



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 \$54,600.

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2021 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

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

For properties Placed in Service on or before 3/31/2021

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			

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

For properties Placed In Service on or after 4/1/2021

Median Income \$67,500

FY2021 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,460	10,800	12,160	13,500	14,580	15,660	16,740	17,820
	30%	14,190	16,200	18,240	20,250	21,870	23,490	25,110	26,730
	40%	18,920	21,600	24,320	27,000	29,160	31,320	33,480	35,640
	50%	23,650	27,000	30,400	33,750	36,450	39,150	41,850	44,550
	60%	28,380	32,400	36,480	40,500	43,740	46,980	50,220	53,460
	70%	33,110	37,800	42,560	47,250	51,030	54,810	58,590	62,370
	80%	37,840	43,200	48,640	54,000	58,320	62,640	66,960	71,280
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	236	253	304	351	391	432			
30%	354	379	456	526	587	648			
40%	473	506	608	702	783	864			
50%	591	633	760	877	978	1,080			
60%	709	759	912	1,053	1,174	1,296			
70%	827	886	1,064	1,228	1,370	1,512			
80%	946	1,013	1,216	1,404	1,566	1,728			



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2021 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 between 4/1/2020 - 3/31/2021

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			

Farmington MSA (Farmington and San Juan County)

For properties Placed in Service on or after 4/1/2021

Median Income \$54,200

FY2021 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	8,360	9,560	10,760	11,940	12,900	13,860	14,820	15,780
	30%	12,540	14,340	16,140	17,910	19,350	20,790	22,230	23,670
	40%	16,720	19,120	21,520	23,880	25,800	27,720	29,640	31,560
	50%	20,900	23,900	26,900	29,850	32,250	34,650	37,050	39,450
	60%	25,080	28,680	32,280	35,820	38,700	41,580	44,460	47,340
	70%	29,260	33,460	37,660	41,790	45,150	48,510	51,870	55,230
	80%	33,440	38,240	43,040	47,760	51,600	55,440	59,280	63,120
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	209	224	269	310	346	382			
30%	313	336	403	465	519	573			
40%	418	448	538	621	693	765			
50%	522	560	672	776	866	956			
60%	627	672	807	931	1,039	1,147			
70%	731	784	941	1,086	1,212	1,338			
80%	836	896	1,076	1,242	1,386	1,530			



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2021 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

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

For properties Placed in Service on or before 3/31/2021

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			

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

For properties Placed In Service on or after 4/1/2021

Median Income \$50,000*

FY2021 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	7,660	8,740	9,840	10,920	11,800	12,680	13,560	14,420	
	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	
	70%	26,810	30,590	34,440	38,220	41,300	44,380	47,460	50,470	
	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			
	20%	191	205	246	284	317	349			
	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			
	70%	670	717	861	994	1,109	1,224			
	80%	766	820	984	1,136	1,268	1,399			



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2021 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 \$73,000

FY2021 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 1/1/2009 - 3/31/2021

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			

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

For properties Placed in Service on or after 4/1/2021

Median Income \$73,000

FY2021 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	10,220	11,680	13,140	14,600	15,780	16,940	18,120	19,280
30%	15,330	17,520	19,710	21,900	23,670	25,410	27,180	28,920	
40%	20,440	23,360	26,280	29,200	31,560	33,880	36,240	38,560	
50%	25,550	29,200	32,850	36,500	39,450	42,350	45,300	48,200	
60%	30,660	35,040	39,420	43,800	47,340	50,820	54,360	57,840	
70%	35,770	40,880	45,990	51,100	55,230	59,290	63,420	67,480	
80%	40,880	46,720	52,560	58,400	63,120	67,760	72,480	77,120	
Maximum Gross Rents by Bedroom Size									
	0	1	2	3	4	5			
20%	255	273	328	379	423	467			
30%	383	410	492	569	635	701			
40%	511	547	657	759	847	935			
50%	638	684	821	949	1,058	1,168			
60%	766	821	985	1,139	1,270	1,402			
70%	894	958	1,149	1,329	1,482	1,636			
80%	1,022	1,095	1,314	1,519	1,694	1,870			



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2021 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Catron County****

For properties Placed in Service on or before 3/31/2021

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			

****Catron County****

For properties Placed In Service on or after 4/1/2021

Median Income \$51,700*

FY2021 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	7,660	8,740	9,840	10,920	11,800	12,680	13,560	14,420
	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
	70%	26,810	30,590	34,440	38,220	41,300	44,380	47,460	50,470
	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			
20%	191	205	246	284	317	349			
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			
70%	670	717	861	994	1,109	1,224			
80%	766	820	984	1,136	1,268	1,399			



