

New Mexico Mortgage Finance Authority



Effective April 1, 2020 (must be put into effect by May 15, 2020)

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 \$54,900.

**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>

2020 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

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

For all placed in service properties

Median Income \$69,100

FY2020 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,680	11,060	12,440	13,820	14,940	16,040	17,140	18,260
	30%	14,520	16,590	18,660	20,730	22,410	24,060	25,710	27,390
	40%	19,360	22,120	24,880	27,640	29,880	32,080	34,280	36,520
	50%	24,200	27,650	31,100	34,550	37,350	40,100	42,850	45,650
	60%	29,040	33,180	37,320	41,460	44,820	48,120	51,420	54,780
	70%	33,880	38,710	43,540	48,370	52,290	56,140	59,990	63,910
	80%	38,720	44,240	49,760	55,280	59,760	64,160	68,560	73,040
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	242	259	311	359	401	442			
30%	363	388	466	539	601	663			
40%	484	518	622	719	802	885			
50%	605	648	777	898	1,002	1,106			
60%	726	777	933	1,078	1,203	1,327			
70%	847	907	1,088	1,258	1,403	1,548			
80%	968	1,037	1,244	1,438	1,604	1,770			

New Mexico Mortgage Finance Authority



Effective April 1, 2020 (must be put into effect by May 15, 2020)

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 \$54,900.

**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>

2020 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

Farmington MSA (Farmington and San Juan County)

For properties placed in service on or before 3/31/2020

FY2019 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	13,890	15,870	17,850	19,830	21,420	23,010	24,600	26,190
	40%	18,520	21,160	23,800	26,440	28,560	30,680	32,800	34,920
	50%	23,150	26,450	29,750	33,050	35,700	38,350	41,000	43,650
	60%	27,780	31,740	35,700	39,660	42,840	46,020	49,200	52,380
	80%	37,040	42,320	47,600	52,880	57,120	61,360	65,600	69,840
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
30%	347	372	446	515	575	634			
40%	463	496	595	687	767	846			
50%	578	620	743	859	958	1,058			
60%	694	744	892	1,031	1,150	1,269			
80%	926	992	1,190	1,375	1,534	1,693			

Farmington MSA (Farmington and San Juan County)

For properties placed in service on or after 4/1/2020

Median Income \$54,700

FY2020 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	8,800	10,060	11,320	12,560	13,580	14,580	15,580	16,580
	30%	13,200	15,090	16,980	18,840	20,370	21,870	23,370	24,870
	40%	17,600	20,120	22,640	25,120	27,160	29,160	31,160	33,160
	50%	22,000	25,150	28,300	31,400	33,950	36,450	38,950	41,450
	60%	26,400	30,180	33,960	37,680	40,740	43,740	46,740	49,740
	70%	30,800	35,210	39,620	43,960	47,530	51,030	54,530	58,030
	80%	35,200	40,240	45,280	50,240	54,320	58,320	62,320	66,320
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	220	235	283	326	364	402			
30%	330	353	424	490	546	603			
40%	440	471	566	653	729	804			
50%	550	589	707	816	911	1,005			
60%	660	707	849	980	1,093	1,206			
70%	770	825	990	1,143	1,275	1,407			
80%	880	943	1,132	1,307	1,458	1,608			



Effective April 1, 2020 (must be put into effect by May 15, 2020)

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 \$54,900.

**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>

2020 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

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

For all placed in service properties

Median Income \$52,100*

FY2020 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	7,700	8,800	9,900	10,980	11,860	12,740	13,620	14,500
	30%	11,550	13,200	14,850	16,470	17,790	19,110	20,430	21,750
	40%	15,400	17,600	19,800	21,960	23,720	25,480	27,240	29,000
	50%	19,250	22,000	24,750	27,450	29,650	31,850	34,050	36,250
	60%	23,100	26,400	29,700	32,940	35,580	38,220	40,860	43,500
	70%	26,950	30,800	34,650	38,430	41,510	44,590	47,670	50,750
	80%	30,800	35,200	39,600	43,920	47,440	50,960	54,480	58,000
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	192	206	247	285	318	351			
30%	288	309	371	428	477	527			
40%	385	412	495	571	637	703			
50%	481	515	618	713	796	878			
60%	577	618	742	856	955	1,054			
70%	673	721	866	999	1,114	1,230			
80%	770	825	990	1,142	1,274	1,406			



Effective April 1, 2020 (must be put into effect by May 15, 2020)

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 \$54,900.

