

**New Mexico Mortgage Finance Authority**

**Effective April 14, 2017 (must be put into effect by May 28, 2017)**



Maximum gross rents are to be reduced by tenant paid utilities. Please update your utility allowances at this time.

\*State Median Based: Limits based on State Non-metropolitan Median Family Income level of 50700.

\*\*Tax credit projects located in a rural area (as defined in section 520 of the Housing Act of 1949) are eligible to use the greater of area median gross income or national non-metropolitan median income as allowed under the Housing Act of 2008. The following USDA link can be helpful in determining if your property is located in a rural area. MFA does not certify the accuracy and/or applicability of the website:

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**2017 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**Albuquerque MSA (Bernalillo, Sandoval, Torrance and Valencia Counties)**

**For properties placed in service on or before 12/17/2013**

FY2013 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	13,230	15,120	17,010	18,870	20,400	21,900	23,400	24,930	
	40%	17,640	20,160	22,680	25,160	27,200	29,200	31,200	33,240	
	50%	22,050	25,200	28,350	31,450	34,000	36,500	39,000	41,550	
	60%	26,460	30,240	34,020	37,740	40,800	43,800	46,800	49,860	
	80%	35,280	40,320	45,360	50,320	54,400	58,400	62,400	66,480	
	<b>Maximum Gross Rents by Bedroom Size</b>									
		0	1	2	3	4	5			
	30%	330	354	425	490	547	604			
	40%	441	472	567	654	730	805			
	50%	551	590	708	818	912	1,006			
	60%	661	708	850	981	1,095	1,208			
80%	882	945	1,134	1,309	1,460	1,611				

**Albuquerque MSA (Bernalillo, Sandoval, Torrance and Valencia Counties)**

**For properties placed in service on 12/18/2013 to Present**

**Median Income \$61,900**

FY2017 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	13,020	14,880	16,740	18,570	20,070	21,570	23,040	24,540	
	40%	17,360	19,840	22,320	24,760	26,760	28,760	30,720	32,720	
	50%	21,700	24,800	27,900	30,950	33,450	35,950	38,400	40,900	
	60%	26,040	29,760	33,480	37,140	40,140	43,140	46,080	49,080	
	80%	34,720	39,680	44,640	49,520	53,520	57,520	61,440	65,440	
	<b>Maximum Gross Rents by Bedroom Size</b>									
		0	1	2	3	4	5			
	30%	325	348	418	483	539	594			
	40%	434	465	558	644	719	793			
	50%	542	581	697	805	898	991			
	60%	651	697	837	966	1,078	1,189			
80%	868	930	1,116	1,288	1,438	1,586				

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**2017 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**Farmington MSA (Farmington and San Juan County)**

**For all placed in service properties**

**Median Income \$58,800**

FY2016 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	12,360	14,130	15,900	17,640	19,080	20,490	21,900	23,310
	40%	16,480	18,840	21,200	23,520	25,440	27,320	29,200	31,080
	50%	20,600	23,550	26,500	29,400	31,800	34,150	36,500	38,850
	60%	24,720	28,260	31,800	35,280	38,160	40,980	43,800	46,620
	80%	32,960	37,680	42,400	47,040	50,880	54,640	58,400	62,160
<b>Maximum Gross Rents by Bedroom Size</b>									
	0	1	2	3	4	5			
30%	309	331	397	459	512	565			
40%	412	441	530	612	683	753			
50%	515	551	662	765	853	941			
60%	618	662	795	918	1,024	1,130			
80%	824	883	1,060	1,224	1,366	1,507			

**\*\*Las Cruces MSA (Las Cruces and Dona Ana County)\*\***

**For all placed in service properties**

**Median Income \$46,900\***

FY2016 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,010	12,570	14,130	15,690	16,950	18,210	19,470	20,730
	40%	14,680	16,760	18,840	20,920	22,600	24,280	25,960	27,640
	50%	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550
	60%	22,020	25,140	28,260	31,380	33,900	36,420	38,940	41,460
	80%	29,360	33,520	37,680	41,840	45,200	48,560	51,920	55,280
<b>Maximum Gross Rents by Bedroom Size</b>									
	0	1	2	3	4	5			
30%	275	294	353	408	455	502			
40%	367	393	471	544	607	670			
50%	458	491	588	680	758	837			
60%	550	589	706	816	910	1,005			
80%	734	786	942	1,088	1,214	1,340			

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**2017 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**Santa Fe MSA (City of Santa Fe and Santa Fe County)**

**For properties placed in service on or before 12/31/2008**

FY2016 HERA Special Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	14,820	16,920	19,050	21,150	22,860	24,540	26,250	27,930	
	40%	19,760	22,560	25,400	28,200	30,480	32,720	35,000	37,240	
	50%	24,700	28,200	31,750	35,250	38,100	40,900	43,750	46,550	
	60%	29,640	33,840	38,100	42,300	45,720	49,080	52,500	55,860	
	80%	39,520	45,120	50,800	56,400	60,960	65,440	70,000	74,480	
	<b>Maximum Gross Rents by Bedroom Size</b>									
		0	1	2	3	4	5			
	30%	370	396	476	550	613	677			
	40%	494	529	635	733	818	903			
	50%	617	661	793	916	1,022	1,128			
	60%	741	793	952	1,100	1,227	1,354			
80%	988	1,058	1,270	1,467	1,636	1,806				

