

Median Income Guidelines Policy

Portland Policy Document adopted by City Council.

1. Purpose and Scope

This policy establishes income guidelines, by Area Median Income, for program eligibility into Portland Housing Bureau-subsidized units.

2. Definitions

- a. “Area Median Income” for the Portland Metropolitan Statistical Area as defined by HUD as adjusted for inflation and published periodically.
- b. “Portland Metropolitan Statistical Area” is defined as the Portland-Vancouver-Hillsboro region.
- c. “HUD” The United States Department of Housing and Urban Development.
- d. “Inflation Factor” is a numerical rate based on consumer price index (CPI) forecasted by the Congressional Budget Office (CBO).
- e. “Fair Market Rents” (FMR) are gross rent estimates that include shelter plus utilities, except telephone, cable or satellite, and internet services.

3. Median Income Guidelines Policy

- a. This policy establishes the income guidelines used to determine participant eligibility for affordable housing programs through the Portland Housing Bureau (PHB).
- b. HUD determines income guidelines based on area median income estimates and fair market rents for the Portland-Vancouver-Hillsboro Metropolitan Statistical Area.
 - i. AMI is calculated using U.S. Census Bureau American Community Survey (ACS) Data.
 - ii. An inflation factor is used to project trends
 - iii. The ACS 1-year estimate is multiplied by the inflation factor to determine the AMI.
 - iv. The Fair Market Rents are used to establish rents and contracts terms for affordable housing programs.
 - v. AMI and FMR are calculated and updated annually.
- c. The 2016 AMI levels are based on a 4-Person Income of \$73,300. The 1-Person Family Income is 70% of the 4- Person Income, the 2-Person Family Income is 80%, and the 3-Person Family Income Limit is 90%. Each family size larger than four is calculated by an 8% increase per household member to the 4- Person Income Limit.

4. Median Income Guidelines Schedule

Household										
Size	30%	40%	45%	50%	55%	60%	65%	80%	100%	120%
1	\$15,690	\$20,920	\$23,535	\$26,150	\$28,765	\$31,380	\$33,995	\$41,850	\$52,290	\$62,748
2	\$17,940	\$23,920	\$26,910	\$29,900	\$32,890	\$35,880	\$38,870	\$47,800	\$59,760	\$71,712
3	\$20,190	\$26,920	\$30,285	\$33,650	\$37,015	\$40,380	\$43,745	\$53,800	\$67,230	\$80,676
4	\$22,410	\$29,880	\$33,615	\$37,350	\$41,085	\$44,820	\$48,555	\$59,750	\$74,700	\$89,640
5	\$24,210	\$32,280	\$36,315	\$40,350	\$44,385	\$48,420	\$52,455	\$64,550	\$80,676	\$96,811
6	\$26,010	\$34,680	\$39,015	\$43,350	\$47,685	\$52,020	\$56,355	\$69,350	\$86,652	\$103,982
7	\$27,810	\$37,080	\$41,715	\$46,350	\$50,985	\$55,620	\$60,255	\$74,100	\$92,628	\$111,154
8	\$29,610	\$39,480	\$44,415	\$49,350	\$54,285	\$59,220	\$64,155	\$78,900	\$98,604	\$118,325

EXHIBIT A

5. Fair Market Rent Schedule

- a. Fair Market Rents are determined annually by HUD through a local rent survey.

Bedroom Size	FMR
SRO	\$709
0	\$946
1	\$1,053
2	\$1,242
3	\$1,808
4	\$2,188
5	\$2,516
6	\$2,844

6. Amendments to Policy

- a. The Director of the PHB or a designee shall have authority to make changes to this Portland Policy Document as is necessary to meet current program requirements throughout the year.
- b. This policy will be reviewed annually.