**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>

2020 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

Median Income \$76,000

FY2020 HERA Special Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	16,380	18,720	21,060	23,400	25,290	27,150	29,040	30,900	
	40%	21,840	24,960	28,080	31,200	33,720	36,200	38,720	41,200	
	50%	27,300	31,200	35,100	39,000	42,150	45,250	48,400	51,500	
	60%	32,760	37,440	42,120	46,800	50,580	54,300	58,080	61,800	
	80%	43,680	49,920	56,160	62,400	67,440	72,400	77,440	82,400	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	30%	409	438	526	608	678	749			
	40%	546	585	702	811	905	999			
	50%	682	731	877	1,014	1,131	1,248			
	60%	819	877	1,053	1,217	1,357	1,498			
	80%	1,092	1,170	1,404	1,623	1,810	1,998			

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

For properties placed in service on or after 1/1/2009

Median Income \$76,000

FY2020 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	10,640	12,160	13,680	15,200	16,420	17,640	18,860	20,080	
	30%	15,960	18,240	20,520	22,800	24,630	26,460	28,290	30,120	
	40%	21,280	24,320	27,360	30,400	32,840	35,280	37,720	40,160	
	50%	26,600	30,400	34,200	38,000	41,050	44,100	47,150	50,200	
	60%	31,920	36,480	41,040	45,600	49,260	52,920	56,580	60,240	
	70%	37,240	42,560	47,880	53,200	57,470	61,740	66,010	70,280	
	80%	42,560	48,640	54,720	60,800	65,680	70,560	75,440	80,320	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	20%	266	285	342	395	441	486			
	30%	399	427	513	592	661	730			
	40%	532	570	684	790	882	973			
	50%	665	712	855	988	1,102	1,216			
	60%	798	855	1,026	1,185	1,323	1,460			
70%	931	997	1,197	1,383	1,543	1,703				
80%	1,064	1,140	1,368	1,581	1,764	1,947				



Effective April 1, 2020 (must be put into effect by May 15, 2020)

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 \$54,900.

**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>

2020 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Catron County****

For all placed in service properties

Median Income \$55,200

FY2020 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	7,740	8,840	9,940	11,040	11,940	12,820	13,700	14,580
	30%	11,610	13,260	14,910	16,560	17,910	19,230	20,550	21,870
	40%	15,480	17,680	19,880	22,080	23,880	25,640	27,400	29,160
	50%	19,350	22,100	24,850	27,600	29,850	32,050	34,250	36,450
	60%	23,220	26,520	29,820	33,120	35,820	38,460	41,100	43,740
	70%	27,090	30,940	34,790	38,640	41,790	44,870	47,950	51,030
	80%	30,960	35,360	39,760	44,160	47,760	51,280	54,800	58,320
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	193	207	248	287	320	353			
30%	290	310	372	430	480	530			
40%	387	414	497	574	641	707			
50%	483	518	621	718	801	883			
60%	580	621	745	861	961	1,060			
70%	677	725	869	1,005	1,121	1,237			
80%	774	829	994	1,149	1,282	1,414			

New Mexico Mortgage Finance Authority



Effective April 1, 2020 (must be put into effect by May 15, 2020)

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 \$54,900.

**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>

2020 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Chaves County****

For all placed in service properties

Median Income \$57,000

FY2020 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	7,980	9,120	10,260	11,400	12,320	13,240	14,140	15,060
	30%	11,970	13,680	15,390	17,100	18,480	19,860	21,210	22,590
	40%	15,960	18,240	20,520	22,800	24,640	26,480	28,280	30,120
	50%	19,950	22,800	25,650	28,500	30,800	33,100	35,350	37,650
	60%	23,940	27,360	30,780	34,200	36,960	39,720	42,420	45,180
	70%	27,930	31,920	35,910	39,900	43,120	46,340	49,490	52,710
	80%	31,920	36,480	41,040	45,600	49,280	52,960	56,560	60,240
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	199	213	256	296	331	365			
30%	299	320	384	444	496	547			
40%	399	427	513	593	662	730			
50%	498	534	641	741	827	912			
60%	598	641	769	889	993	1,095			
70%	698	748	897	1,037	1,158	1,277			
80%	798	855	1,026	1,186	1,324	1,460			



Effective April 1, 2020 (must be put into effect by May 15, 2020)

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 \$54,900.

**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>

2020 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Cibola County****

For all placed in service properties

Median Income \$48,500*

FY2020 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	7,700	8,800	9,900	10,980	11,860	12,740	13,620	14,500
	30%	11,550	13,200	14,850	16,470	17,790	19,110	20,430	21,750
	40%	15,400	17,600	19,800	21,960	23,720	25,480	27,240	29,000
	50%	19,250	22,000	24,750	27,450	29,650	31,850	34,050	36,250
	60%	23,100	26,400	29,700	32,940	35,580	38,220	40,860	43,500
	70%	26,950	30,800	34,650	38,430	41,510	44,590	47,670	50,750
	80%	30,800	35,200	39,600	43,920	47,440	50,960	54,480	58,000
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	192	206	247	285	318	351			
30%	288	309	371	428	477	527			
40%	385	412	495	571	637	703			
50%	481	515	618	713	796	878			
60%	577	618	742	856	955	1,054			
70%	673	721	866	999	1,114	1,230			
80%	770	825	990	1,142	1,274	1,406			



Effective April 1, 2020 (must be put into effect by May 15, 2020)

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 \$54,900.

