



NEW MEXICO MORTGAGE FINANCE AUTHORITY

344 4TH Street SW

Albuquerque, New Mexico 87102

Phone: (505) 843-6880

Fax: (505) 242-2766

DATE: April 2, 2021

TO: Interested Parties
RTC/FDIC Program

FROM: New Mexico Mortgage Finance Authority

SUBJECT: **FDIC Income and Rent Limits for 2021**

Enclosed are the income and rent guidelines we received from the FDIC. These guidelines are to be utilized in identifying income eligible households in your project. They are effective as of April 1, 2021. Please review them with your management staff. The **MF Transition Income** is the maximum income allowable on a recertification of an existing qualifying household. These tenants remain under the program guidelines for rent limits and are still included in the total set aside.

If you have any questions regarding RTC/FDIC compliance you can visit the following website for compliance manuals and information at www.fdic.gov/buying/owned/affordable.

Sincerely,

Patrick Ortiz
Director
Asset Management Department

Effective April 1, 2021

**ALBUQUERQUE MSA, NEW MEXICO
INCOME LIMITS & RENT CALCULATIONS
2021**

Income Limits for Albuquerque MSA (Median Income \$67,500)

Albuquerque MSA includes Bernalillo, Sandoval, Torrance and Valencia Counties

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8+ PERSON
Very Low (50% Median)	23650	27000	30400	33750	36450	39150	41850	44550
65% Income Limits	30750	35150	39550	43900	47450	50950	54450	57950
Low Income (80% Median)	37800	43200	48600	54000	58350	62650	67000	71300
M-F Transition Income	52920	60480	68040	75600	81690	87710	93800	99820
115% Limits	54400	62150	69900	77650	83900	90100	96300	102500

Maximum Rents for LOW INCOME Units

	0 - BR	1 - BR	2 - BR	3 - BR	4 - BR	5 - BR
Maximum Monthly Gross Rent for Low Income Units (65% Rent Limit)	766	879	989	1174	1354	1432

Maximum Rents for VERY LOW-INCOME Units

	0 - BR	1 - BR	2 - BR	3 - BR	4 - BR	5 - BR
Maximum Monthly Gross Rent for Very Low-Income Units (50% Rent Limit)	585	671	756	895	1032	1090

THESE INCOME AND RENT GUIDELINES ARE FOR USE IN ACHIEVING COMPLIANCE WITH THE FDIC LAND USE RESTRICTION AGREEMENT

New Mexico Mortgage Finance Authority, 344 4th St. SW, Albuquerque, NM 87102 (505) 843-6880

Effective April 1, 2021

**CHAVES COUNTY, NEW MEXICO
INCOME LIMITS & RENT CALCULATIONS
2021**

Income Limits for Chaves County (Median Income \$53,500)

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8+ PERSON
Very Low (50% Median)	19150	21850	24600	27300	29500	31700	33900	36050
65% Median	24850	28400	31950	35500	38350	41200	44050	46900
Low Income (80% Median)	30600	35000	39350	43700	47200	50700	54200	57700
M-F Transition Income	42840	49000	55090	61180	66080	70980	75880	80780
115% Limits	44000	50250	56550	62800	67850	72850	77900	82900

Maximum Rents for LOW INCOME Units

	0 - BR	1 - BR	2 - BR	3 - BR	4 - BR	5 - BR
Maximum Monthly Gross Rent for Low Income Units (65% Rent Limit)	629	721	812	962	1110	1173

Maximum Rents for VERY LOW-INCOME Units

	0 - BR	1 - BR	2 - BR	3 - BR	4 - BR	5 - BR
Maximum Monthly Gross Rent for Very Low-Income Units (50% Rent Limit)	479	550	619	731	845	890

THESE INCOME AND RENT GUIDELINES ARE FOR USE IN ACHIEVING COMPLIANCE WITH THE FDIC LAND USE RESTRICTION AGREEMENT

New Mexico Mortgage Finance Authority, 344 4th St. SW, Albuquerque, NM 87102 (505) 843-6880

Effective April 1, 2021

**CIBOLA COUNTY, NEW MEXICO
INCOME LIMITS & RENT CALCULATIONS
2021**

Income Limits for Cibola County (Median Income \$50,600)

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8+ PERSON
Very Low (50% Median)	19150	21850	24600	27300	29500	31700	33900	36050
65% Median	24850	28400	31950	35500	38350	41200	44050	46900
Low Income (80% Median)	30600	35000	39350	43700	47200	50700	54200	57700
M-F Transition Income	42840	49000	55090	61180	66080	70980	75880	80780
115% Limits	44000	50250	56550	62800	67850	72850	77900	82900

Maximum Rents for LOW INCOME Units

	0 – BR	1 – BR	2 – BR	3 - BR	4 - BR	5 – BR
Maximum Monthly Gross Rent for Low Income Units (65% Rent Limit)	619	710	799	946	1091	1153

Maximum Rents for VERY LOW-INCOME Units

	0 – BR	1 – BR	2 – BR	3 - BR	4 - BR	5 - BR
Maximum Monthly Gross Rent for Very Low-Income Units (50% Rent Limit)	461	530	597	702	812	855

THESE INCOME AND RENT GUIDELINES ARE FOR USE IN ACHIEVING COMPLIANCE WITH THE FDIC LAND USE RESTRICTION AGREEMENT

New Mexico Mortgage Finance Authority, 344 4th St. SW, Albuquerque, NM 87102 (505) 843-6880

Effective April 1, 2021

**EDDY COUNTY, NEW MEXICO
INCOME LIMITS & RENT CALCULATIONS
2021**

Income Limits for Eddy County (Median Income \$72,900)

