

2009 Median Income for a Family of Four:

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Effective March 19, 2009 (revised 9-14-09)

\$70,000

HUD Median Income Percentages - issued by HUD for Section 8 [or LIHTC, PIS eff 1/1/09]

Household Size	30%	40%	45%	50%	55%	60%	65%	80%	2009 100% see NOTE	120%	150%
1	14,700	19,600	22,050	24,500	26,950	29,400	31,850	39,200	49,000	58,800	73,500
2	16,800	22,400	25,200	28,000	30,800	33,600	36,400	44,800	56,000	67,200	84,000
3	18,900	25,200	28,350	31,500	34,650	37,800	40,950	50,400	63,000	75,600	94,500
4	21,000	28,000	31,500	35,000	38,500	42,000	45,500	56,000	70,000	84,000	105,000
5	22,700	30,240	34,020	37,800	41,580	45,360	49,140	60,500	75,600	90,720	113,400
6	24,350	32,480	36,540	40,600	44,660	48,720	52,780	64,950	81,200	97,440	121,800
7	26,050	34,720	39,060	43,400	47,740	52,080	56,420	69,450	86,800	104,160	130,200
8	27,700	36,960	41,580	46,200	50,820	55,440	60,060	73,900	92,400	110,880	138,600

NOTES: (1) 2009 Income levels have increased based on HUD's calculations for the Portland-Vancouver-Beaverton, OR-WA MSA¹. The income schedule above is to be used for projects that DO NOT have LIHTC funding, except for those placed in service on or after 1/1/2009. SEE HERA Income/Rent Schedule for LIHTC projects placed in service on or before 12/31/2008.

(2) Other 2009 MFI levels are based on the 4-Person Income Limit of \$70,000. 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. Income Limits are rounded to the nearest \$10. The income levels shown here are also consistent with the HOME calculations and tax credit calculations for projects put in service on or after 1/1/09.

ALSO SEE HOME PROGRAM INCOME/RENT LEVELS ISSUED BY HUD - SEPARATE SCHEDULE
The income and rent levels differ for some family and bedroom sizes.

2009 Housing Affordability: Maximum Monthly Rent Including Utilities by Median Family Income With a Housing Burden of 30%² (effective 3/19/09)

# of Bedrooms	Household Size	30%	40%	45%	50% Compare Low HOME	55%	60%	65% Compare High HOME	80%	100%	120%	150%
0	1	367	490	551	612	673	735	796	980	1,225	1,470	1,838
1	1.5	393	525	590	656	722	787	853	1,050	1,313	1,575	1,969
2	3	472	630	708	787	866	945	1,023	1,260	1,575	1,890	2,363
3	4.5	546	728	819	910	1,001	1,092	1,183	1,456	1,820	2,184	2,730
4	6	609	812	913	1,015	1,116	1,218	1,319	1,624	2,030	2,436	3,045
5	7.5	672	896	1,008	1,120	1,232	1,344	1,456	1,792	2,240	2,688	3,360

(Based on the HUD Portland¹ Area Median Income as of December 31, 2008: \$70,000 for a family of four.

Income & Rents above are based on 4-Person Income Limit of \$70,000. Rent calculations are rounded down to the nearest \$1.00).

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 \$656/month.

Fair Market Rent for 2009	
Bedroom Size	FMR
SRO	\$453
0	\$604
1	\$700
2	\$809
3	\$1,178
4	\$1,415
5	\$1,627
6	\$1,840

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¹ Portland-Vancouver-Beaverton, OR-WA MSA = Clackamas, Clark, Columbia, Multnomah, Skamania, Washington & Yamhill Counties