**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>

2020 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Colfax County****

For all placed in service properties

Median Income \$49,700*

FY2020 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	7,700	8,800	9,900	10,980	11,860	12,740	13,620	14,500
	30%	11,550	13,200	14,850	16,470	17,790	19,110	20,430	21,750
	40%	15,400	17,600	19,800	21,960	23,720	25,480	27,240	29,000
	50%	19,250	22,000	24,750	27,450	29,650	31,850	34,050	36,250
	60%	23,100	26,400	29,700	32,940	35,580	38,220	40,860	43,500
	70%	26,950	30,800	34,650	38,430	41,510	44,590	47,670	50,750
	80%	30,800	35,200	39,600	43,920	47,440	50,960	54,480	58,000
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	192	206	247	285	318	351			
30%	288	309	371	428	477	527			
40%	385	412	495	571	637	703			
50%	481	515	618	713	796	878			
60%	577	618	742	856	955	1,054			
70%	673	721	866	999	1,114	1,230			
80%	770	825	990	1,142	1,274	1,406			

New Mexico Mortgage Finance Authority



Effective April 1, 2020 (must be put into effect by May 15, 2020)

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 \$54,900.

**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>

2020 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

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			

Curry County

For Properties Placed in Service on or after 3/28/2016

Median Income \$51,700*

FY2020 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	7,700	8,800	9,900	10,980	11,860	12,740	13,620	14,500
	30%	11,550	13,200	14,850	16,470	17,790	19,110	20,430	21,750
	40%	15,400	17,600	19,800	21,960	23,720	25,480	27,240	29,000
	50%	19,250	22,000	24,750	27,450	29,650	31,850	34,050	36,250
	60%	23,100	26,400	29,700	32,940	35,580	38,220	40,860	43,500
	70%	26,950	30,800	34,650	38,430	41,510	44,590	47,670	50,750
	80%	30,800	35,200	39,600	43,920	47,440	50,960	54,480	58,000
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	192	206	247	285	318	351			
30%	288	309	371	428	477	527			
40%	385	412	495	571	637	703			
50%	481	515	618	713	796	878			
60%	577	618	742	856	955	1,054			
70%	673	721	866	999	1,114	1,230			
80%	770	825	990	1,142	1,274	1,406			

New Mexico Mortgage Finance Authority



Effective April 1, 2020 (must be put into effect by May 15, 2020)

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 \$54,900.

**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>

2020 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

DeBaca County

For Properties Placed in Service on or before 4/23/2019

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				

DeBaca County

For Properties Placed in Service on or after 4/24/2019

Median Income \$54,900*

FY2020 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	7,700	8,800	9,900	10,980	11,860	12,740	13,620	14,500	
	30%	11,550	13,200	14,850	16,470	17,790	19,110	20,430	21,750	
	40%	15,400	17,600	19,800	21,960	23,720	25,480	27,240	29,000	
	50%	19,250	22,000	24,750	27,450	29,650	31,850	34,050	36,250	
	60%	23,100	26,400	29,700	32,940	35,580	38,220	40,860	43,500	
	70%	26,950	30,800	34,650	38,430	41,510	44,590	47,670	50,750	
	80%	30,800	35,200	39,600	43,920	47,440	50,960	54,480	58,000	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
20%	192	206	247	285	318	351				
30%	288	309	371	428	477	527				
40%	385	412	495	571	637	703				
50%	481	515	618	713	796	878				
60%	577	618	742	856	955	1,054				
70%	673	721	866	999	1,114	1,230				
80%	770	825	990	1,142	1,274	1,406				



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 \$54,900.

**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>

2020 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

Eddy County

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

Median Income \$70,700

FY2020 HERA Special Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	15,270	17,460	19,650	21,810	23,580	25,320	27,060	28,800	
	40%	20,360	23,280	26,200	29,080	31,440	33,760	36,080	38,400	
	50%	25,450	29,100	32,750	36,350	39,300	42,200	45,100	48,000	
	60%	30,540	34,920	39,300	43,620	47,160	50,640	54,120	57,600	
	80%	40,720	46,560	52,400	58,160	62,880	67,520	72,160	76,800	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	30%	381	409	491	567	633	698			
	40%	509	545	655	756	844	931			
	50%	636	681	818	945	1,055	1,163			
	60%	763	818	982	1,134	1,266	1,396			
80%	1,018	1,091	1,310	1,513	1,688	1,862				

Eddy County

For properties placed in service 1/1/2009 - 3/31/2020

FY2019 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	15,270	17,460	19,650	21,810	23,580	25,320	27,060	28,800	
	40%	20,360	23,280	26,200	29,080	31,440	33,760	36,080	38,400	
	50%	25,450	29,100	32,750	36,350	39,300	42,200	45,100	48,000	
	60%	30,540	34,920	39,300	43,620	47,160	50,640	54,120	57,600	
	80%	40,720	46,560	52,400	58,160	62,880	67,520	72,160	76,800	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	30%	381	409	491	567	633	698			
	40%	509	545	655	756	844	931			
	50%	636	681	818	945	1,055	1,163			
	60%	763	818	982	1,134	1,266	1,396			
80%	1,018	1,091	1,310	1,513	1,688	1,862				

New Mexico Mortgage Finance Authority



Effective April 1, 2020 (must be put into effect by May 15, 2020)

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 \$54,900.

