

2016 Median Income for a Family of Four:

\$73,300

Published by PORTLAND HOUSING BUREAU: 5/27/2016

Effective 03/28/2016

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%	2016 100% see NOTE	120%
1	15,400	20,560	23,130	25,700	28,270	30,840	33,410	41,100	51,310	61,572
2	17,600	23,480	26,415	29,350	32,285	35,220	38,155	46,950	58,640	70,368
3	19,800	26,400	29,700	33,000	36,300	39,600	42,900	52,800	65,970	79,164
4	22,000	29,320	32,985	36,650	40,315	43,980	47,645	58,650	73,300	87,960
5	23,800	31,680	35,640	39,600	43,560	47,520	51,480	63,350	79,164	94,997
6	25,550	34,040	38,295	42,550	46,805	51,060	55,315	68,050	85,028	102,034
7	27,300	36,360	40,905	45,450	49,995	54,540	59,085	72,750	90,892	109,070
8	29,050	38,720	43,560	48,400	53,240	58,080	62,920	77,450	96,756	116,107

NOTES: (1) 2016 Income levels have decreased 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 3/28/2016. 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) Because HUD no longer enforces the Hold Harmless Policy from past years, HUD determined that allowing income limits to rise or fall precipitously was not in the best interests of managing its programs. Therefore, in 2016 the maximum change that can be experienced in any area in one year is the greater of 5 percent or twice the change in national median family income from last year to this year. Portland income limits for extremely-low and very-low income were adjusted and capped. Please see HUD's Office of Policy Development & Research income limit guidelines for further explanation: <http://www.huduser.org/portal/datasets/il/il15/index.html>

(3) Other 2016 MFI levels are based on the 4-Person Income Limit of \$73,300. 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.

2016 Housing Affordability: Maximum Monthly Rent Including Utilities by Median Family Income With a Housing Burden of 30%² (effective 3/28/2016)

# of Bedrooms	Household Size	30%	40%	45%	50% Compare Low HOME	55%	60%	65% Compare High HOME	80%	100%	120%
0	1	385	514	578	642	706	771	835	1,027	1,282	1,539
1	1.5	412	550	619	688	756	825	894	1,100	1,374	1,649
2	3	495	660	742	825	907	990	1,072	1,320	1,649	1,979
3	4.5	572	762	857	953	1,048	1,143	1,239	1,525	1,905	2,286
4	6	638	851	957	1,063	1,170	1,276	1,382	1,701	2,125	2,550
5	7.5	704	938	1,055	1,173	1,290	1,407	1,525	1,877	2,345	2,814

(Based on the HUD Portland¹ Area Median Income published effective March 28, 16: \$73,300 for a family of four. Income & Rents above are based on 4-Person Income Limit of \$73,300. 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 2016	
Bedroom Size ³	FMR
SRO	\$665
0	\$886
1	\$1,021
2	\$1,208
3	\$1,757
4	\$2,109
5	\$2,425
6	\$2,789

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 \$688/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 single-room occupancy units are 0.75 times the zero bedroom (efficiency) FMR.