
2	3	483	644	724	805	885	966	1,046	1,288	1,602
3	4.5	558	744	837	930	1,023	1,116	1,209	1,489	1,851
4	6	623	831	934	1,038	1,142	1,246	1,350	1,662	2,064
5	7.5	687	916	1,031	1,145	1,260	1,374	1,489	1,833	2,278

(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 (HERA Adjusted). 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 \$671/month.