**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>

2020 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

Eddy County

For properties placed in service on or after 4/1/2020

Median Income \$70,700

FY2020 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,900	11,320	12,740	14,140	15,280	16,420	17,540	18,680
	30%	14,850	16,980	19,110	21,210	22,920	24,630	26,310	28,020
	40%	19,800	22,640	25,480	28,280	30,560	32,840	35,080	37,360
	50%	24,750	28,300	31,850	35,350	38,200	41,050	43,850	46,700
	60%	29,700	33,960	38,220	42,420	45,840	49,260	52,620	56,040
	70%	34,650	39,620	44,590	49,490	53,480	57,470	61,390	65,380
	80%	39,600	45,280	50,960	56,560	61,120	65,680	70,160	74,720
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	247	265	318	367	410	452			
30%	371	397	477	551	615	679			
40%	495	530	637	735	821	905			
50%	618	663	796	919	1,026	1,131			
60%	742	795	955	1,103	1,231	1,358			
70%	866	928	1,114	1,287	1,436	1,584			
80%	990	1,061	1,274	1,471	1,642	1,811			



Effective April 1, 2020 (must be put into effect by May 15, 2020)

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 \$54,900.

**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>

2020 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Grant County****

For all Placed in Service Properties

Median Income \$53,800*

FY2020 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	7,700	8,800	9,900	10,980	11,860	12,740	13,620	14,500
	30%	11,550	13,200	14,850	16,470	17,790	19,110	20,430	21,750
	40%	15,400	17,600	19,800	21,960	23,720	25,480	27,240	29,000
	50%	19,250	22,000	24,750	27,450	29,650	31,850	34,050	36,250
	60%	23,100	26,400	29,700	32,940	35,580	38,220	40,860	43,500
	70%	26,950	30,800	34,650	38,430	41,510	44,590	47,670	50,750
	80%	30,800	35,200	39,600	43,920	47,440	50,960	54,480	58,000
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	192	206	247	285	318	351			
30%	288	309	371	428	477	527			
40%	385	412	495	571	637	703			
50%	481	515	618	713	796	878			
60%	577	618	742	856	955	1,054			
70%	673	721	866	999	1,114	1,230			
80%	770	825	990	1,142	1,274	1,406			



Effective April 1, 2020 (must be put into effect by May 15, 2020)

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 \$54,900.

**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>

2020 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Guadalupe County****

For all Placed in Service Properties

Median Income \$45,200*

FY2020 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	7,700	8,800	9,900	10,980	11,860	12,740	13,620	14,500
	30%	11,550	13,200	14,850	16,470	17,790	19,110	20,430	21,750
	40%	15,400	17,600	19,800	21,960	23,720	25,480	27,240	29,000
	50%	19,250	22,000	24,750	27,450	29,650	31,850	34,050	36,250
	60%	23,100	26,400	29,700	32,940	35,580	38,220	40,860	43,500
	70%	26,950	30,800	34,650	38,430	41,510	44,590	47,670	50,750
	80%	30,800	35,200	39,600	43,920	47,440	50,960	54,480	58,000
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	192	206	247	285	318	351			
30%	288	309	371	428	477	527			
40%	385	412	495	571	637	703			
50%	481	515	618	713	796	878			
60%	577	618	742	856	955	1,054			
70%	673	721	866	999	1,114	1,230			
80%	770	825	990	1,142	1,274	1,406			



Effective April 1, 2020 (must be put into effect by May 15, 2020)

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 \$54,900.

**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>

2020 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Harding County****

For all Placed in Service Properties

Median Income \$55,000

FY2020 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	7,700	8,800	9,900	11,000	11,880	12,760	13,640	14,520
	30%	11,550	13,200	14,850	16,500	17,820	19,140	20,460	21,780
	40%	15,400	17,600	19,800	22,000	23,760	25,520	27,280	29,040
	50%	19,250	22,000	24,750	27,500	29,700	31,900	34,100	36,300
	60%	23,100	26,400	29,700	33,000	35,640	38,280	40,920	43,560
	70%	26,950	30,800	34,650	38,500	41,580	44,660	47,740	50,820
	80%	30,800	35,200	39,600	44,000	47,520	51,040	54,560	58,080
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	192	206	247	286	319	352			
30%	288	309	371	429	478	528			
40%	385	412	495	572	638	704			
50%	481	515	618	715	797	880			
60%	577	618	742	858	957	1,056			
70%	673	721	866	1,001	1,116	1,232			
80%	770	825	990	1,144	1,276	1,408			



Effective April 1, 2020 (must be put into effect by May 15, 2020)

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 \$54,900.

**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>

2020 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Hidalgo County****

For all Placed in Service Properties

Median Income \$49,900*

FY2020 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	7,700	8,800	9,900	10,980	11,860	12,740	13,620	14,500
	30%	11,550	13,200	14,850	16,470	17,790	19,110	20,430	21,750
	40%	15,400	17,600	19,800	21,960	23,720	25,480	27,240	29,000
	50%	19,250	22,000	24,750	27,450	29,650	31,850	34,050	36,250
	60%	23,100	26,400	29,700	32,940	35,580	38,220	40,860	43,500
	70%	26,950	30,800	34,650	38,430	41,510	44,590	47,670	50,750
	80%	30,800	35,200	39,600	43,920	47,440	50,960	54,480	58,000
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	192	206	247	285	318	351			
30%	288	309	371	428	477	527			
40%	385	412	495	571	637	703			
50%	481	515	618	713	796	878			
60%	577	618	742	856	955	1,054			
70%	673	721	866	999	1,114	1,230			
80%	770	825	990	1,142	1,274	1,406			

New Mexico Mortgage Finance Authority



Effective April 1, 2020 (must be put into effect by May 15, 2020)

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 \$54,900.