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2021 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Chaves County****

For properties Placed in Service on or before 3/31/2021

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			

****Chaves County****

For properties Placed In Service on or after 4/1/2021

Median Income \$53,500*

FY2021 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	7,660	8,740	9,840	10,920	11,800	12,680	13,560	14,420
	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
	70%	26,810	30,590	34,440	38,220	41,300	44,380	47,460	50,470
	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			
20%	191	205	246	284	317	349			
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			
70%	670	717	861	994	1,109	1,224			
80%	766	820	984	1,136	1,268	1,399			



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2021 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Cibola County****

For properties Placed in Service on or before 3/31/2021

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			

****Cibola County****

For properties Placed In Service on or after 4/1/2021

Median Income \$50,600*

FY2021 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	7,660	8,740	9,840	10,920	11,800	12,680	13,560	14,420
	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
	70%	26,810	30,590	34,440	38,220	41,300	44,380	47,460	50,470
	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			
20%	191	205	246	284	317	349			
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			
70%	670	717	861	994	1,109	1,224			
80%	766	820	984	1,136	1,268	1,399			



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 \$54,600.

**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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2021 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Colfax County****

For properties Placed in Service on or before 3/31/2021

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			

****Colfax County****

For properties Placed In Service on or after 4/1/2021

Median Income \$52,100*

FY2021 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	7,660	8,740	9,840	10,920	11,800	12,680	13,560	14,420
	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
	70%	26,810	30,590	34,440	38,220	41,300	44,380	47,460	50,470
	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			
20%	191	205	246	284	317	349			
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			
70%	670	717	861	994	1,109	1,224			
80%	766	820	984	1,136	1,268	1,399			



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 \$54,600.

**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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2021 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 3/28/2016 - 3/31/2021

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				

Curry County

For properties Placed In Service on or after 4/1/2021

Median Income \$54,200*

FY2021 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	7,660	8,740	9,840	10,920	11,800	12,680	13,560	14,420	
	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	
	70%	26,810	30,590	34,440	38,220	41,300	44,380	47,460	50,470	
	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			
	20%	191	205	246	284	317	349			
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				
70%	670	717	861	994	1,109	1,224				
80%	766	820	984	1,136	1,268	1,399				



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 \$54,600.

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2021 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

DeBaca County

For all Placed in Service Properties

Median Income \$63,000

FY2021 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	8,080	9,220	10,380	11,520	12,460	13,380	14,300	15,220
	30%	12,120	13,830	15,570	17,280	18,690	20,070	21,450	22,830
	40%	16,160	18,440	20,760	23,040	24,920	26,760	28,600	30,440
	50%	20,200	23,050	25,950	28,800	31,150	33,450	35,750	38,050
	60%	24,240	27,660	31,140	34,560	37,380	40,140	42,900	45,660
	70%	28,280	32,270	36,330	40,320	43,610	46,830	50,050	53,270
	80%	32,320	36,880	41,520	46,080	49,840	53,520	57,200	60,880
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	202	216	259	299	334	369			
30%	303	324	389	449	501	553			
40%	404	432	519	599	669	738			
50%	505	540	648	749	836	922			
60%	606	648	778	899	1,003	1,107			
70%	707	756	908	1,049	1,170	1,291			
80%	808	865	1,038	1,199	1,338	1,476			

Eddy County

For all Placed in Service Properties

Median Income \$72,900

FY2021 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	10,220	11,680	13,140	14,580	15,760	16,920	18,080	19,260
	30%	15,330	17,520	19,710	21,870	23,640	25,380	27,120	28,890
	40%	20,440	23,360	26,280	29,160	31,520	33,840	36,160	38,520
	50%	25,550	29,200	32,850	36,450	39,400	42,300	45,200	48,150
	60%	30,660	35,040	39,420	43,740	47,280	50,760	54,240	57,780
	70%	35,770	40,880	45,990	51,030	55,160	59,220	63,280	67,410
	80%	40,880	46,720	52,560	58,320	63,040	67,680	72,320	77,040
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	255	273	328	379	423	466			
30%	383	410	492	568	634	700			
40%	511	547	657	758	846	933			
50%	638	684	821	948	1,057	1,166			
60%	766	821	985	1,137	1,269	1,400			
70%	894	958	1,149	1,327	1,480	1,633			
80%	1,022	1,095	1,314	1,517	1,692	1,867			

