

# 2014 Median Income for a Family of Four:

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**\$69,400**

## 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%	2013 100% see NOTE
1	15,420	20,560	23,130	25,700	28,270	30,840	33,410	41,120	48,580
2	17,640	23,520	26,460	29,400	32,340	35,280	38,220	47,040	55,520
3	19,830	26,440	29,745	33,050	36,355	39,660	42,965	52,880	62,460
4	22,020	29,360	33,030	36,700	40,370	44,040	47,710	58,720	69,400
5	23,790	31,720	35,685	39,650	43,615	47,580	51,545	63,440	74,952
6	25,560	34,080	38,340	42,600	46,860	51,120	55,380	68,160	80,504
7	27,330	36,440	40,995	45,550	50,105	54,660	59,215	72,880	86,056
8	29,070	38,760	43,605	48,450	53,295	58,140	62,985	77,520	91,608

100% numbers are based on 4-person income limit of \$69,400 for the Portland-Vancouver-Hillsboro, OR-WA MSA<sup>1</sup>  
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, 2014 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	FY2014 HERA Special
1/1/2009 and After	FY2014 HERA Special

(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.

**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

### 2014 Housing Affordability: Maximum Monthly Rent Including Utilities by Median Family Income With a Housing Burden of 30%<sup>2</sup> (effective 12/18/13)

# of Bedrooms	Household Size	30%	40%	45%	50% Compare Low HOME	55%	60%	65% Compare High HOME	80%	100%
0	1	385	514	578	642	706	771	835	1,028	1,214
1	1.5	413	551	619	688	757	826	895	1,102	1,301
2	3	495	661	743	826	908	991	1,074	1,322	1,561
3	4.5	572	763	858	954	1,049	1,145	1,240	1,527	1,804
4	6	639	852	958	1,065	1,171	1,278	1,384	1,704	2,012
5	7.5	705	940	1,057	1,175	1,292	1,410	1,527	1,880	2,220

(Based on the HUD Portland<sup>1</sup> Area Median Income as of December 18, 2013: \$69,400 for a family of four. Income & Rents above are based on 4-Person Income Limit of \$69,400 (HERA Adjusted). Rent calculations are rounded down to the nearest \$1.00).



### Portland Housing Bureau

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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

<sup>1</sup> Portland-Vancouver-Hillsboro, OR-WA MSA = Clackamas, Clark, Columbia, Multnomah, Skamania, Washington & Yamhill Counties

<sup>2</sup> 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 \$688/month.

<sup>3</sup> 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-