**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>

2020 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

Lea County

For Properties Placed in Service on or before 4/23/2019

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			

Lea County

For Properties Placed in Service 4/24/2019 - 3/31/2020

FY2019 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	13,860	15,840	17,820	19,770	21,360	22,950	24,540	26,100
	40%	18,480	21,120	23,760	26,360	28,480	30,600	32,720	34,800
	50%	23,100	26,400	29,700	32,950	35,600	38,250	40,900	43,500
	60%	27,720	31,680	35,640	39,540	42,720	45,900	49,080	52,200
	80%	36,960	42,240	47,520	52,720	56,960	61,200	65,440	69,600
Maximum Gross Rents by Bedroom Size									
	0	1	2	3	4	5			
30%	346	371	445	514	573	633			
40%	462	495	594	685	765	844			
50%	577	618	742	856	956	1,055			
60%	693	742	891	1,028	1,147	1,266			
80%	924	990	1,188	1,371	1,530	1,688			

New Mexico Mortgage Finance Authority



Effective April 1, 2020 (must be put into effect by May 15, 2020)

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 \$54,900.

**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>

2020 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

Lea County

For Properties Placed in Service on or after 4/1/2020

Median Income \$64,300

FY2020 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,020	10,300	11,580	12,860	13,900	14,920	15,960	16,980
	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
	70%	31,570	36,050	40,530	45,010	48,650	52,220	55,860	59,430
	80%	36,080	41,200	46,320	51,440	55,600	59,680	63,840	67,920
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	225	241	289	334	373	411			
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			
70%	789	845	1,013	1,170	1,305	1,441			
80%	902	966	1,158	1,338	1,492	1,647			



Effective April 1, 2020 (must be put into effect by May 15, 2020)

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 \$54,900.

**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>

2020 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

Lincoln County

For all Placed in Service Properties

Median Income \$60,000

FY2020 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	8,260	9,440	10,620	11,800	12,760	13,700	14,640	15,580
	30%	12,390	14,160	15,930	17,700	19,140	20,550	21,960	23,370
	40%	16,520	18,880	21,240	23,600	25,520	27,400	29,280	31,160
	50%	20,650	23,600	26,550	29,500	31,900	34,250	36,600	38,950
	60%	24,780	28,320	31,860	35,400	38,280	41,100	43,920	46,740
	70%	28,910	33,040	37,170	41,300	44,660	47,950	51,240	54,530
	80%	33,040	37,760	42,480	47,200	51,040	54,800	58,560	62,320
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	206	221	265	307	342	377			
30%	309	331	398	460	513	566			
40%	413	442	531	614	685	755			
50%	516	553	663	767	856	944			
60%	619	663	796	921	1,027	1,133			
70%	722	774	929	1,074	1,198	1,322			
80%	826	885	1,062	1,228	1,370	1,511			

New Mexico Mortgage Finance Authority



Effective April 1, 2020 (must be put into effect by May 15, 2020)

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 \$54,900.

**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>

2020 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

Los Alamos County

For all Placed in Service Properties

Median Income \$141,800

FY2020 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	17,600	20,100	22,620	25,120	27,140	29,140	31,160	33,160
	30%	26,400	30,150	33,930	37,680	40,710	43,710	46,740	49,740
	40%	35,200	40,200	45,240	50,240	54,280	58,280	62,320	66,320
	50%	44,000	50,250	56,550	62,800	67,850	72,850	77,900	82,900
	60%	52,800	60,300	67,860	75,360	81,420	87,420	93,480	99,480
	70%	61,600	70,350	79,170	87,920	94,990	101,990	109,060	116,060
	80%	70,400	80,400	90,480	100,480	108,560	116,560	124,640	132,640
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	440	471	565	653	728	804			
30%	660	706	848	979	1,092	1,206			
40%	880	942	1,131	1,306	1,457	1,608			
50%	1,100	1,178	1,413	1,633	1,821	2,010			
60%	1,320	1,413	1,696	1,959	2,185	2,412			
70%	1,540	1,649	1,979	2,286	2,549	2,814			
80%	1,760	1,885	2,262	2,613	2,914	3,216			



Effective April 1, 2020 (must be put into effect by May 15, 2020)

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 \$54,900.

**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>

2020 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Luna County****

For all Placed in Service Properties

Median Income \$38,200*

FY2020 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	7,700	8,800	9,900	10,980	11,860	12,740	13,620	14,500
	30%	11,550	13,200	14,850	16,470	17,790	19,110	20,430	21,750
	40%	15,400	17,600	19,800	21,960	23,720	25,480	27,240	29,000
	50%	19,250	22,000	24,750	27,450	29,650	31,850	34,050	36,250
	60%	23,100	26,400	29,700	32,940	35,580	38,220	40,860	43,500
	70%	26,950	30,800	34,650	38,430	41,510	44,590	47,670	50,750
	80%	30,800	35,200	39,600	43,920	47,440	50,960	54,480	58,000
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	192	206	247	285	318	351			
30%	288	309	371	428	477	527			
40%	385	412	495	571	637	703			
50%	481	515	618	713	796	878			
60%	577	618	742	856	955	1,054			
70%	673	721	866	999	1,114	1,230			
80%	770	825	990	1,142	1,274	1,406			



Effective April 1, 2020 (must be put into effect by May 15, 2020)

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 \$54,900.

