

2012 Median Income for a Family of Four:

\$73,000

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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%	2012 100% see NOTE	120%
1	15,350	20,440	22,995	25,550	28,105	30,660	33,215	40,900	51,100	61,320
2	17,550	23,360	26,280	29,200	32,120	35,040	37,960	46,750	58,400	70,080
3	19,750	26,280	29,565	32,850	36,135	39,420	42,705	52,600	65,700	78,840
4	21,900	29,200	32,850	36,500	40,150	43,800	47,450	58,400	73,000	87,600
5	23,700	31,560	35,505	39,450	43,395	47,340	51,285	63,100	78,840	94,608
6	25,450	33,880	38,115	42,350	46,585	50,820	55,055	67,750	84,680	101,616
7	27,200	36,240	40,770	45,300	49,830	54,360	58,890	72,450	90,520	108,624
8	28,950	38,560	43,380	48,200	53,020	57,840	62,660	77,100	96,360	115,632

NOTES: (1) 2012 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 12/1/2011. 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 2012 MFI levels are based on the 4-Person Income Limit of \$73,000. 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.

2012 Housing Affordability: Maximum Monthly Rent Including Utilities by Median Family Income With a Housing Burden of 30%² (effective 12/1/11)

# of Bedrooms	Household Size	30%	40%	45%	50% Compare Low HOME	55%	60%	65% Compare High HOME	80%	100%	120%
0	1	383	511	574	638	702	766	830	1,022	1,277	1,533
1	1.5	411	547	615	684	752	821	889	1,095	1,368	1,642
2	3	493	657	739	821	903	985	1,067	1,315	1,642	1,971
3	4.5	570	759	854	949	1,044	1,139	1,234	1,518	1,898	2,277
4	6	636	847	952	1,058	1,164	1,270	1,376	1,693	2,117	2,540
5	7.5	701	935	1,051	1,168	1,285	1,402	1,519	1,869	2,336	2,803

(Based on the HUD Portland¹ Area Median Income published effective December 1, 2011: \$73,000 for a family of four. Income & Rents above are based on 4-Person Income Limit of \$73,000. Rent calculations are rounded down to the nearest \$1.00).



Portland Housing Bureau

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Fair Market Rent for 2012	
Bedroom Size	FMR
SRO	\$499
0	\$665
1	\$771
2	\$891
3	\$1,297
4	\$1,558
5	\$1,792
6	\$2,025

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 \$684/month.