

New Mexico Mortgage Finance Authority

Effective April 1, 2018 (must be put into effect by May 16, 2018)



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 53700.

**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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2018 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

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

For all placed in service properties

Median Income \$65,000

FY2018 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	13,650	15,600	17,550	19,500	21,060	22,620	24,180	25,740
	40%	18,200	20,800	23,400	26,000	28,080	30,160	32,240	34,320
	50%	22,750	26,000	29,250	32,500	35,100	37,700	40,300	42,900
	60%	27,300	31,200	35,100	39,000	42,120	45,240	48,360	51,480
	80%	36,400	41,600	46,800	52,000	56,160	60,320	64,480	68,640
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
30%	341	365	438	507	565	624			
40%	455	487	585	676	754	832			
50%	568	609	731	845	942	1,040			
60%	682	731	877	1,014	1,131	1,248			
80%	910	975	1,170	1,352	1,508	1,664			

Farmington MSA (Farmington and San Juan County)

For all placed in service properties

Median Income \$60,100

FY2018 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	12,630	14,430	16,230	18,030	19,500	20,940	22,380	23,820
	40%	16,840	19,240	21,640	24,040	26,000	27,920	29,840	31,760
	50%	21,050	24,050	27,050	30,050	32,500	34,900	37,300	39,700
	60%	25,260	28,860	32,460	36,060	39,000	41,880	44,760	47,640
	80%	33,680	38,480	43,280	48,080	52,000	55,840	59,680	63,520
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
30%	315	338	405	469	523	577			
40%	421	451	541	625	698	770			
50%	526	563	676	781	872	962			
60%	631	676	811	938	1,047	1,155			
80%	842	902	1,082	1,251	1,396	1,540			

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2018 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

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

For all placed in service properties

Median Income \$44,700*

FY2018 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,280	12,900	14,520	16,110	17,400	18,690	19,980	21,270
	40%	15,040	17,200	19,360	21,480	23,200	24,920	26,640	28,360
	50%	18,800	21,500	24,200	26,850	29,000	31,150	33,300	35,450
	60%	22,560	25,800	29,040	32,220	34,800	37,380	39,960	42,540
	80%	30,080	34,400	38,720	42,960	46,400	49,840	53,280	56,720
Maximum Gross Rents by Bedroom Size									
	0	1	2	3	4	5			
30%	282	302	363	418	467	515			
40%	376	403	484	558	623	687			
50%	470	503	605	698	778	859			
60%	564	604	726	837	934	1,031			
80%	752	806	968	1,117	1,246	1,375			

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

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

FY2018 HERA Special Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	15,540	17,760	19,980	22,170	23,970	25,740	27,510	29,280
	40%	20,720	23,680	26,640	29,560	31,960	34,320	36,680	39,040
	50%	25,900	29,600	33,300	36,950	39,950	42,900	45,850	48,800
	60%	31,080	35,520	39,960	44,340	47,940	51,480	55,020	58,560
	80%	41,440	47,360	53,280	59,120	63,920	68,640	73,360	78,080
Maximum Gross Rents by Bedroom Size									
	0	1	2	3	4	5			
30%	388	416	499	576	643	709			
40%	518	555	666	769	858	946			
50%	647	693	832	961	1,072	1,183			
60%	777	832	999	1,153	1,287	1,419			
80%	1,036	1,110	1,332	1,538	1,716	1,893			

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2018 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

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

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

Median Income \$72,000

FY2018 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	14,580	16,650	18,720	20,790	22,470	24,120	25,800	27,450
	40%	19,440	22,200	24,960	27,720	29,960	32,160	34,400	36,600
	50%	24,300	27,750	31,200	34,650	37,450	40,200	43,000	45,750
	60%	29,160	33,300	37,440	41,580	44,940	48,240	51,600	54,900
	80%	38,880	44,400	49,920	55,440	59,920	64,320	68,800	73,200
Maximum Gross Rents by Bedroom Size									
	0	1	2	3	4	5			
30%	364	390	468	540	603	665			
40%	486	520	624	721	804	887			
50%	607	650	780	901	1,005	1,109			
60%	729	780	936	1,081	1,206	1,331			
80%	972	1,041	1,248	1,442	1,608	1,775			