**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>

2020 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****McKinley County****

For all Placed in Service Properties

Median Income \$36,600*

FY2020 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	7,700	8,800	9,900	10,980	11,860	12,740	13,620	14,500
	30%	11,550	13,200	14,850	16,470	17,790	19,110	20,430	21,750
	40%	15,400	17,600	19,800	21,960	23,720	25,480	27,240	29,000
	50%	19,250	22,000	24,750	27,450	29,650	31,850	34,050	36,250
	60%	23,100	26,400	29,700	32,940	35,580	38,220	40,860	43,500
	70%	26,950	30,800	34,650	38,430	41,510	44,590	47,670	50,750
	80%	30,800	35,200	39,600	43,920	47,440	50,960	54,480	58,000
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	192	206	247	285	318	351			
30%	288	309	371	428	477	527			
40%	385	412	495	571	637	703			
50%	481	515	618	713	796	878			
60%	577	618	742	856	955	1,054			
70%	673	721	866	999	1,114	1,230			
80%	770	825	990	1,142	1,274	1,406			



Effective April 1, 2020 (must be put into effect by May 15, 2020)

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 \$54,900.

**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>

2020 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Mora County****

For all Placed in Service Properties

Median Income \$40,100*

FY2020 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	7,700	8,800	9,900	10,980	11,860	12,740	13,620	14,500
	30%	11,550	13,200	14,850	16,470	17,790	19,110	20,430	21,750
	40%	15,400	17,600	19,800	21,960	23,720	25,480	27,240	29,000
	50%	19,250	22,000	24,750	27,450	29,650	31,850	34,050	36,250
	60%	23,100	26,400	29,700	32,940	35,580	38,220	40,860	43,500
	70%	26,950	30,800	34,650	38,430	41,510	44,590	47,670	50,750
	80%	30,800	35,200	39,600	43,920	47,440	50,960	54,480	58,000
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	192	206	247	285	318	351			
30%	288	309	371	428	477	527			
40%	385	412	495	571	637	703			
50%	481	515	618	713	796	878			
60%	577	618	742	856	955	1,054			
70%	673	721	866	999	1,114	1,230			
80%	770	825	990	1,142	1,274	1,406			

New Mexico Mortgage Finance Authority



Effective April 1, 2020 (must be put into effect by May 15, 2020)

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 \$54,900.

**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>

2020 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Otero County****

For Properties Placed in Service on or before 3/31/2020

FY2019 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	12,150	13,890	15,630	17,340	18,750	20,130	21,510	22,890
	40%	16,200	18,520	20,840	23,120	25,000	26,840	28,680	30,520
	50%	20,250	23,150	26,050	28,900	31,250	33,550	35,850	38,150
	60%	24,300	27,780	31,260	34,680	37,500	40,260	43,020	45,780
	80%	32,400	37,040	41,680	46,240	50,000	53,680	57,360	61,040
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
30%	303	325	390	451	503	555			
40%	405	434	521	601	671	740			
50%	506	542	651	751	838	925			
60%	607	651	781	902	1,006	1,110			
80%	810	868	1,042	1,203	1,342	1,480			

****Otero County****

For properties placed in service on or after 4/1/2020

Median Income \$57,200

FY2020 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	8,020	9,160	10,300	11,440	12,360	13,280	14,200	15,120
	30%	12,030	13,740	15,450	17,160	18,540	19,920	21,300	22,680
	40%	16,040	18,320	20,600	22,880	24,720	26,560	28,400	30,240
	50%	20,050	22,900	25,750	28,600	30,900	33,200	35,500	37,800
	60%	24,060	27,480	30,900	34,320	37,080	39,840	42,600	45,360
	70%	28,070	32,060	36,050	40,040	43,260	46,480	49,700	52,920
	80%	32,080	36,640	41,200	45,760	49,440	53,120	56,800	60,480
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	200	214	257	297	332	366			
30%	300	322	386	446	498	549			
40%	401	429	515	595	664	733			
50%	501	536	643	743	830	916			
60%	601	644	772	892	996	1,099			
70%	701	751	901	1,041	1,162	1,282			
80%	802	859	1,030	1,190	1,328	1,466			



Effective April 1, 2020 (must be put into effect by May 15, 2020)

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 \$54,900.

**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>

2020 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Quay County****

For all Placed in Service Properties

Median Income \$41,500*

FY2020 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	7,700	8,800	9,900	10,980	11,860	12,740	13,620	14,500
	30%	11,550	13,200	14,850	16,470	17,790	19,110	20,430	21,750
	40%	15,400	17,600	19,800	21,960	23,720	25,480	27,240	29,000
	50%	19,250	22,000	24,750	27,450	29,650	31,850	34,050	36,250
	60%	23,100	26,400	29,700	32,940	35,580	38,220	40,860	43,500
	70%	26,950	30,800	34,650	38,430	41,510	44,590	47,670	50,750
	80%	30,800	35,200	39,600	43,920	47,440	50,960	54,480	58,000
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	192	206	247	285	318	351			
30%	288	309	371	428	477	527			
40%	385	412	495	571	637	703			
50%	481	515	618	713	796	878			
60%	577	618	742	856	955	1,054			
70%	673	721	866	999	1,114	1,230			
80%	770	825	990	1,142	1,274	1,406			



Effective April 1, 2020 (must be put into effect by May 15, 2020)

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 \$54,900.