****Grant County****

For all Placed in Service Properties

Median Income \$55,100*

FY2021 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	7,720	8,820	9,920	11,020	11,920	12,800	13,680	14,560
	30%	11,580	13,230	14,880	16,530	17,880	19,200	20,520	21,840
	40%	15,440	17,640	19,840	22,040	23,840	25,600	27,360	29,120
	50%	19,300	22,050	24,800	27,550	29,800	32,000	34,200	36,400
	60%	23,160	26,460	29,760	33,060	35,760	38,400	41,040	43,680
	70%	27,020	30,870	34,720	38,570	41,720	44,800	47,880	50,960
	80%	30,880	35,280	39,680	44,080	47,680	51,200	54,720	58,240
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	193	206	248	286	320	353			
30%	289	310	372	430	480	529			
40%	386	413	496	573	640	706			
50%	482	516	620	716	800	882			
60%	579	620	744	860	960	1,059			
70%	675	723	868	1,003	1,120	1,235			
80%	772	827	992	1,147	1,280	1,412			



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2021 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Guadalupe County****

For properties Placed in Service on or before 3/31/2021

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			

****Guadalupe County****

For properties Placed In Service on or after 4/1/2021

Median Income \$42,600*

FY2021 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	7,660	8,740	9,840	10,920	11,800	12,680	13,560	14,420
	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
	70%	26,810	30,590	34,440	38,220	41,300	44,380	47,460	50,470
	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			
20%	191	205	246	284	317	349			
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			
70%	670	717	861	994	1,109	1,224			
80%	766	820	984	1,136	1,268	1,399			



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

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2021 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Harding County****

For properties Placed in Service on or before 3/31/2021

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			

****Harding County****

For properties Placed In Service on or after 4/1/2021

Median Income \$50,300*

FY2021 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	7,660	8,740	9,840	10,920	11,800	12,680	13,560	14,420
	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
	70%	26,810	30,590	34,440	38,220	41,300	44,380	47,460	50,470
	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			
20%	191	205	246	284	317	349			
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			
70%	670	717	861	994	1,109	1,224			
80%	766	820	984	1,136	1,268	1,399			



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 \$54,600.

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2021 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Hidalgo County****

For properties Placed in Service on or before 12/31/2008

s	# in Hshld	1	2	3	4	5	6	7	8
	20%	8,200	9,360	10,540	11,700	12,640	13,580	14,520	15,460
30%	12,300	14,040	15,810	17,550	18,960	20,370	21,780	23,190	
40%	16,400	18,720	21,080	23,400	25,280	27,160	29,040	30,920	
50%	20,500	23,400	26,350	29,250	31,600	33,950	36,300	38,650	
60%	24,600	28,080	31,620	35,100	37,920	40,740	43,560	46,380	
70%	28,700	32,760	36,890	40,950	44,240	47,530	50,820	54,110	
80%	32,800	37,440	42,160	46,800	50,560	54,320	58,080	61,840	
Maximum Gross Rents by Bedroom Size									
	0	1	2	3	4	5			
20%	205	219	263	304	339	374			
30%	307	329	395	456	509	562			
40%	410	439	527	608	679	749			
50%	512	548	658	760	848	936			
60%	615	658	790	912	1,018	1,124			
70%	717	768	922	1,064	1,188	1,311			
80%	820	878	1,054	1,217	1,358	1,499			

****Hidalgo County****

For properties Placed in Service 1/1/2009 - 3/31/2021

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			

****Hidalgo County****

For properties Placed In Service on or after 4/1/2021

Median Income \$54,300*

FY2021 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	7,660	8,740	9,840	10,920	11,800	12,680	13,560	14,420
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	
70%	26,810	30,590	34,440	38,220	41,300	44,380	47,460	50,470	
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			
20%	191	205	246	284	317	349			
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			
70%	670	717	861	994	1,109	1,224			
80%	766	820	984	1,136	1,268	1,399			



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 \$54,600.

**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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2021 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			



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 \$54,600.

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2021 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

Lea County

For Properties Placed in Service 4/1/2020 - 3/31/2021

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			

Lea County

For Properties Placed in Service on or after 4/1/2021

Median Income \$61,600

FY2021 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	8,640	9,860	11,100	12,320	13,320	14,300	15,280	16,280
	30%	12,960	14,790	16,650	18,480	19,980	21,450	22,920	24,420
	40%	17,280	19,720	22,200	24,640	26,640	28,600	30,560	32,560
	50%	21,600	24,650	27,750	30,800	33,300	35,750	38,200	40,700
	60%	25,920	29,580	33,300	36,960	39,960	42,900	45,840	48,840
	70%	30,240	34,510	38,850	43,120	46,620	50,050	53,480	56,980
	80%	34,560	39,440	44,400	49,280	53,280	57,200	61,120	65,120
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	216	231	277	320	357	394			
30%	324	346	416	480	536	591			
40%	432	462	555	641	715	789			
50%	540	578	693	801	893	986			
60%	648	693	832	961	1,072	1,183			
70%	756	809	971	1,121	1,251	1,380			
80%	864	925	1,110	1,282	1,430	1,578			



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 \$54,600.

