

2009 Median Income for a Family of Four:

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

\$70,000

HERA 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%	2009 100% see NOTE
1	14,790	19,720	22,185	24,650	27,115	29,580	32,045	39,440	49,000
2	16,890	22,520	25,335	28,150	30,965	33,780	36,595	45,040	56,000
3	19,020	25,360	28,530	31,700	34,870	38,040	41,210	50,720	63,000
4	21,120	28,160	31,680	35,200	38,720	42,240	45,760	56,320	70,000
5	22,800	30,400	34,200	38,000	41,800	45,600	49,400	60,800	75,600
6	24,510	32,680	36,765	40,850	44,935	49,020	53,105	65,360	81,200
7	26,190	34,920	39,285	43,650	48,015	52,380	56,745	69,840	86,800
8	27,870	37,160	41,805	46,450	51,095	55,740	60,385	74,320	92,400

100% numbers are based on 4-person income limit of \$70,000 for the Portland-Vancouver-Beaverton, OR-WA MSA¹
 Other % calculations are based on 50% issued numbers that include HERA adjustments.

NOTES: (1) Multnomah County 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 in service in either 2007 or 2008 within Multnomah County¹ as "HUD Hold Harmless Impacted project(s)." These projects are given special income limits as defined in part (a)(E)(ii)(II) of section 3009. **Thus, 2009 income limits and their associated rents are defined by HERA specified in the income tables above and rent tables below.**

(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 \$5.

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%
0	1	369	493	554	616	677	739	801	986	1,225
1	1.5	396	528	594	660	726	792	858	1,056	1,313
2	3	475	634	713	792	871	951	1,030	1,268	1,575
3	4.5	549	732	823	915	1,006	1,098	1,189	1,464	1,820
4	6	612	817	919	1,021	1,123	1,225	1,327	1,634	2,030
5	7.5	675	901	1,013	1,126	1,238	1,351	1,464	1,802	2,240

(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 (HERA Adjusted). 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 \$660/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