

2011 Median Income for a Family of Four:

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\$72,000

HERA Special

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%	2011 100% see NOTE
1	15,210	20,280	22,815	25,350	27,885	30,420	32,955	40,560	50,400
2	17,400	23,200	26,100	29,000	31,900	34,800	37,700	46,400	57,600
3	19,560	26,080	29,340	32,600	35,860	39,120	42,380	52,160	64,800
4	21,720	28,960	32,580	36,200	39,820	43,440	47,060	57,920	72,000
5	23,460	31,280	35,190	39,100	43,010	46,920	50,830	62,560	77,760
6	25,200	33,600	37,800	42,000	46,200	50,400	54,600	67,200	83,520
7	26,940	35,920	40,410	44,900	49,390	53,880	58,370	71,840	89,280
8	28,680	38,240	43,020	47,800	52,580	57,360	62,140	76,480	95,040

100% numbers are based on 4-person income limit of \$72,000 for the Portland-Vancouver-Hillsboro, OR-WA MSA¹
Other % calculations are based on 50% issued numbers that include HERA adjustments.

NOTES: (1) Portland-Vancouver-Hillsboro, OR-WA MSA (Portland MSA) 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 within the Portland MSA as "HUD Hold Harmless Impacted project(s)," if the project was subject to a policy similar to the rules outlined in section 3009(a)(E)(i) to prevent income limits from declining. These projects are given special income limits as defined in part (a)(E)(ii)(II) of section 3009. Thus, 2011 income limits and their associated rents are defined by HERA specified in the income tables above and rent tables below.

The following table outlines the maximum set of Income Limits for existing projects within Portland MSA as to use based on the project's Placed in Service Date (PIS):

PIS (date)	Max. Income Limits
On or before 12/31/2008	FY2011 HERA Special
1/1/2009 to 5/13/2010	FY2011
5/14/2010 to 5/31/2011	FY2011
After 5/31/2011	FY2011

(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.

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

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%
0	1	380	507	570	633	697	760	823	1,014	1,260
1	1.5	407	543	611	679	747	815	883	1,087	1,350
2	3	489	652	733	815	896	978	1,059	1,304	1,620
3	4.5	564	753	847	941	1,035	1,129	1,223	1,506	1,872
4	6	630	840	945	1,050	1,155	1,260	1,365	1,680	2,088
5	7.5	695	927	1,042	1,158	1,274	1,390	1,506	1,854	2,304

(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 (HERA Adjusted). Rent calculations are rounded down to the nearest \$1.00).



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

Portland Housing Bureau

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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 \$679/month.