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 MSA[1] . 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 Portland[1] 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).

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

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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 $684/month.