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2021 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

Lincoln County

For all Placed in Service Properties

Median Income \$59,700

FY2021 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	8,360	9,560	10,760	11,940	12,900	13,860	14,820	15,780
	30%	12,540	14,340	16,140	17,910	19,350	20,790	22,230	23,670
	40%	16,720	19,120	21,520	23,880	25,800	27,720	29,640	31,560
	50%	20,900	23,900	26,900	29,850	32,250	34,650	37,050	39,450
	60%	25,080	28,680	32,280	35,820	38,700	41,580	44,460	47,340
	70%	29,260	33,460	37,660	41,790	45,150	48,510	51,870	55,230
	80%	33,440	38,240	43,040	47,760	51,600	55,440	59,280	63,120
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	209	224	269	310	346	382			
30%	313	336	403	465	519	573			
40%	418	448	538	621	693	765			
50%	522	560	672	776	866	956			
60%	627	672	807	931	1,039	1,147			
70%	731	784	941	1,086	1,212	1,338			
80%	836	896	1,076	1,242	1,386	1,530			



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2021 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

Los Alamos County

For all Placed in Service Properties

Median Income \$149,500

FY2021 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	17,900	20,460	23,020	25,560	27,620	29,660	31,700	33,740
	30%	26,850	30,690	34,530	38,340	41,430	44,490	47,550	50,610
	40%	35,800	40,920	46,040	51,120	55,240	59,320	63,400	67,480
	50%	44,750	51,150	57,550	63,900	69,050	74,150	79,250	84,350
	60%	53,700	61,380	69,060	76,680	82,860	88,980	95,100	101,220
	70%	62,650	71,610	80,570	89,460	96,670	103,810	110,950	118,090
	80%	71,600	81,840	92,080	102,240	110,480	118,640	126,800	134,960
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	447	479	575	664	741	818			
30%	671	719	863	997	1,112	1,227			
40%	895	959	1,151	1,329	1,483	1,636			
50%	1,118	1,198	1,438	1,661	1,853	2,045			
60%	1,342	1,438	1,726	1,994	2,224	2,454			
70%	1,566	1,678	2,014	2,326	2,595	2,863			
80%	1,790	1,918	2,302	2,659	2,966	3,272			



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 \$54,600.

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2021 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Luna County****

For properties Placed in Service on or before 3/31/2021

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			

****Luna County****

For Properties Placed in Service on or after 4/1/2021

Median Income \$43,600*

FY2021 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	7,660	8,740	9,840	10,920	11,800	12,680	13,560	14,420	
	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	
	70%	26,810	30,590	34,440	38,220	41,300	44,380	47,460	50,470	
	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			
	20%	191	205	246	284	317	349			
	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			
	70%	670	717	861	994	1,109	1,224			
	80%	766	820	984	1,136	1,268	1,399			



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 \$54,600.

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2021 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****McKinley County****

For properties Placed in Service on or before 3/31/2021

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			

****McKinley County****

For Properties Placed in Service on or after 4/1/2021

Median Income \$39,600*

FY2021 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	7,660	8,740	9,840	10,920	11,800	12,680	13,560	14,420
	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
	70%	26,810	30,590	34,440	38,220	41,300	44,380	47,460	50,470
	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			
20%	191	205	246	284	317	349			
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			
70%	670	717	861	994	1,109	1,224			
80%	766	820	984	1,136	1,268	1,399			



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 \$54,600.

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2021 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Mora County****

For properties Placed in Service on or before 3/31/2021

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			

****Mora County****

For Properties Placed in Service on or after 4/1/2021

Median Income \$35,100*

FY2021 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	7,660	8,740	9,840	10,920	11,800	12,680	13,560	14,420
	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
	70%	26,810	30,590	34,440	38,220	41,300	44,380	47,460	50,470
	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			
20%	191	205	246	284	317	349			
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			
70%	670	717	861	994	1,109	1,224			
80%	766	820	984	1,136	1,268	1,399			



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 \$54,600.