****Catron County****

For all placed in service properties

Median Income \$51,300*

FY2018 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,280	12,900	14,520	16,110	17,400	18,690	19,980	21,270
	40%	15,040	17,200	19,360	21,480	23,200	24,920	26,640	28,360
	50%	18,800	21,500	24,200	26,850	29,000	31,150	33,300	35,450
	60%	22,560	25,800	29,040	32,220	34,800	37,380	39,960	42,540
	80%	30,080	34,400	38,720	42,960	46,400	49,840	53,280	56,720
Maximum Gross Rents by Bedroom Size									
	0	1	2	3	4	5			
30%	282	302	363	418	467	515			
40%	376	403	484	558	623	687			
50%	470	503	605	698	778	859			
60%	564	604	726	837	934	1,031			
80%	752	806	968	1,117	1,246	1,375			

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2018 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Chaves County****

For all placed in service properties

Median Income \$49,000*

FY2018 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,280	12,900	14,520	16,110	17,400	18,690	19,980	21,270
	40%	15,040	17,200	19,360	21,480	23,200	24,920	26,640	28,360
	50%	18,800	21,500	24,200	26,850	29,000	31,150	33,300	35,450
	60%	22,560	25,800	29,040	32,220	34,800	37,380	39,960	42,540
	80%	30,080	34,400	38,720	42,960	46,400	49,840	53,280	56,720
Maximum Gross Rents by Bedroom Size									
	0	1	2	3	4	5			
30%	282	302	363	418	467	515			
40%	376	403	484	558	623	687			
50%	470	503	605	698	778	859			
60%	564	604	726	837	934	1,031			
80%	752	806	968	1,117	1,246	1,375			

****Cibola County****

For all placed in service properties

Median Income \$43,400*

FY2018 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,280	12,900	14,520	16,110	17,400	18,690	19,980	21,270
	40%	15,040	17,200	19,360	21,480	23,200	24,920	26,640	28,360
	50%	18,800	21,500	24,200	26,850	29,000	31,150	33,300	35,450
	60%	22,560	25,800	29,040	32,220	34,800	37,380	39,960	42,540
	80%	30,080	34,400	38,720	42,960	46,400	49,840	53,280	56,720
Maximum Gross Rents by Bedroom Size									
	0	1	2	3	4	5			
30%	282	302	363	418	467	515			
40%	376	403	484	558	623	687			
50%	470	503	605	698	778	859			
60%	564	604	726	837	934	1,031			
80%	752	806	968	1,117	1,246	1,375			

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2018 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Colfax County****

For all placed in service properties

Median Income \$49,200*

FY2018 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,280	12,900	14,520	16,110	17,400	18,690	19,980	21,270
	40%	15,040	17,200	19,360	21,480	23,200	24,920	26,640	28,360
	50%	18,800	21,500	24,200	26,850	29,000	31,150	33,300	35,450
	60%	22,560	25,800	29,040	32,220	34,800	37,380	39,960	42,540
	80%	30,080	34,400	38,720	42,960	46,400	49,840	53,280	56,720
Maximum Gross Rents by Bedroom Size									
	0	1	2	3	4	5			
30%	282	302	363	418	467	515			
40%	376	403	484	558	623	687			
50%	470	503	605	698	778	859			
60%	564	604	726	837	934	1,031			
80%	752	806	968	1,117	1,246	1,375			

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
Maximum Gross Rents by Bedroom Size									
	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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2018 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