**Santa Fe MSA (City of Santa Fe and Santa Fe County)**

**For properties placed in service 1/1/2009 to 12/3/2012**

FY2012 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	14,430	16,500	18,570	20,610	22,260	23,910	25,560	27,210	
	40%	19,240	22,000	24,760	27,480	29,680	31,880	34,080	36,280	
	50%	24,050	27,500	30,950	34,350	37,100	39,850	42,600	45,350	
	60%	28,860	33,000	37,140	41,220	44,520	47,820	51,120	54,420	
	80%	38,480	44,000	49,520	54,960	59,360	63,760	68,160	72,560	
	<b>Maximum Gross Rents by Bedroom Size</b>									
		0	1	2	3	4	5			
	30%	360	386	464	535	597	659			
	40%	481	515	619	714	797	879			
	50%	601	644	773	893	996	1,099			
	60%	721	773	928	1,071	1,195	1,319			
80%	962	1,031	1,238	1,429	1,594	1,759				

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**2017 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**Santa Fe MSA (City of Santa Fe and Santa Fe County)**

**For properties placed in service 12/4/2012 to 3/5/2015**

FY2014 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	13,740	15,690	17,640	19,590	21,180	22,740	24,300	25,860	
	40%	18,320	20,920	23,520	26,120	28,240	30,320	32,400	34,480	
	50%	22,900	26,150	29,400	32,650	35,300	37,900	40,500	43,100	
	60%	27,480	31,380	35,280	39,180	42,360	45,480	48,600	51,720	
	80%	36,640	41,840	47,040	52,240	56,480	60,640	64,800	68,960	
	<b>Maximum Gross Rents by Bedroom Size</b>									
		0	1	2	3	4	5			
	30%	343	367	441	509	568	627			
	40%	458	490	588	679	758	836			
	50%	572	613	735	849	947	1,045			
	60%	687	735	882	1,019	1,137	1,254			
80%	916	981	1,176	1,359	1,516	1,672				

**Santa Fe MSA (City of Santa Fe and Santa Fe County)**

**For properties placed in service 3/6/2015 to 4/13/2017**

FY2016 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	13,590	15,510	17,460	19,380	20,940	22,500	24,060	25,590	
	40%	18,120	20,680	23,280	25,840	27,920	30,000	32,080	34,120	
	50%	22,650	25,850	29,100	32,300	34,900	37,500	40,100	42,650	
	60%	27,180	31,020	34,920	38,760	41,880	45,000	48,120	51,180	
	80%	36,240	41,360	46,560	51,680	55,840	60,000	64,160	68,240	
	<b>Maximum Gross Rents by Bedroom Size</b>									
		0	1	2	3	4	5			
	30%	339	363	436	504	562	620			
	40%	453	485	582	672	750	827			
	50%	566	606	727	840	937	1,034			
	60%	679	727	873	1,008	1,125	1,241			
80%	906	970	1,164	1,344	1,500	1,655				

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**2017 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**Santa Fe MSA (City of Santa Fe and Santa Fe County)**

**For properties placed in service 4/14/2017 to Present**

**Median Income \$62,200**

FY2017 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	13,080	14,940	16,800	18,660	20,160	21,660	23,160	24,660	
	40%	17,440	19,920	22,400	24,880	26,880	28,880	30,880	32,880	
	50%	21,800	24,900	28,000	31,100	33,600	36,100	38,600	41,100	
	60%	26,160	29,880	33,600	37,320	40,320	43,320	46,320	49,320	
	80%	34,880	39,840	44,800	49,760	53,760	57,760	61,760	65,760	
	<b>Maximum Gross Rents by Bedroom Size</b>									
		0	1	2	3	4	5			
	30%	327	350	420	485	541	597			
	40%	436	467	560	647	722	797			
	50%	545	583	700	808	902	996			
60%	654	700	840	970	1,083	1,195				
80%	872	934	1,120	1,294	1,444	1,594				

**\*\*Catron County\*\***

**For all placed in service properties**

**Median Income \$47,600\***

FY2017 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	11,010	12,570	14,130	15,690	16,950	18,210	19,470	20,730	
	40%	14,680	16,760	18,840	20,920	22,600	24,280	25,960	27,640	
	50%	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550	
	60%	22,020	25,140	28,260	31,380	33,900	36,420	38,940	41,460	
	80%	29,360	33,520	37,680	41,840	45,200	48,560	51,920	55,280	
	<b>Maximum Gross Rents by Bedroom Size</b>									
		0	1	2	3	4	5			
	30%	275	294	353	408	455	502			
	40%	367	393	471	544	607	670			
	50%	458	491	588	680	758	837			
60%	550	589	706	816	910	1,005				
80%	734	786	942	1,088	1,214	1,340				

