



Income guidelines for programs based on STATE Median income:

Household Size	30% State Median	50% State Median	60% State Median	80% State Median	100% of State Median	Bedroom Size Factors
1	17,950	29,950	35,900	44,800	59,850	70%
2	20,500	34,200	41,050	51,200	68,400	80%
3	23,100	38,500	46,150	57,600	76,950	90%
4	25,650	42,750	51,300	64,000	85,500	100%
5	27,700	46,150	55,400	69,100	92,340	108%
6	29,750	49,600	59,500	74,250	99,180	116%
7	31,800	53,000	63,600	79,350	106,020	124%
8	33,850	56,450	67,700	84,500	112,860	132%

Effective 03/18/09

Income guidelines for programs based on LOCAL Median Income:

Household Size	30% of Median	Tax Credit 40%	Very Low 50%	Tax Credit 60%	- Workforce Housing income range -		
					Low 80%	100% of Median	WFH 120%
1	14,550	19,400	24,200	29,050	38,750	48,450	58,150
2	16,600	22,150	27,700	33,200	44,300	55,350	66,450
3	18,700	24,900	31,150	37,350	49,800	62,300	74,750
4	20,750	27,700	34,600	41,500	55,350	69,200	83,050
5	22,400	29,900	37,350	44,850	59,800	74,750	89,700
6	24,050	32,100	40,150	48,150	64,200	80,250	96,350
7	25,750	34,300	42,900	51,500	68,650	85,800	103,000
8	27,400	36,550	45,650	54,800	73,050	91,350	109,650

Effective 03/18/09

Programs that use these guidelines:

Section 8	50% of Local
Public Housing	80% of Local
Schoolhouse Manor	50% of State
Monterey	50% of Local
Francis Murphy	60% of Local

Income guidelines current - color.qpw

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Bedrooms	Fair Market Rents (40th)	Payment Standard
0	521	521
1	597	657
2	764	840
3	1,102	1,212
4	1,138	1,252
5	1,307	1,438
Trailer Pad	306	337

Effective 10/01/08 effective 11/01/08