Curry County

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

Median Income \$52,300

FY2018 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,280	12,900	14,520	16,110	17,400	18,690	19,980	21,270
	40%	15,040	17,200	19,360	21,480	23,200	24,920	26,640	28,360
	50%	18,800	21,500	24,200	26,850	29,000	31,150	33,300	35,450
	60%	22,560	25,800	29,040	32,220	34,800	37,380	39,960	42,540
	80%	30,080	34,400	38,720	42,960	46,400	49,840	53,280	56,720
Maximum Gross Rents by Bedroom Size									
	0	1	2	3	4	5			
30%	282	302	363	418	467	515			
40%	376	403	484	558	623	687			
50%	470	503	605	698	778	859			
60%	564	604	726	837	934	1,031			
80%	752	806	968	1,117	1,246	1,375			

DeBaca County

For all placed in service properties

Median Income \$56,500

FY2018 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,880	13,560	15,270	16,950	18,330	19,680	21,030	22,380
	40%	15,840	18,080	20,360	22,600	24,440	26,240	28,040	29,840
	50%	19,800	22,600	25,450	28,250	30,550	32,800	35,050	37,300
	60%	23,760	27,120	30,540	33,900	36,660	39,360	42,060	44,760
	80%	31,680	36,160	40,720	45,200	48,880	52,480	56,080	59,680
Maximum Gross Rents by Bedroom Size									
	0	1	2	3	4	5			
30%	297	318	381	441	492	542			
40%	396	424	509	588	656	723			
50%	495	530	636	735	820	904			
60%	594	636	763	882	984	1,085			
80%	792	848	1,018	1,176	1,312	1,447			

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2018 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

Eddy County

For all placed in service properties

Median Income \$68,500

FY2018 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	14,400	16,440	18,510	20,550	22,200	23,850	25,500	27,150
	40%	19,200	21,920	24,680	27,400	29,600	31,800	34,000	36,200
	50%	24,000	27,400	30,850	34,250	37,000	39,750	42,500	45,250
	60%	28,800	32,880	37,020	41,100	44,400	47,700	51,000	54,300
	80%	38,400	43,840	49,360	54,800	59,200	63,600	68,000	72,400
Maximum Gross Rents by Bedroom Size									
	0	1	2	3	4	5			
30%	360	385	462	534	596	658			
40%	480	514	617	712	795	877			
50%	600	642	771	890	993	1,096			
60%	720	771	925	1,068	1,192	1,316			
80%	960	1,028	1,234	1,425	1,590	1,755			

****Grant County****

For all placed in service properties

Median Income \$51,000*

FY2018 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,280	12,900	14,520	16,110	17,400	18,690	19,980	21,270
	40%	15,040	17,200	19,360	21,480	23,200	24,920	26,640	28,360
	50%	18,800	21,500	24,200	26,850	29,000	31,150	33,300	35,450
	60%	22,560	25,800	29,040	32,220	34,800	37,380	39,960	42,540
	80%	30,080	34,400	38,720	42,960	46,400	49,840	53,280	56,720
Maximum Gross Rents by Bedroom Size									
	0	1	2	3	4	5			
30%	282	302	363	418	467	515			
40%	376	403	484	558	623	687			
50%	470	503	605	698	778	859			
60%	564	604	726	837	934	1,031			
80%	752	806	968	1,117	1,246	1,375			

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2018 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Guadalupe County****

For all placed in service properties

Median Income \$42,200*

FY2018 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,280	12,900	14,520	16,110	17,400	18,690	19,980	21,270
	40%	15,040	17,200	19,360	21,480	23,200	24,920	26,640	28,360
	50%	18,800	21,500	24,200	26,850	29,000	31,150	33,300	35,450
	60%	22,560	25,800	29,040	32,220	34,800	37,380	39,960	42,540
	80%	30,080	34,400	38,720	42,960	46,400	49,840	53,280	56,720
Maximum Gross Rents by Bedroom Size									
	0	1	2	3	4	5			
30%	282	302	363	418	467	515			
40%	376	403	484	558	623	687			
50%	470	503	605	698	778	859			
60%	564	604	726	837	934	1,031			
80%	752	806	968	1,117	1,246	1,375			