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**2017 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**\*\*Chaves County\*\***

**For properties placed in service on or before 4/13/2017**

FY2016 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	11,040	12,600	14,190	15,750	17,010	18,270	19,530	20,790	
	40%	14,720	16,800	18,920	21,000	22,680	24,360	26,040	27,720	
	50%	18,400	21,000	23,650	26,250	28,350	30,450	32,550	34,650	
	60%	22,080	25,200	28,380	31,500	34,020	36,540	39,060	41,580	
	80%	29,440	33,600	37,840	42,000	45,360	48,720	52,080	55,440	
	<b>Maximum Gross Rents by Bedroom Size</b>									
		0	1	2	3	4	5			
	30%	276	295	354	409	456	504			
	40%	368	394	473	546	609	672			
	50%	460	492	591	682	761	840			
	60%	552	591	709	819	913	1,008			
80%	736	788	946	1,092	1,218	1,344				

**\*\*Chaves County\*\***

**For properties placed in service 4/14/2017 to Present**

**Median Income \$51,100\***

FY2017 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	11,010	12,570	14,130	15,690	16,950	18,210	19,470	20,730	
	40%	14,680	16,760	18,840	20,920	22,600	24,280	25,960	27,640	
	50%	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550	
	60%	22,020	25,140	28,260	31,380	33,900	36,420	38,940	41,460	
	80%	29,360	33,520	37,680	41,840	45,200	48,560	51,920	55,280	
	<b>Maximum Gross Rents by Bedroom Size</b>									
		0	1	2	3	4	5			
	30%	275	294	353	408	455	502			
	40%	367	393	471	544	607	670			
	50%	458	491	588	680	758	837			
	60%	550	589	706	816	910	1,005			
80%	734	786	942	1,088	1,214	1,340				

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**2017 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**\*\*Cibola County\*\***

**For all placed in service properties**

**Median Income \$44,400\***

FY2017 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,010	12,570	14,130	15,690	16,950	18,210	19,470	20,730
	40%	14,680	16,760	18,840	20,920	22,600	24,280	25,960	27,640
	50%	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550
	60%	22,020	25,140	28,260	31,380	33,900	36,420	38,940	41,460
	80%	29,360	33,520	37,680	41,840	45,200	48,560	51,920	55,280
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
30%	275	294	353	408	455	502			
40%	367	393	471	544	607	670			
50%	458	491	588	680	758	837			
60%	550	589	706	816	910	1,005			
80%	734	786	942	1,088	1,214	1,340			

**\*\*Colfax County\*\***

**For properties placed in service on or before 12/3/2012**

FY2012 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,130	12,720	14,310	15,870	17,160	18,420	19,680	20,970
	40%	14,840	16,960	19,080	21,160	22,880	24,560	26,240	27,960
	50%	18,550	21,200	23,850	26,450	28,600	30,700	32,800	34,950
	60%	22,260	25,440	28,620	31,740	34,320	36,840	39,360	41,940
	80%	29,680	33,920	38,160	42,320	45,760	49,120	52,480	55,920
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
30%	278	298	357	412	460	508			
40%	371	397	477	550	614	677			
50%	463	496	596	688	767	846			
60%	556	596	715	825	921	1,016			
80%	742	795	954	1,101	1,228	1,355			

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**2017 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**\*\*Colfax County\*\***

**For properties placed in service 12/4/2012 to Present**

**Median Income \$48,600\***

FY2017 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,010	12,570	14,130	15,690	16,950	18,210	19,470	20,730
	40%	14,680	16,760	18,840	20,920	22,600	24,280	25,960	27,640
	50%	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550
	60%	22,020	25,140	28,260	31,380	33,900	36,420	38,940	41,460
	80%	29,360	33,520	37,680	41,840	45,200	48,560	51,920	55,280
<b>Maximum Gross Rents by Bedroom Size</b>									
	0	1	2	3	4	5			
30%	275	294	353	408	455	502			
40%	367	393	471	544	607	670			
50%	458	491	588	680	758	837			
60%	550	589	706	816	910	1,005			
80%	734	786	942	1,088	1,214	1,340			

**Curry County**

**For properties placed in service on or before 3/27/2016**

FY2015 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,700	13,350	15,030	16,680	18,030	19,350	20,700	22,020
	40%	15,600	17,800	20,040	22,240	24,040	25,800	27,600	29,360
	50%	19,500	22,250	25,050	27,800	30,050	32,250	34,500	36,700
	60%	23,400	26,700	30,060	33,360	36,060	38,700	41,400	44,040
	80%	31,200	35,600	40,080	44,480	48,080	51,600	55,200	58,720
<b>Maximum Gross Rents by Bedroom Size</b>									
	0	1	2	3	4	5			
30%	292	313	375	433	483	534			
40%	390	417	501	578	645	712			
50%	487	521	626	723	806	890			
60%	585	626	751	867	967	1,068			
80%	780	835	1,002	1,157	1,290	1,424			



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\*State Median Based: Limits based on State Non-metropolitan Median Family Income level of 50700.

