

2011 Median Income for a Family of Four:

\$72,000

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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%	2011 100% see NOTE	120%
1	15,150	20,160	22,680	25,200	27,720	30,240	32,760	40,350	50,400	60,480
2	17,300	23,040	25,920	28,800	31,680	34,560	37,440	46,100	57,600	69,120
3	19,450	25,920	29,160	32,400	35,640	38,880	42,120	51,850	64,800	77,760
4	21,600	28,800	32,400	36,000	39,600	43,200	46,800	57,600	72,000	86,400
5	23,350	31,120	35,010	38,900	42,790	46,680	50,570	62,250	77,760	93,312
6	25,100	33,440	37,620	41,800	45,980	50,160	54,340	66,850	83,520	100,224
7	26,800	35,720	40,185	44,650	49,115	53,580	58,045	71,450	89,280	107,136
8	28,550	38,040	42,795	47,550	52,305	57,060	61,815	76,050	95,040	114,048

NOTES: (1) 2011 Income levels have increased based on HUD's calculations for the Portland-Vancouver-Hillsboro, OR-WA MSA¹. The income schedule above is to be used for projects that DO NOT qualify for the HERA Special tables as published by HUD 5/31/2011. 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_limits.shtml.

(2) Other 2011 MFI levels are based on the 4-Person Income Limit of \$72,000. 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 HOME rent levels may be more restrictive for some bedroom sizes.

2011 Housing Affordability: Maximum Monthly Rent Including Utilities by Median Family Income With a Housing Burden of 30%² (effective 5/31/11)

# of Bedrooms	Household Size	30%	40%	45%	50% Compare Low HOME	55%	60%	65% Compare High HOME	80%	100%	120%
0	1	378	504	567	630	693	756	819	1,008	1,260	1,512
1	1.5	405	540	607	675	742	810	877	1,080	1,350	1,620
2	3	486	648	729	810	891	972	1,053	1,296	1,620	1,944
3	4.5	561	749	842	936	1,029	1,123	1,217	1,498	1,872	2,246
4	6	627	836	940	1,045	1,149	1,254	1,358	1,671	2,088	2,505
5	7.5	691	922	1,037	1,152	1,267	1,383	1,498	1,843	2,304	2,764

(Based on the HUD Portland¹ Area Median Income as of December 31, 2010: \$72,000 for a family of four. Income & Rents above are based on 4-Person Income Limit of \$72,000. Rent calculations are rounded down to the nearest \$1.00).



Portland Housing Bureau

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Fair Market Rent for 2011	
Bedroom Size	FMR
SRO	\$506
0	\$675
1	\$783
2	\$905
3	\$1,318
4	\$1,583
5	\$1,820
6	\$2,057

¹ Portland-Vancouver-Hillsboro, 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 \$675/month.