****Harding County****

For all placed in service properties

Median Income \$51,400*

FY2018 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,280	12,900	14,520	16,110	17,400	18,690	19,980	21,270
	40%	15,040	17,200	19,360	21,480	23,200	24,920	26,640	28,360
	50%	18,800	21,500	24,200	26,850	29,000	31,150	33,300	35,450
	60%	22,560	25,800	29,040	32,220	34,800	37,380	39,960	42,540
	80%	30,080	34,400	38,720	42,960	46,400	49,840	53,280	56,720
Maximum Gross Rents by Bedroom Size									
	0	1	2	3	4	5			
30%	282	302	363	418	467	515			
40%	376	403	484	558	623	687			
50%	470	503	605	698	778	859			
60%	564	604	726	837	934	1,031			
80%	752	806	968	1,117	1,246	1,375			

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2018 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

Hidalgo County HERA Special Limits

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

FY2017 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	
	Maximum Gross Rents by Bedroom Size									
		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 \$43,900*

FY2018 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	11,280	12,900	14,520	16,110	17,400	18,690	19,980	21,270	
	40%	15,040	17,200	19,360	21,480	23,200	24,920	26,640	28,360	
	50%	18,800	21,500	24,200	26,850	29,000	31,150	33,300	35,450	
	60%	22,560	25,800	29,040	32,220	34,800	37,380	39,960	42,540	
	80%	30,080	34,400	38,720	42,960	46,400	49,840	53,280	56,720	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	30%	282	302	363	418	467	515			
	40%	376	403	484	558	623	687			
	50%	470	503	605	698	778	859			
	60%	564	604	726	837	934	1,031			
80%	752	806	968	1,117	1,246	1,375				

New Mexico Mortgage Finance Authority

Effective April 1, 2018 (must be put into effect by May 16, 2018)



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 53700.

**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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2018 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

Lea County

For all placed in service properties

Median Income \$66,900

FY2018 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	14,070	16,080	18,090	20,070	21,690	23,310	24,900	26,520
	40%	18,760	21,440	24,120	26,760	28,920	31,080	33,200	35,360
	50%	23,450	26,800	30,150	33,450	36,150	38,850	41,500	44,200
	60%	28,140	32,160	36,180	40,140	43,380	46,620	49,800	53,040
	80%	37,520	42,880	48,240	53,520	57,840	62,160	66,400	70,720
Maximum Gross Rents by Bedroom Size									
	0	1	2	3	4	5			
30%	351	376	452	522	582	642			
40%	469	502	603	696	777	857			
50%	586	628	753	870	971	1,071			
60%	703	753	904	1,044	1,165	1,285			
80%	938	1,005	1,206	1,392	1,554	1,714			

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
Maximum Gross Rents by Bedroom Size									
	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 1, 2018 (must be put into effect by May 16, 2018)



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2018 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	
	Maximum Gross Rents by Bedroom Size									
		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 \$52,100

FY2018 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	11,280	12,900	14,520	16,110	17,400	18,690	19,980	21,270	
	40%	15,040	17,200	19,360	21,480	23,200	24,920	26,640	28,360	
	50%	18,800	21,500	24,200	26,850	29,000	31,150	33,300	35,450	
	60%	22,560	25,800	29,040	32,220	34,800	37,380	39,960	42,540	
	80%	30,080	34,400	38,720	42,960	46,400	49,840	53,280	56,720	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	30%	282	302	363	418	467	515			
	40%	376	403	484	558	623	687			
	50%	470	503	605	698	778	859			
	60%	564	604	726	837	934	1,031			
80%	752	806	968	1,117	1,246	1,375				

New Mexico Mortgage Finance Authority

Effective April 1, 2018 (must be put into effect by May 16, 2018)



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 53700.