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**2017 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**Curry County**

**For properties placed in service 3/28/2016 to Present**

**Median Income \$53,500**

FY2017 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,250	12,840	14,460	16,050	17,340	18,630	19,920	21,210
	40%	15,000	17,120	19,280	21,400	23,120	24,840	26,560	28,280
	50%	18,750	21,400	24,100	26,750	28,900	31,050	33,200	35,350
	60%	22,500	25,680	28,920	32,100	34,680	37,260	39,840	42,420
	80%	30,000	34,240	38,560	42,800	46,240	49,680	53,120	56,560
<b>Maximum Gross Rents by Bedroom Size</b>									
	0	1	2	3	4	5			
30%	281	301	361	417	465	514			
40%	375	401	482	556	621	685			
50%	468	501	602	695	776	856			
60%	562	602	723	834	931	1,028			
80%	750	803	964	1,113	1,242	1,371			

**DeBaca County**

**For all placed in service properties**

**Median Income \$58,600**

FY2017 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,400	13,020	14,640	16,260	17,580	18,870	20,190	21,480
	40%	15,200	17,360	19,520	21,680	23,440	25,160	26,920	28,640
	50%	19,000	21,700	24,400	27,100	29,300	31,450	33,650	35,800
	60%	22,800	26,040	29,280	32,520	35,160	37,740	40,380	42,960
	80%	30,400	34,720	39,040	43,360	46,880	50,320	53,840	57,280
<b>Maximum Gross Rents by Bedroom Size</b>									
	0	1	2	3	4	5			
30%	285	305	366	423	471	520			
40%	380	407	488	564	629	694			
50%	475	508	610	705	786	868			
60%	570	610	732	846	943	1,041			
80%	760	814	976	1,128	1,258	1,389			

**New Mexico Mortgage Finance Authority**

**Effective April 14, 2017 (must be put into effect by May 28, 2017)**



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**2017 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**Eddy County**

**For all placed in service properties**

**Median Income \$63,800**

FY2017 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	13,410	15,330	17,250	19,140	20,700	22,230	23,760	25,290
	40%	17,880	20,440	23,000	25,520	27,600	29,640	31,680	33,720
	50%	22,350	25,550	28,750	31,900	34,500	37,050	39,600	42,150
	60%	26,820	30,660	34,500	38,280	41,400	44,460	47,520	50,580
	80%	35,760	40,880	46,000	51,040	55,200	59,280	63,360	67,440
<b>Maximum Gross Rents by Bedroom Size</b>									
	0	1	2	3	4	5			
30%	335	359	431	498	555	613			
40%	447	479	575	664	741	817			
50%	558	598	718	830	926	1,021			
60%	670	718	862	996	1,111	1,226			
80%	894	958	1,150	1,328	1,482	1,635			

**\*\*Grant County\*\***

**For all placed in service properties**

**Median Income \$50,500\***

FY2017 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,010	12,570	14,130	15,690	16,950	18,210	19,470	20,730
	40%	14,680	16,760	18,840	20,920	22,600	24,280	25,960	27,640
	50%	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550
	60%	22,020	25,140	28,260	31,380	33,900	36,420	38,940	41,460
	80%	29,360	33,520	37,680	41,840	45,200	48,560	51,920	55,280
<b>Maximum Gross Rents by Bedroom Size</b>									
	0	1	2	3	4	5			
30%	275	294	353	408	455	502			
40%	367	393	471	544	607	670			
50%	458	491	588	680	758	837			
60%	550	589	706	816	910	1,005			
80%	734	786	942	1,088	1,214	1,340			

**New Mexico Mortgage Finance Authority**

**Effective April 14, 2017 (must be put into effect by May 28, 2017)**



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**2017 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**\*\*Guadalupe County\*\***

**For all placed in service properties**

**Median Income \$39,900\***

FY2017 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,010	12,570	14,130	15,690	16,950	18,210	19,470	20,730
	40%	14,680	16,760	18,840	20,920	22,600	24,280	25,960	27,640
	50%	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550
	60%	22,020	25,140	28,260	31,380	33,900	36,420	38,940	41,460
	80%	29,360	33,520	37,680	41,840	45,200	48,560	51,920	55,280
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
30%	275	294	353	408	455	502			
40%	367	393	471	544	607	670			
50%	458	491	588	680	758	837			
60%	550	589	706	816	910	1,005			
80%	734	786	942	1,088	1,214	1,340			

