

Orchards Morgan Hill MI Qualification Sheet Effective 12.29.2025

•	Unit Type	Minimum Income	HH Size	Income Limit	Max Gross Rent	Current UA	Max Net Rent	Payment Standard less UA	Sec 8 Contract Rent	Sec 236 Rent Limit
	1-Bdrm Tax Credit 30%AMI		1	\$42,210	30% of Adjusted Monthly Income	\$215		\$2,588		
			2	\$48,240						
			3	\$54,270						
	2-Bdrm Tax Credit 30%AMI		2	\$48,240	30% of Adjusted Monthly Income	\$258		\$2,772		
			3	\$54,270						
			4	\$60,270						
			5	\$65,100						
	3-Bdrm Tax Credit 30%AMI		3	\$54,270	30% of Adjusted Monthly Income	\$303		\$3,560		
			4	\$60,270						
			5	\$65,100						
			6	\$69,930						
			7	\$74,760						
	1-Bdrm Tax Credit 40%AMI		1	\$56,280	30% of Adjusted Monthly Income	\$215		\$2,373		
			2	\$64,320						
			3	\$72,360						
	2-Bdrm Tax Credit 40%AMI		2	\$64,320	30% of Adjusted Monthly Income	\$258		\$2,772		
			3	\$72,360						
			4	\$80,360						
			5	\$86,800						
	3-Bdrm Tax Credit 40%AMI		3	\$72,360	30% of Adjusted Monthly Income	\$303		\$3,560		
			4	\$80,360						
			5	\$86,800						
			6	\$93,240						
			7	\$99,680						
	1-Bdrm Tax Credit 50%AMI		1	\$70,350	30% of Adjusted Monthly Income	\$215		\$2,373		
			2	\$80,400						
			3	\$90,450						
	2-Bdrm Tax Credit 50%AMI		2	\$80,400	30% of Adjusted Monthly Income	\$258		\$2,772		
			3	\$90,450						
			4	\$100,450						
			5	\$108,500						
	3-Bdrm Tax Credit 50%AMI		3	\$90,450	30% of Adjusted Monthly Income	\$303		\$3,560		
			4	\$100,450						
			5	\$108,500						
			6	\$116,550						
			7	\$124,600						
	1-Bdrm Tax Credit 60%AMI		1	\$84,420	30% of Adjusted Monthly Income	\$215		\$2,373		
			2	\$96,480						
			3	\$108,540						
	2-Bdrm Tax Credit 60%AMI		2	\$96,480	30% of Adjusted Monthly Income	\$258		\$2,772		
			3	\$108,540						
			4	\$120,540						
			5	\$130,200						
	3-Bdrm Tax Credit 60%AMI		3	\$108,540	30% of Adjusted Monthly Income	\$303		\$3,560		
			4	\$120,540						
			5	\$130,200						
			6	\$139,860						
			7	\$149,520						