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2018 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

Los Alamos County

For all placed in service properties

Median Income \$130,300

FY2018 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	24,150	27,600	31,050	34,500	37,260	40,020	42,780	45,540
	40%	32,200	36,800	41,400	46,000	49,680	53,360	57,040	60,720
	50%	40,250	46,000	51,750	57,500	62,100	66,700	71,300	75,900
	60%	48,300	55,200	62,100	69,000	74,520	80,040	85,560	91,080
	80%	64,400	73,600	82,800	92,000	99,360	106,720	114,080	121,440
Maximum Gross Rents by Bedroom Size									
	0	1	2	3	4	5			
30%	603	646	776	897	1,000	1,104			
40%	805	862	1,035	1,196	1,334	1,472			
50%	1,006	1,078	1,293	1,495	1,667	1,840			
60%	1,207	1,293	1,552	1,794	2,001	2,208			
80%	1,610	1,725	2,070	2,392	2,668	2,944			

****Luna County****

For all placed in service properties

Median Income \$37,100*

FY2018 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,280	12,900	14,520	16,110	17,400	18,690	19,980	21,270
	40%	15,040	17,200	19,360	21,480	23,200	24,920	26,640	28,360
	50%	18,800	21,500	24,200	26,850	29,000	31,150	33,300	35,450
	60%	22,560	25,800	29,040	32,220	34,800	37,380	39,960	42,540
	80%	30,080	34,400	38,720	42,960	46,400	49,840	53,280	56,720
Maximum Gross Rents by Bedroom Size									
	0	1	2	3	4	5			
30%	282	302	363	418	467	515			
40%	376	403	484	558	623	687			
50%	470	503	605	698	778	859			
60%	564	604	726	837	934	1,031			
80%	752	806	968	1,117	1,246	1,375			

New Mexico Mortgage Finance Authority

Effective April 1, 2018 (must be put into effect by May 16, 2018)



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*State Median Based: Limits based on State Non-metropolitan Median Family Income level of 53700.

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2018 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****McKinley County****

For all placed in service properties

Median Income \$37,300*

FY2018 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,280	12,900	14,520	16,110	17,400	18,690	19,980	21,270
	40%	15,040	17,200	19,360	21,480	23,200	24,920	26,640	28,360
	50%	18,800	21,500	24,200	26,850	29,000	31,150	33,300	35,450
	60%	22,560	25,800	29,040	32,220	34,800	37,380	39,960	42,540
	80%	30,080	34,400	38,720	42,960	46,400	49,840	53,280	56,720
Maximum Gross Rents by Bedroom Size									
	0	1	2	3	4	5			
30%	282	302	363	418	467	515			
40%	376	403	484	558	623	687			
50%	470	503	605	698	778	859			
60%	564	604	726	837	934	1,031			
80%	752	806	968	1,117	1,246	1,375			

****Mora County****

For all placed in service properties

Median Income \$39,200*

FY2018 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,280	12,900	14,520	16,110	17,400	18,690	19,980	21,270
	40%	15,040	17,200	19,360	21,480	23,200	24,920	26,640	28,360
	50%	18,800	21,500	24,200	26,850	29,000	31,150	33,300	35,450
	60%	22,560	25,800	29,040	32,220	34,800	37,380	39,960	42,540
	80%	30,080	34,400	38,720	42,960	46,400	49,840	53,280	56,720
Maximum Gross Rents by Bedroom Size									
	0	1	2	3	4	5			
30%	282	302	363	418	467	515			
40%	376	403	484	558	623	687			
50%	470	503	605	698	778	859			
60%	564	604	726	837	934	1,031			
80%	752	806	968	1,117	1,246	1,375			

New Mexico Mortgage Finance Authority

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2018 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Otero County****

For all placed in service properties

Median Income \$54,300

FY2018 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,430	13,050	14,670	16,290	17,610	18,900	20,220	21,510
	40%	15,240	17,400	19,560	21,720	23,480	25,200	26,960	28,680
	50%	19,050	21,750	24,450	27,150	29,350	31,500	33,700	35,850
	60%	22,860	26,100	29,340	32,580	35,220	37,800	40,440	43,020
	80%	30,480	34,800	39,120	43,440	46,960	50,400	53,920	57,360
Maximum Gross Rents by Bedroom Size									
	0	1	2	3	4	5			
30%	285	306	366	423	472	521			
40%	381	408	489	565	630	695			
50%	476	510	611	706	787	869			
60%	571	612	733	847	945	1,043			
80%	762	816	978	1,130	1,260	1,391			