**\*\*Harding County\*\***

**For all placed in service properties**

**Median Income \$47,200\***

FY2017 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,010	12,570	14,130	15,690	16,950	18,210	19,470	20,730
	40%	14,680	16,760	18,840	20,920	22,600	24,280	25,960	27,640
	50%	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550
	60%	22,020	25,140	28,260	31,380	33,900	36,420	38,940	41,460
	80%	29,360	33,520	37,680	41,840	45,200	48,560	51,920	55,280
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
30%	275	294	353	408	455	502			
40%	367	393	471	544	607	670			
50%	458	491	588	680	758	837			
60%	550	589	706	816	910	1,005			
80%	734	786	942	1,088	1,214	1,340			

**New Mexico Mortgage Finance Authority**

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**2017 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**Hidalgo County HERA Special Limits**

**For properties placed in service on or before 12/31/2008**

FY2016 HERA Special Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	11,370	12,990	14,610	16,230	17,550	18,840	20,130	21,450	
	40%	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	
	50%	18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	
	60%	22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	
	80%	30,320	34,640	38,960	43,280	46,800	50,240	53,680	57,200	
	<b>Maximum Gross Rents by Bedroom Size</b>									
		0	1	2	3	4	5			
	30%	284	304	365	422	471	519			
	40%	379	406	487	563	628	693			
	50%	473	507	608	703	785	866			
	60%	568	609	730	844	942	1,039			
80%	758	812	974	1,126	1,256	1,386				

**\*\*Hidalgo County\*\***

**For properties placed in service 1/1/2009 to Present**

**Median Income \$40,900\***

FY2017 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	11,010	12,570	14,130	15,690	16,950	18,210	19,470	20,730	
	40%	14,680	16,760	18,840	20,920	22,600	24,280	25,960	27,640	
	50%	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550	
	60%	22,020	25,140	28,260	31,380	33,900	36,420	38,940	41,460	
	80%	29,360	33,520	37,680	41,840	45,200	48,560	51,920	55,280	
	<b>Maximum Gross Rents by Bedroom Size</b>									
		0	1	2	3	4	5			
	30%	275	294	353	408	455	502			
	40%	367	393	471	544	607	670			
	50%	458	491	588	680	758	837			
	60%	550	589	706	816	910	1,005			
80%	734	786	942	1,088	1,214	1,340				

**New Mexico Mortgage Finance Authority**

**Effective April 14, 2017 (must be put into effect by May 28, 2017)**



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**2017 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**Lea County**

**For all placed in service properties**

**Median Income \$68,400**

FY2017 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	13,530	15,450	17,370	19,290	20,850	22,380	23,940	25,470
	40%	18,040	20,600	23,160	25,720	27,800	29,840	31,920	33,960
	50%	22,550	25,750	28,950	32,150	34,750	37,300	39,900	42,450
	60%	27,060	30,900	34,740	38,580	41,700	44,760	47,880	50,940
	80%	36,080	41,200	46,320	51,440	55,600	59,680	63,840	67,920
<b>Maximum Gross Rents by Bedroom Size</b>									
	0	1	2	3	4	5			
30%	338	362	434	501	559	617			
40%	451	483	579	669	746	823			
50%	563	603	723	836	932	1,029			
60%	676	724	868	1,003	1,119	1,235			
80%	902	966	1,158	1,338	1,492	1,647			

**Lincoln County**

**For properties placed in service on or before 12/17/2013**

FY2013 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	12,060	13,770	15,480	17,190	18,570	19,950	21,330	22,710
	40%	16,080	18,360	20,640	22,920	24,760	26,600	28,440	30,280
	50%	20,100	22,950	25,800	28,650	30,950	33,250	35,550	37,850
	60%	24,120	27,540	30,960	34,380	37,140	39,900	42,660	45,420
	80%	32,160	36,720	41,280	45,840	49,520	53,200	56,880	60,560
<b>Maximum Gross Rents by Bedroom Size</b>									
	0	1	2	3	4	5			
30%	301	322	387	447	498	550			
40%	402	430	516	596	665	734			
50%	502	538	645	745	831	917			
60%	603	645	774	894	997	1,101			
80%	804	861	1,032	1,192	1,330	1,468			

**New Mexico Mortgage Finance Authority**

**Effective April 14, 2017 (must be put into effect by May 28, 2017)**



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**2017 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**Lincoln County**

**For properties placed in service 12/18/2013 to 3/27/2016**

FY2015 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	11,490	13,110	14,760	16,380	17,700	19,020	20,340	21,630	
	40%	15,320	17,480	19,680	21,840	23,600	25,360	27,120	28,840	
	50%	19,150	21,850	24,600	27,300	29,500	31,700	33,900	36,050	
	60%	22,980	26,220	29,520	32,760	35,400	38,040	40,680	43,260	
	80%	30,640	34,960	39,360	43,680	47,200	50,720	54,240	57,680	
	<b>Maximum Gross Rents by Bedroom Size</b>									
		0	1	2	3	4	5			
	30%	287	307	369	426	475	524			
	40%	383	410	492	568	634	699			
	50%	478	512	615	710	792	874			
	60%	574	615	738	852	951	1,049			
80%	766	820	984	1,136	1,268	1,399				

