

2015 Median Income for a Family of Four:

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\$73,900

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%	2015 100% see NOTE
1	15,630	20,840	23,445	26,050	28,655	31,260	33,865	41,680	51,730
2	17,850	23,800	26,775	29,750	32,725	35,700	38,675	47,600	59,120
3	20,070	26,760	30,105	33,450	36,795	40,140	43,485	53,520	66,510
4	22,290	29,720	33,435	37,150	40,865	44,580	48,295	59,440	73,900
5	24,090	32,120	36,135	40,150	44,165	48,180	52,195	64,240	79,812
6	25,860	34,480	38,790	43,100	47,410	51,720	56,030	68,960	85,724
7	27,660	36,880	41,490	46,100	50,710	55,320	59,930	73,760	91,636
8	29,430	39,240	44,145	49,050	53,955	58,860	63,765	78,480	97,548

100% numbers are based on 4-person income limit of \$73,900 for the Portland-Vancouver-Hillsboro, OR-WA MSA¹
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) Thus, 2015 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	FY2015 HERA Special
1/1/2009 and After	FY2015 HERA Special

(2) Other 2015 MFI levels are based on the 4-Person Income Limit of \$73,900. 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

2015 Housing Affordability: Maximum Monthly Rent Including Utilities by Median Family Income With a Housing Burden of 30%² (effective 3/6/15)

# of Bedrooms	Household Size	30%	40%	45%	50% Compare Low HOME	55%	60%	65% Compare High HOME	80%	100%
0	1	390	521	586	651	716	781	846	1,042	1,293
1	1.5	418	558	627	697	767	837	906	1,116	1,385
2	3	501	669	752	836	919	1,003	1,087	1,338	1,662
3	4.5	579	773	869	966	1,062	1,159	1,256	1,546	1,921
4	6	646	862	969	1,077	1,185	1,293	1,400	1,724	2,143
5	7.5	713	951	1,070	1,189	1,308	1,427	1,546	1,903	2,364

(Based on the HUD Portland¹ Area Median Income as of March 6, 2015: \$73,900 for a family of four. Income & Rents above are based on 4-Person Income Limit of \$73,900 (HERA Adjusted). 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 2015	
Bedroom Size	FMR
SRO	\$512
0	\$682
1	\$793
2	\$944
3	\$1,391
4	\$1,672
5	\$1,923
6	\$2,211

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 \$697/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