

2014 Median Income for a Family of Four:

\$69,400

Published by PORTLAND HOUSING BUREAU: 1/14/2014

Effective 12/18/2013

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%	2014 100% see NOTE	120%
1	14,600	19,440	21,870	24,300	26,730	29,160	31,590	38,850	48,580	58,296
2	16,650	22,240	25,020	27,800	30,580	33,360	36,140	44,400	55,520	66,624
3	18,750	25,000	28,125	31,250	34,375	37,500	40,625	49,950	62,460	74,952
4	20,800	27,760	31,230	34,700	38,170	41,640	45,110	55,500	69,400	83,280
5	22,500	30,000	33,750	37,500	41,250	45,000	48,750	59,950	74,952	89,942
6	24,150	32,240	36,270	40,300	44,330	48,360	52,390	64,400	80,504	96,605
7	25,800	34,440	38,745	43,050	47,355	51,660	55,965	68,850	86,056	103,267
8	27,500	36,680	41,265	45,850	50,435	55,020	59,605	73,300	91,608	109,930

NOTES: (1) 2014 Income levels have decreased 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 12/18/2013. 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 2014 MFI levels are based on the 4-Person Income Limit of \$69,400. 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.

2014 Housing Affordability: Maximum Monthly Rent Including Utilities by Median Family Income With a Housing Burden of 30%² (effective 12/18/2013)

# of Bedrooms	Household Size	30%	40%	45%	50% Compare Low HOME	55%	60%	65% Compare High HOME	80%	100%	120%
0	1	365	486	546	607	668	729	789	971	1,214	1,457
1	1.5	390	521	586	651	716	781	846	1,040	1,301	1,561
2	3	468	625	703	781	859	937	1,015	1,248	1,561	1,873
3	4.5	541	722	812	902	992	1,083	1,173	1,443	1,804	2,165
4	6	603	806	906	1,007	1,108	1,209	1,309	1,610	2,012	2,415
5	7.5	666	889	1,000	1,111	1,222	1,333	1,444	1,776	2,220	2,664

(Based on the HUD Portland¹ Area Median Income published effective January 14, 14: \$69,400 for a family of four. Income & Rents above are based on 4-Person Income Limit of \$69,400. Rent calculations are rounded down to the nearest \$1.00).



Portland Housing Bureau

421 SW 6th Avenue, Suite 500 | Portland, OR 97204
503-823-2375 | Fax: 503-823-2387 | MFI Tables: 503-823-3259

Fair Market Rent for 2014	
Bedroom Size	FMR
SRO	\$499
0	\$666
1	\$774
2	\$922
3	\$1,359
4	\$1,633
5	\$1,878
6	\$2,160

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 \$651/month.

³ The FMRs for unit sizes larger than four bedrooms are calculated by adding 15 percent to the four bedroom FMR, for each extra bedroom. For example, the FMR for a five bedroom unit is 1.15 times the four bedroom FMR, and the FMR for a six bedroom unit is 1.30 times the four bedroom FMR. FMRs for single-room occupancy units are 0.75 times the zero bedroom (efficiency) FMR.