**Lincoln County**

**For properties placed in service 3/28/2016 to Present**

**Median Income \$50,500**

FY2017 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	11,010	12,570	14,130	15,690	16,950	18,210	19,470	20,730	
	40%	14,680	16,760	18,840	20,920	22,600	24,280	25,960	27,640	
	50%	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550	
	60%	22,020	25,140	28,260	31,380	33,900	36,420	38,940	41,460	
	80%	29,360	33,520	37,680	41,840	45,200	48,560	51,920	55,280	
	<b>Maximum Gross Rents by Bedroom Size</b>									
		0	1	2	3	4	5			
	30%	275	294	353	408	455	502			
	40%	367	393	471	544	607	670			
	50%	458	491	588	680	758	837			
	60%	550	589	706	816	910	1,005			
80%	734	786	942	1,088	1,214	1,340				

**New Mexico Mortgage Finance Authority**

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**2017 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**Los Alamos County**

**For all placed in service properties**

**Median Income \$128,000**

FY2017 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	22,860	26,130	29,400	32,640	35,280	37,890	40,500	43,110
	40%	30,480	34,840	39,200	43,520	47,040	50,520	54,000	57,480
	50%	38,100	43,550	49,000	54,400	58,800	63,150	67,500	71,850
	60%	45,720	52,260	58,800	65,280	70,560	75,780	81,000	86,220
	80%	60,960	69,680	78,400	87,040	94,080	101,040	108,000	114,960
<b>Maximum Gross Rents by Bedroom Size</b>									
	0	1	2	3	4	5			
30%	571	612	735	849	947	1,045			
40%	762	816	980	1,132	1,263	1,393			
50%	952	1,020	1,225	1,415	1,578	1,741			
60%	1,143	1,224	1,470	1,698	1,894	2,090			
80%	1,524	1,633	1,960	2,264	2,526	2,787			

**\*\*Luna County\*\***

**For all placed in service properties**

**Median Income \$36,600\***

FY2017 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,010	12,570	14,130	15,690	16,950	18,210	19,470	20,730
	40%	14,680	16,760	18,840	20,920	22,600	24,280	25,960	27,640
	50%	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550
	60%	22,020	25,140	28,260	31,380	33,900	36,420	38,940	41,460
	80%	29,360	33,520	37,680	41,840	45,200	48,560	51,920	55,280
<b>Maximum Gross Rents by Bedroom Size</b>									
	0	1	2	3	4	5			
30%	275	294	353	408	455	502			
40%	367	393	471	544	607	670			
50%	458	491	588	680	758	837			
60%	550	589	706	816	910	1,005			
80%	734	786	942	1,088	1,214	1,340			

**New Mexico Mortgage Finance Authority**

**Effective April 14, 2017 (must be put into effect by May 28, 2017)**



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**2017 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**\*\*McKinley County\*\***

**For all placed in service properties**

**Median Income \$38,100\***

FY2017 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	11,010	12,570	14,130	15,690	16,950	18,210	19,470	20,730	
	40%	14,680	16,760	18,840	20,920	22,600	24,280	25,960	27,640	
	50%	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550	
	60%	22,020	25,140	28,260	31,380	33,900	36,420	38,940	41,460	
	80%	29,360	33,520	37,680	41,840	45,200	48,560	51,920	55,280	
	<b>Maximum Gross Rents by Bedroom Size</b>									
		0	1	2	3	4	5			
	30%	275	294	353	408	455	502			
	40%	367	393	471	544	607	670			
	50%	458	491	588	680	758	837			
60%	550	589	706	816	910	1,005				
80%	734	786	942	1,088	1,214	1,340				

**\*\*Mora County\*\***

**For all placed in service properties**

**Median Income \$36,300\***

FY2017 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	11,010	12,570	14,130	15,690	16,950	18,210	19,470	20,730	
	40%	14,680	16,760	18,840	20,920	22,600	24,280	25,960	27,640	
	50%	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550	
	60%	22,020	25,140	28,260	31,380	33,900	36,420	38,940	41,460	
	80%	29,360	33,520	37,680	41,840	45,200	48,560	51,920	55,280	
	<b>Maximum Gross Rents by Bedroom Size</b>									
		0	1	2	3	4	5			
	30%	275	294	353	408	455	502			
	40%	367	393	471	544	607	670			
	50%	458	491	588	680	758	837			
60%	550	589	706	816	910	1,005				
80%	734	786	942	1,088	1,214	1,340				



**New Mexico Mortgage Finance Authority**

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**2017 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**\*\*Otero County\*\***

**For all placed in service properties**

**Median Income \$48,400\***

FY2017 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,010	12,570	14,130	15,690	16,950	18,210	19,470	20,730
	40%	14,680	16,760	18,840	20,920	22,600	24,280	25,960	27,640
	50%	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550
	60%	22,020	25,140	28,260	31,380	33,900	36,420	38,940	41,460
	80%	29,360	33,520	37,680	41,840	45,200	48,560	51,920	55,280
<b>Maximum Gross Rents by Bedroom Size</b>									
	0	1	2	3	4	5			
30%	275	294	353	408	455	502			
40%	367	393	471	544	607	670			
50%	458	491	588	680	758	837			
60%	550	589	706	816	910	1,005			
80%	734	786	942	1,088	1,214	1,340			