**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>

2020 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Rio Arriba County****

For all Placed in Service Properties

Median Income \$48,200*

FY2020 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	7,700	8,800	9,900	10,980	11,860	12,740	13,620	14,500
	30%	11,550	13,200	14,850	16,470	17,790	19,110	20,430	21,750
	40%	15,400	17,600	19,800	21,960	23,720	25,480	27,240	29,000
	50%	19,250	22,000	24,750	27,450	29,650	31,850	34,050	36,250
	60%	23,100	26,400	29,700	32,940	35,580	38,220	40,860	43,500
	70%	26,950	30,800	34,650	38,430	41,510	44,590	47,670	50,750
	80%	30,800	35,200	39,600	43,920	47,440	50,960	54,480	58,000
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	192	206	247	285	318	351			
30%	288	309	371	428	477	527			
40%	385	412	495	571	637	703			
50%	481	515	618	713	796	878			
60%	577	618	742	856	955	1,054			
70%	673	721	866	999	1,114	1,230			
80%	770	825	990	1,142	1,274	1,406			



Effective April 1, 2020 (must be put into effect by May 15, 2020)

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 \$54,900.

**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>

2020 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Roosevelt County****

For all Placed in Service Properties

Median Income \$47,000*

FY2020 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	7,700	8,800	9,900	10,980	11,860	12,740	13,620	14,500
	30%	11,550	13,200	14,850	16,470	17,790	19,110	20,430	21,750
	40%	15,400	17,600	19,800	21,960	23,720	25,480	27,240	29,000
	50%	19,250	22,000	24,750	27,450	29,650	31,850	34,050	36,250
	60%	23,100	26,400	29,700	32,940	35,580	38,220	40,860	43,500
	70%	26,950	30,800	34,650	38,430	41,510	44,590	47,670	50,750
	80%	30,800	35,200	39,600	43,920	47,440	50,960	54,480	58,000
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	192	206	247	285	318	351			
30%	288	309	371	428	477	527			
40%	385	412	495	571	637	703			
50%	481	515	618	713	796	878			
60%	577	618	742	856	955	1,054			
70%	673	721	866	999	1,114	1,230			
80%	770	825	990	1,142	1,274	1,406			



Effective April 1, 2020 (must be put into effect by May 15, 2020)

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 \$54,900.

**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>

2020 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****San Miguel County****

For all Placed in Service Properties

Median Income \$43,100*

FY2020 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	7,700	8,800	9,900	10,980	11,860	12,740	13,620	14,500
	30%	11,550	13,200	14,850	16,470	17,790	19,110	20,430	21,750
	40%	15,400	17,600	19,800	21,960	23,720	25,480	27,240	29,000
	50%	19,250	22,000	24,750	27,450	29,650	31,850	34,050	36,250
	60%	23,100	26,400	29,700	32,940	35,580	38,220	40,860	43,500
	70%	26,950	30,800	34,650	38,430	41,510	44,590	47,670	50,750
	80%	30,800	35,200	39,600	43,920	47,440	50,960	54,480	58,000
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	192	206	247	285	318	351			
30%	288	309	371	428	477	527			
40%	385	412	495	571	637	703			
50%	481	515	618	713	796	878			
60%	577	618	742	856	955	1,054			
70%	673	721	866	999	1,114	1,230			
80%	770	825	990	1,142	1,274	1,406			



Effective April 1, 2020 (must be put into effect by May 15, 2020)

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 \$54,900.

**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>

2020 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Sierra County****

For all Placed in Service Properties

Median Income \$43,400*

FY2020 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	7,700	8,800	9,900	10,980	11,860	12,740	13,620	14,500
	30%	11,550	13,200	14,850	16,470	17,790	19,110	20,430	21,750
	40%	15,400	17,600	19,800	21,960	23,720	25,480	27,240	29,000
	50%	19,250	22,000	24,750	27,450	29,650	31,850	34,050	36,250
	60%	23,100	26,400	29,700	32,940	35,580	38,220	40,860	43,500
	70%	26,950	30,800	34,650	38,430	41,510	44,590	47,670	50,750
	80%	30,800	35,200	39,600	43,920	47,440	50,960	54,480	58,000
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	192	206	247	285	318	351			
30%	288	309	371	428	477	527			
40%	385	412	495	571	637	703			
50%	481	515	618	713	796	878			
60%	577	618	742	856	955	1,054			
70%	673	721	866	999	1,114	1,230			
80%	770	825	990	1,142	1,274	1,406			



Effective April 1, 2020 (must be put into effect by May 15, 2020)

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 \$54,900.