****Quay County****

For all placed in service properties

Median Income \$43,000*

FY2018 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,280	12,900	14,520	16,110	17,400	18,690	19,980	21,270
	40%	15,040	17,200	19,360	21,480	23,200	24,920	26,640	28,360
	50%	18,800	21,500	24,200	26,850	29,000	31,150	33,300	35,450
	60%	22,560	25,800	29,040	32,220	34,800	37,380	39,960	42,540
	80%	30,080	34,400	38,720	42,960	46,400	49,840	53,280	56,720
Maximum Gross Rents by Bedroom Size									
	0	1	2	3	4	5			
30%	282	302	363	418	467	515			
40%	376	403	484	558	623	687			
50%	470	503	605	698	778	859			
60%	564	604	726	837	934	1,031			
80%	752	806	968	1,117	1,246	1,375			

New Mexico Mortgage Finance Authority

Effective April 1, 2018 (must be put into effect by May 16, 2018)



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2018 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Rio Arriba County****

For all placed in service properties

Median Income \$47,400*

FY2018 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,280	12,900	14,520	16,110	17,400	18,690	19,980	21,270
	40%	15,040	17,200	19,360	21,480	23,200	24,920	26,640	28,360
	50%	18,800	21,500	24,200	26,850	29,000	31,150	33,300	35,450
	60%	22,560	25,800	29,040	32,220	34,800	37,380	39,960	42,540
	80%	30,080	34,400	38,720	42,960	46,400	49,840	53,280	56,720
Maximum Gross Rents by Bedroom Size									
	0	1	2	3	4	5			
30%	282	302	363	418	467	515			
40%	376	403	484	558	623	687			
50%	470	503	605	698	778	859			
60%	564	604	726	837	934	1,031			
80%	752	806	968	1,117	1,246	1,375			

****Roosevelt County****

For all placed in service properties

Median Income \$42,800*

FY2018 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,280	12,900	14,520	16,110	17,400	18,690	19,980	21,270
	40%	15,040	17,200	19,360	21,480	23,200	24,920	26,640	28,360
	50%	18,800	21,500	24,200	26,850	29,000	31,150	33,300	35,450
	60%	22,560	25,800	29,040	32,220	34,800	37,380	39,960	42,540
	80%	30,080	34,400	38,720	42,960	46,400	49,840	53,280	56,720
Maximum Gross Rents by Bedroom Size									
	0	1	2	3	4	5			
30%	282	302	363	418	467	515			
40%	376	403	484	558	623	687			
50%	470	503	605	698	778	859			
60%	564	604	726	837	934	1,031			
80%	752	806	968	1,117	1,246	1,375			

New Mexico Mortgage Finance Authority

Effective April 1, 2018 (must be put into effect by May 16, 2018)



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2018 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****San Miguel County****

For all placed in service properties

Median Income \$45,700*

FY2018 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,280	12,900	14,520	16,110	17,400	18,690	19,980	21,270
	40%	15,040	17,200	19,360	21,480	23,200	24,920	26,640	28,360
	50%	18,800	21,500	24,200	26,850	29,000	31,150	33,300	35,450
	60%	22,560	25,800	29,040	32,220	34,800	37,380	39,960	42,540
	80%	30,080	34,400	38,720	42,960	46,400	49,840	53,280	56,720
Maximum Gross Rents by Bedroom Size									
	0	1	2	3	4	5			
30%	282	302	363	418	467	515			
40%	376	403	484	558	623	687			
50%	470	503	605	698	778	859			
60%	564	604	726	837	934	1,031			
80%	752	806	968	1,117	1,246	1,375			