**\*\*Quay County\*\***

**For all placed in service properties**

**Median Income \$42,200\***

FY2017 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,010	12,570	14,130	15,690	16,950	18,210	19,470	20,730
	40%	14,680	16,760	18,840	20,920	22,600	24,280	25,960	27,640
	50%	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550
	60%	22,020	25,140	28,260	31,380	33,900	36,420	38,940	41,460
	80%	29,360	33,520	37,680	41,840	45,200	48,560	51,920	55,280
<b>Maximum Gross Rents by Bedroom Size</b>									
	0	1	2	3	4	5			
30%	275	294	353	408	455	502			
40%	367	393	471	544	607	670			
50%	458	491	588	680	758	837			
60%	550	589	706	816	910	1,005			
80%	734	786	942	1,088	1,214	1,340			

**New Mexico Mortgage Finance Authority**

**Effective April 14, 2017 (must be put into effect by May 28, 2017)**



Maximum gross rents are to be reduced by tenant paid utilities. Please update your utility allowances at this time.

\*State Median Based: Limits based on State Non-metropolitan Median Family Income level of 50700.

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**2017 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**\*\*Rio Arriba County\*\***

**For all placed in service properties**

**Median Income \$47,700\***

FY2017 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,010	12,570	14,130	15,690	16,950	18,210	19,470	20,730
	40%	14,680	16,760	18,840	20,920	22,600	24,280	25,960	27,640
	50%	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550
	60%	22,020	25,140	28,260	31,380	33,900	36,420	38,940	41,460
	80%	29,360	33,520	37,680	41,840	45,200	48,560	51,920	55,280
<b>Maximum Gross Rents by Bedroom Size</b>									
	0	1	2	3	4	5			
30%	275	294	353	408	455	502			
40%	367	393	471	544	607	670			
50%	458	491	588	680	758	837			
60%	550	589	706	816	910	1,005			
80%	734	786	942	1,088	1,214	1,340			

**\*\*Roosevelt County\*\***

**For all placed in service properties**

**Median Income \$43,900\***

FY2017 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,010	12,570	14,130	15,690	16,950	18,210	19,470	20,730
	40%	14,680	16,760	18,840	20,920	22,600	24,280	25,960	27,640
	50%	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550
	60%	22,020	25,140	28,260	31,380	33,900	36,420	38,940	41,460
	80%	29,360	33,520	37,680	41,840	45,200	48,560	51,920	55,280
<b>Maximum Gross Rents by Bedroom Size</b>									
	0	1	2	3	4	5			
30%	275	294	353	408	455	502			
40%	367	393	471	544	607	670			
50%	458	491	588	680	758	837			
60%	550	589	706	816	910	1,005			
80%	734	786	942	1,088	1,214	1,340			

**New Mexico Mortgage Finance Authority**

**Effective April 14, 2017 (must be put into effect by May 28, 2017)**



Maximum gross rents are to be reduced by tenant paid utilities. Please update your utility allowances at this time.

\*State Median Based: Limits based on State Non-metropolitan Median Family Income level of 50700.

\*\*Tax credit projects located in a rural area (as defined in section 520 of the Housing Act of 1949) are eligible to use the greater of area median gross income or national non-metropolitan median income as allowed under the Housing Act of 2008. The following USDA link can be helpful in determining if your property is located in a rural area. MFA does not certify the accuracy and/or applicability of the website:

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**2017 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**\*\*San Miguel County\*\***

**For all placed in service properties**

**Median Income \$42,200\***

FY2017 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,010	12,570	14,130	15,690	16,950	18,210	19,470	20,730
	40%	14,680	16,760	18,840	20,920	22,600	24,280	25,960	27,640
	50%	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550
	60%	22,020	25,140	28,260	31,380	33,900	36,420	38,940	41,460
	80%	29,360	33,520	37,680	41,840	45,200	48,560	51,920	55,280
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
30%	275	294	353	408	455	502			
40%	367	393	471	544	607	670			
50%	458	491	588	680	758	837			
60%	550	589	706	816	910	1,005			
80%	734	786	942	1,088	1,214	1,340			

**\*\*Sierra County\*\***

**For all placed in service properties**

**Median Income \$44,300\***

FY2017 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,010	12,570	14,130	15,690	16,950	18,210	19,470	20,730
	40%	14,680	16,760	18,840	20,920	22,600	24,280	25,960	27,640
	50%	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550
	60%	22,020	25,140	28,260	31,380	33,900	36,420	38,940	41,460
	80%	29,360	33,520	37,680	41,840	45,200	48,560	51,920	55,280
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
30%	275	294	353	408	455	502			
40%	367	393	471	544	607	670			
50%	458	491	588	680	758	837			
60%	550	589	706	816	910	1,005			
80%	734	786	942	1,088	1,214	1,340			

**New Mexico Mortgage Finance Authority**

**Effective April 14, 2017 (must be put into effect by May 28, 2017)**



Maximum gross rents are to be reduced by tenant paid utilities. Please update your utility allowances at this time.