**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>

2020 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Socorro County****

For all Placed in Service Properties

Median Income \$46,900*

FY2020 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	7,700	8,800	9,900	10,980	11,860	12,740	13,620	14,500
	30%	11,550	13,200	14,850	16,470	17,790	19,110	20,430	21,750
	40%	15,400	17,600	19,800	21,960	23,720	25,480	27,240	29,000
	50%	19,250	22,000	24,750	27,450	29,650	31,850	34,050	36,250
	60%	23,100	26,400	29,700	32,940	35,580	38,220	40,860	43,500
	70%	26,950	30,800	34,650	38,430	41,510	44,590	47,670	50,750
	80%	30,800	35,200	39,600	43,920	47,440	50,960	54,480	58,000
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	192	206	247	285	318	351			
30%	288	309	371	428	477	527			
40%	385	412	495	571	637	703			
50%	481	515	618	713	796	878			
60%	577	618	742	856	955	1,054			
70%	673	721	866	999	1,114	1,230			
80%	770	825	990	1,142	1,274	1,406			



Effective April 1, 2020 (must be put into effect by May 15, 2020)

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 \$54,900.

**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>

2020 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Taos County****

For all Placed in Service Properties

Median Income \$48,800*

FY2020 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	7,700	8,800	9,900	10,980	11,860	12,740	13,620	14,500
	30%	11,550	13,200	14,850	16,470	17,790	19,110	20,430	21,750
	40%	15,400	17,600	19,800	21,960	23,720	25,480	27,240	29,000
	50%	19,250	22,000	24,750	27,450	29,650	31,850	34,050	36,250
	60%	23,100	26,400	29,700	32,940	35,580	38,220	40,860	43,500
	70%	26,950	30,800	34,650	38,430	41,510	44,590	47,670	50,750
	80%	30,800	35,200	39,600	43,920	47,440	50,960	54,480	58,000
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	192	206	247	285	318	351			
30%	288	309	371	428	477	527			
40%	385	412	495	571	637	703			
50%	481	515	618	713	796	878			
60%	577	618	742	856	955	1,054			
70%	673	721	866	999	1,114	1,230			
80%	770	825	990	1,142	1,274	1,406			



Effective April 1, 2020 (must be put into effect by May 15, 2020)

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 \$54,900.

**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>

2020 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

Union County

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

Median Income \$58,400

FY2020 HERA Special Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	12,270	14,040	15,780	17,520	18,930	20,340	21,750	23,130	
	40%	16,360	18,720	21,040	23,360	25,240	27,120	29,000	30,840	
	50%	20,450	23,400	26,300	29,200	31,550	33,900	36,250	38,550	
	60%	24,540	28,080	31,560	35,040	37,860	40,680	43,500	46,260	
	80%	32,720	37,440	42,080	46,720	50,480	54,240	58,000	61,680	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	30%	306	328	394	455	508	561			
	40%	409	438	526	607	678	748			
	50%	511	548	657	759	847	935			
60%	613	657	789	911	1,017	1,122				
80%	818	877	1,052	1,215	1,356	1,496				

****Union County****

For Properties Placed in Service on or after 1/1/2009

Median Income \$58,400

FY2020 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	8,160	9,320	10,480	11,640	12,580	13,520	14,440	15,380	
	30%	12,240	13,980	15,720	17,460	18,870	20,280	21,660	23,070	
	40%	16,320	18,640	20,960	23,280	25,160	27,040	28,880	30,760	
	50%	20,400	23,300	26,200	29,100	31,450	33,800	36,100	38,450	
	60%	24,480	27,960	31,440	34,920	37,740	40,560	43,320	46,140	
	70%	28,560	32,620	36,680	40,740	44,030	47,320	50,540	53,830	
	80%	32,640	37,280	41,920	46,560	50,320	54,080	57,760	61,520	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	20%	204	218	262	302	338	372			
30%	306	327	393	454	507	559				
40%	408	437	524	605	676	745				
50%	510	546	655	756	845	931				
60%	612	655	786	908	1,014	1,118				
70%	714	764	917	1,059	1,183	1,304				
80%	816	874	1,048	1,211	1,352	1,491				

New Mexico Mortgage Finance Authority



Effective April 1, 2020 (must be put into effect by May 15, 2020)

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 \$54,900.

**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>

2020 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****2020 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 \$62,300

FY2020 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	8,720	9,960	11,220	12,460	13,460	14,460	15,460	16,440
	30%	13,080	14,940	16,830	18,690	20,190	21,690	23,190	24,660
	40%	17,440	19,920	22,440	24,920	26,920	28,920	30,920	32,880
	50%	21,800	24,900	28,050	31,150	33,650	36,150	38,650	41,100
	60%	26,160	29,880	33,660	37,380	40,380	43,380	46,380	49,320
	70%	30,520	34,860	39,270	43,610	47,110	50,610	54,110	57,540
	80%	34,880	39,840	44,880	49,840	53,840	57,840	61,840	65,760
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	218	233	280	324	361	398			
30%	327	350	420	486	542	598			
40%	436	467	561	648	723	797			
50%	545	583	701	810	903	996			
60%	654	700	841	972	1,084	1,196			
70%	763	817	981	1,134	1,265	1,395			
80%	872	934	1,122	1,296	1,446	1,595			