

**2015 Median Income for a Family of Four:**

**\$73,900**

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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%	2015 100% see NOTE	120%
1	15,450	20,600	23,175	25,750	28,325	30,900	33,475	41,200	51,730	62,076
2	17,650	23,520	26,460	29,400	32,340	35,280	38,220	47,050	59,120	70,944
3	19,850	26,480	29,790	33,100	36,410	39,720	43,030	52,950	66,510	79,812
4	22,050	29,400	33,075	36,750	40,425	44,100	47,775	58,800	73,900	88,680
5	23,850	31,760	35,730	39,700	43,670	47,640	51,610	63,550	79,812	95,774
6	25,600	34,120	38,385	42,650	46,915	51,180	55,445	68,250	85,724	102,869
7	27,350	36,480	41,040	45,600	50,160	54,720	59,280	72,950	91,636	109,963
8	29,150	38,840	43,695	48,550	53,405	58,260	63,115	77,650	97,548	117,058

NOTES: (1) 2015 Income levels have increased based on HUD's calculations for the Portland-Vancouver-Hillsboro, OR-WA MSA. The income schedule above is to be used for projects that DO NOT qualify for the HERA Special tables as published by HUD 3/6/2015. 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.oregon.gov/ohcs/pages/research-income-rent-limits.aspx>

(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.

ALSO SEE HOME PROGRAM RENT LEVELS ISSUED BY HUD - SEPARATE SCHEDULE  
The HOME rent levels may be more restrictive for some bedroom sizes.

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

# of Bedrooms	Household Size	30%	40%	45%	50% Compare Low HOME	55%	60%	65% Compare High HOME	80%	100%	120%
0	1	386	515	579	643	708	772	836	1,030	1,293	1,551
1	1.5	413	551	620	689	758	827	896	1,103	1,385	1,662
2	3	496	662	744	827	910	993	1,075	1,323	1,662	1,995
3	4.5	573	764	860	955	1,051	1,146	1,242	1,529	1,921	2,305
4	6	640	853	959	1,066	1,172	1,279	1,386	1,706	2,143	2,571
5	7.5	706	941	1,059	1,176	1,294	1,412	1,529	1,882	2,364	2,837

(Based on the HUD Portland<sup>1</sup> Area Median Income published effective March 6, 15: \$73,900 for a family of four. Income & Rents above are based on 4-Person Income Limit of \$73,900. Rent calculations are rounded down to the nearest \$1.00).



**Portland Housing Bureau**

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Fair Market Rent for 2015	
Bedroom Size <sup>3</sup>	FMR
SRO	\$512
0	\$682
1	\$793
2	\$944
3	\$1,391
4	\$1,672
5	\$1,923
6	\$2,174

<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 \$689/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-room occupancy units are 0.75 times the zero bedroom (efficiency) FMR.