\*State Median Based: Limits based on State Non-metropolitan Median Family Income level of 50700.

\*\*Tax credit projects located in a rural area (as defined in section 520 of the Housing Act of 1949) are eligible to use the greater of area median gross income or national non-metropolitan median income as allowed under the Housing Act of 2008. The following USDA link can be helpful in determining if your property is located in a rural area. MFA does not certify the accuracy and/or applicability of the website:

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**2017 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**\*\*Socorro County\*\***

**For all placed in service properties**

**Median Income \$41,900\***

FY2017 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,010	12,570	14,130	15,690	16,950	18,210	19,470	20,730
	40%	14,680	16,760	18,840	20,920	22,600	24,280	25,960	27,640
	50%	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550
	60%	22,020	25,140	28,260	31,380	33,900	36,420	38,940	41,460
	80%	29,360	33,520	37,680	41,840	45,200	48,560	51,920	55,280
<b>Maximum Gross Rents by Bedroom Size</b>									
	0	1	2	3	4	5			
30%	275	294	353	408	455	502			
40%	367	393	471	544	607	670			
50%	458	491	588	680	758	837			
60%	550	589	706	816	910	1,005			
80%	734	786	942	1,088	1,214	1,340			

**\*\*Taos County\*\***

**For all placed in service properties**

**Median Income \$46,100\***

FY2017 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,010	12,570	14,130	15,690	16,950	18,210	19,470	20,730
	40%	14,680	16,760	18,840	20,920	22,600	24,280	25,960	27,640
	50%	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550
	60%	22,020	25,140	28,260	31,380	33,900	36,420	38,940	41,460
	80%	29,360	33,520	37,680	41,840	45,200	48,560	51,920	55,280
<b>Maximum Gross Rents by Bedroom Size</b>									
	0	1	2	3	4	5			
30%	275	294	353	408	455	502			
40%	367	393	471	544	607	670			
50%	458	491	588	680	758	837			
60%	550	589	706	816	910	1,005			
80%	734	786	942	1,088	1,214	1,340			

**New Mexico Mortgage Finance Authority**

**Effective April 14, 2017 (must be put into effect by May 28, 2017)**



Maximum gross rents are to be reduced by tenant paid utilities. Please update your utility allowances at this time.

\*State Median Based: Limits based on State Non-metropolitan Median Family Income level of 50700.

\*\*Tax credit projects located in a rural area (as defined in section 520 of the Housing Act of 1949) are eligible to use the greater of area median gross income or national non-metropolitan median income as allowed under the Housing Act of 2008. The following USDA link can be helpful in determining if your property is located in a rural area. MFA does not certify the accuracy and/or applicability of the website:

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**2017 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**\*\*Union County\*\***

**For all placed in service properties**

**Median Income \$50,600\***

FY2017 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	11,010	12,570	14,130	15,690	16,950	18,210	19,470	20,730	
	40%	14,680	16,760	18,840	20,920	22,600	24,280	25,960	27,640	
	50%	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550	
	60%	22,020	25,140	28,260	31,380	33,900	36,420	38,940	41,460	
	80%	29,360	33,520	37,680	41,840	45,200	48,560	51,920	55,280	
	<b>Maximum Gross Rents by Bedroom Size</b>									
		0	1	2	3	4	5			
	30%	275	294	353	408	455	502			
	40%	367	393	471	544	607	670			
	50%	458	491	588	680	758	837			
60%	550	589	706	816	910	1,005				
80%	734	786	942	1,088	1,214	1,340				

**\*\*2017 National Non-Metropolitan Income Limit\*\***

**For properties that are not Tax-Exempt Bond Financed, meets rural definition & state non-metro median family income is lower**

**National Non-Metropolitan Gross Median Income \$55,200**

FY2017 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	11,580	13,260	14,910	16,560	17,880	19,200	20,520	21,870	
	40%	15,440	17,680	19,880	22,080	23,840	25,600	27,360	29,160	
	50%	19,300	22,100	24,850	27,600	29,800	32,000	34,200	36,450	
	60%	23,160	26,520	29,820	33,120	35,760	38,400	41,040	43,740	
	80%	30,880	35,360	39,760	44,160	47,680	51,200	54,720	58,320	
	<b>Maximum Gross Rents by Bedroom Size</b>									
		0	1	2	3	4	5			
	30%	289	310	372	430	480	529			
	40%	386	414	497	574	640	706			
	50%	482	517	621	717	800	883			
60%	579	621	745	861	960	1,059				
80%	772	828	994	1,148	1,280	1,413				