****Sierra County****

For all placed in service properties

Median Income \$43,600*

FY2018 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,280	12,900	14,520	16,110	17,400	18,690	19,980	21,270
	40%	15,040	17,200	19,360	21,480	23,200	24,920	26,640	28,360
	50%	18,800	21,500	24,200	26,850	29,000	31,150	33,300	35,450
	60%	22,560	25,800	29,040	32,220	34,800	37,380	39,960	42,540
	80%	30,080	34,400	38,720	42,960	46,400	49,840	53,280	56,720
Maximum Gross Rents by Bedroom Size									
	0	1	2	3	4	5			
30%	282	302	363	418	467	515			
40%	376	403	484	558	623	687			
50%	470	503	605	698	778	859			
60%	564	604	726	837	934	1,031			
80%	752	806	968	1,117	1,246	1,375			

New Mexico Mortgage Finance Authority

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2018 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Socorro County****

For all placed in service properties

Median Income \$43,600*

FY2018 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,280	12,900	14,520	16,110	17,400	18,690	19,980	21,270
	40%	15,040	17,200	19,360	21,480	23,200	24,920	26,640	28,360
	50%	18,800	21,500	24,200	26,850	29,000	31,150	33,300	35,450
	60%	22,560	25,800	29,040	32,220	34,800	37,380	39,960	42,540
	80%	30,080	34,400	38,720	42,960	46,400	49,840	53,280	56,720
Maximum Gross Rents by Bedroom Size									
	0	1	2	3	4	5			
30%	282	302	363	418	467	515			
40%	376	403	484	558	623	687			
50%	470	503	605	698	778	859			
60%	564	604	726	837	934	1,031			
80%	752	806	968	1,117	1,246	1,375			

****Taos County****

For all placed in service properties

Median Income \$47,900*

FY2018 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,280	12,900	14,520	16,110	17,400	18,690	19,980	21,270
	40%	15,040	17,200	19,360	21,480	23,200	24,920	26,640	28,360
	50%	18,800	21,500	24,200	26,850	29,000	31,150	33,300	35,450
	60%	22,560	25,800	29,040	32,220	34,800	37,380	39,960	42,540
	80%	30,080	34,400	38,720	42,960	46,400	49,840	53,280	56,720
Maximum Gross Rents by Bedroom Size									
	0	1	2	3	4	5			
30%	282	302	363	418	467	515			
40%	376	403	484	558	623	687			
50%	470	503	605	698	778	859			
60%	564	604	726	837	934	1,031			
80%	752	806	968	1,117	1,246	1,375			

New Mexico Mortgage Finance Authority

Effective April 1, 2018 (must be put into effect by May 16, 2018)



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 53700.

**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:

<http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

2018 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Union County****

For all placed in service properties

Median Income \$53,000*

FY2018 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	11,280	12,900	14,520	16,110	17,400	18,690	19,980	21,270	
	40%	15,040	17,200	19,360	21,480	23,200	24,920	26,640	28,360	
	50%	18,800	21,500	24,200	26,850	29,000	31,150	33,300	35,450	
	60%	22,560	25,800	29,040	32,220	34,800	37,380	39,960	42,540	
	80%	30,080	34,400	38,720	42,960	46,400	49,840	53,280	56,720	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	30%	282	302	363	418	467	515			
	40%	376	403	484	558	623	687			
	50%	470	503	605	698	778	859			
60%	564	604	726	837	934	1,031				
80%	752	806	968	1,117	1,246	1,375				

****2018 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 \$58,400

FY2018 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	12,270	14,010	15,780	17,520	18,930	20,310	21,720	23,130	
	40%	16,360	18,680	21,040	23,360	25,240	27,080	28,960	30,840	
	50%	20,450	23,350	26,300	29,200	31,550	33,850	36,200	38,550	
	60%	24,540	28,020	31,560	35,040	37,860	40,620	43,440	46,260	
	80%	32,720	37,360	42,080	46,720	50,480	54,160	57,920	61,680	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	30%	306	328	394	455	507	560			
	40%	409	438	526	607	677	747			
	50%	511	547	657	759	846	934			
60%	613	657	789	911	1,015	1,121				
80%	818	876	1,052	1,215	1,354	1,495				