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8+ PERSON
Very Low (50% Median)	25550	29200	32850	36450	39400	42300	45200	48150
65% Median	33200	37950	42700	47400	51200	55000	58800	62600
Low Income (80% Median)	40850	46650	52500	58300	63000	67650	72300	77000
M-F Transition Income	57190	65310	73500	81620	88200	94710	101220	107800
115% Limits	58700	67050	75450	83800	90550	97250	103950	110650

Maximum Rents for LOW INCOME Units

	0 - BR	1 - BR	2 - BR	3 - BR	4 - BR	5 - BR
Maximum Monthly Gross Rent for Low Income Units (65% Rent Limit)	810	929	1046	1241	1431	1514

Maximum Rents for VERY LOW-INCOME Units

	0 - BR	1 - BR	2 - BR	3 - BR	4 - BR	5 - BR
Maximum Monthly Gross Rent for Very Low-Income Units (50% Rent Limit)	619	710	799	946	1091	1153

THESE INCOME AND RENT GUIDELINES ARE FOR USE IN ACHIEVING COMPLIANCE WITH THE FDIC LAND USE RESTRICTION AGREEMENT

New Mexico Mortgage Finance Authority, 344 4th St. SW, Albuquerque, NM 87102 (505) 843-6880

Effective April 1, 2021

**MCKINLEY COUNTY, NEW MEXICO
INCOME LIMITS & RENT CALCULATIONS
2021**

Income Limits for McKinley County (Median Income \$39,600)

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8+ PERSON
Very Low (50% Median)	19150	21850	24600	27300	29500	31700	33900	36050
65% Median	24850	28400	31950	35500	38350	41200	44050	46900
Low Income (80% Median)	30600	35000	39350	43700	47200	50700	54200	57700
M-F Transition Income	42840	49000	55090	61180	66080	70980	75880	80780
115% Income Limits	44000	50250	56550	62800	67850	72850	77900	82900

Maximum Rents for LOW INCOME Units

	0 - BR	1 - BR	2 - BR	3 - BR	4 - BR	5 - BR
Maximum Monthly Gross Rent for Low Income Units (65% Rent Limit)	619	710	799	946	1091	1153

Maximum Rents for VERY LOW-INCOME Units

	0 - BR	1 - BR	2 - BR	3 - BR	4 - BR	5 - BR
Maximum Monthly Gross Rent for Very Low-Income Units (50% Rent Limit)	461	530	597	702	812	855

THESE INCOME AND RENT GUIDELINES ARE FOR USE IN ACHIEVING COMPLIANCE WITH THE FDIC LAND USE RESTRICTION AGREEMENT

New Mexico Mortgage Finance Authority, 344 4th St. SW, Albuquerque, NM 87102 (505) 843-6880

Effective April 1, 2021

**FARMINGTON MSA, NEW MEXICO
INCOME LIMITS & RENT CALCULATIONS
2021**

Income Limits for Farmington MSA (Median Income \$54,200)

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8+ PERSON
Very Low (50% Median)	20900	23900	26900	29850	32250	34650	37050	39450
65% Median	27200	31100	35000	38850	42000	45100	48200	51300
Low Income (80% Median)	33500	38250	43050	47800	51650	55450	59300	63100
M-F Transition Income	46900	53550	60270	66920	72310	77630	83020	88340
115% Limits	48100	55000	61850	68700	74200	79700	85200	90700

Maximum Rents for LOW INCOME Units

	0 - BR	1 - BR	2 - BR	3 - BR	4 - BR	5 - BR
Maximum Monthly Gross Rent for Low Income Units (65% Rent Limit)	733	840	946	1121	1294	1367

Maximum Rents for VERY LOW-INCOME Units

	0 - BR	1 - BR	2 - BR	3 - BR	4 - BR	5 - BR
Maximum Monthly Gross Rent for Very Low-Income Units (50% Rent Limit)	559	641	722	854	986	1040

THESE INCOME AND RENT GUIDELINES ARE FOR USE IN ACHIEVING COMPLIANCE WITH THE FDIC LAND USE RESTRICTION AGREEMENT

New Mexico Mortgage Finance Authority, 344 4th St. SW, Albuquerque, NM 87102 (505) 843-6880

Effective April 1, 2021

**LAS CRUCES MSA, NEW MEXICO
INCOME LIMITS & RENT CALCULATIONS
2021**

Income Limits for Las Cruces MSA (Median Income \$50,000)

Las Cruces MSA includes the city of Las Cruces and all of Dona Ana County

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8+ PERSON
Very Low (50% Median)	19150	21850	24600	27300	29500	31700	33900	36050
65% Median	24850	28400	31950	35500	38350	41200	44050	46900
Low Income (80% Median)	30600	35000	39350	43700	47200	50700	54200	57700
M-F Transition Income	42840	49000	55090	61180	66080	70980	75880	80780
115% Limits	44000	50250	56550	62800	67850	72850	77900	82900

Maximum Rents for LOW INCOME Units

	0 - BR	1 - BR	2 - BR	3 - BR	4 - BR	5 - BR
Maximum Monthly Gross Rent for Low Income Units (65% Rent Limit)	619	710	799	946	1091	1153

Maximum Rents for VERY LOW-INCOME Units

	0 - BR	1 - BR	2 - BR	3 - BR	4 - BR	5 - BR
Maximum Monthly Gross Rent for Very Low-Income Units (50% Rent Limit)	461	530	597	702	812	855

THESE INCOME AND RENT GUIDELINES ARE FOR USE IN ACHIEVING COMPLIANCE WITH THE FDIC LAND USE RESTRICTION AGREEMENT

New Mexico Mortgage Finance Authority, 344 4th St. SW, Albuquerque, NM 87102 (505) 843-6880