**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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2021 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 4/1/2020 - 3/31/2021

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			

****Otero County****

For properties Placed in Service on or after 4/1/2021

Median Income \$54,400*

FY2021 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	7,660	8,740	9,840	10,920	11,800	12,680	13,560	14,420
	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
	70%	26,810	30,590	34,440	38,220	41,300	44,380	47,460	50,470
	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			
20%	191	205	246	284	317	349			
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			
70%	670	717	861	994	1,109	1,224			
80%	766	820	984	1,136	1,268	1,399			



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 \$54,600.

**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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2021 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Quay County****

For properties Placed in Service on or before 3/31/2021

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			

****Quay County****

For Properties Placed in Service on or after 4/1/2021

Median Income \$40,900*

FY2021 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	7,660	8,740	9,840	10,920	11,800	12,680	13,560	14,420
	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
	70%	26,810	30,590	34,440	38,220	41,300	44,380	47,460	50,470
	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			
20%	191	205	246	284	317	349			
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			
70%	670	717	861	994	1,109	1,224			
80%	766	820	984	1,136	1,268	1,399			



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 \$54,600.

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2021 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Rio Arriba County****

For properties Placed in Service on or before 3/31/2021

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			

****Rio Arriba County****

For Properties Placed in Service on or after 4/1/2021

Median Income \$49,000*

FY2021 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	7,660	8,740	9,840	10,920	11,800	12,680	13,560	14,420
	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
	70%	26,810	30,590	34,440	38,220	41,300	44,380	47,460	50,470
	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			
20%	191	205	246	284	317	349			
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			
70%	670	717	861	994	1,109	1,224			
80%	766	820	984	1,136	1,268	1,399			



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 \$54,600.

**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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2021 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Roosevelt County****

For all Placed in Service Properties

Median Income \$55,400

FY2021 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	7,760	8,880	9,980	11,080	11,980	12,860	13,740	14,640
	30%	11,640	13,320	14,970	16,620	17,970	19,290	20,610	21,960
	40%	15,520	17,760	19,960	22,160	23,960	25,720	27,480	29,280
	50%	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600
	60%	23,280	26,640	29,940	33,240	35,940	38,580	41,220	43,920
	70%	27,160	31,080	34,930	38,780	41,930	45,010	48,090	51,240
	80%	31,040	35,520	39,920	44,320	47,920	51,440	54,960	58,560
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	194	208	249	288	321	354			
30%	291	312	374	432	482	532			
40%	388	416	499	576	643	709			
50%	485	520	623	720	803	886			
60%	582	624	748	864	964	1,064			
70%	679	728	873	1,008	1,125	1,241			
80%	776	832	998	1,153	1,286	1,419			



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 \$54,600.

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2021 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****San Miguel County****

For properties Placed in Service on or before 3/31/2021

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			

****San Miguel County****

For Properties Placed in Service on or after 4/1/2021

Median Income \$44,200*

FY2021 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	7,660	8,740	9,840	10,920	11,800	12,680	13,560	14,420
	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
	70%	26,810	30,590	34,440	38,220	41,300	44,380	47,460	50,470
	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			
20%	191	205	246	284	317	349			
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			
70%	670	717	861	994	1,109	1,224			
80%	766	820	984	1,136	1,268	1,399			



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 \$54,600.

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2021 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Sierra County****

For properties Placed in Service on or before 3/31/2021

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			

****Sierra County****

For Properties Placed in Service on or after 4/1/2021

Median Income \$43,800*

FY2021 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	7,660	8,740	9,840	10,920	11,800	12,680	13,560	14,420
	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
	70%	26,810	30,590	34,440	38,220	41,300	44,380	47,460	50,470
	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			
20%	191	205	246	284	317	349			
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			
70%	670	717	861	994	1,109	1,224			
80%	766	820	984	1,136	1,268	1,399			



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 \$54,600.

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2021 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Socorro County****

For properties Placed in Service on or before 3/31/2021

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			

****Socorro County****

For Properties Placed in Service on or after 4/1/2021

Median Income \$44,900*

FY2021 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	7,660	8,740	9,840	10,920	11,800	12,680	13,560	14,420
	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
	70%	26,810	30,590	34,440	38,220	41,300	44,380	47,460	50,470
	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			
20%	191	205	246	284	317	349			
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			
70%	670	717	861	994	1,109	1,224			
80%	766	820	984	1,136	1,268	1,399			



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 \$54,600.

**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>

2021 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Taos County****

For properties Placed in Service on or before 3/31/2021

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			

****Taos County****

For Properties Placed in Service on or after 4/1/2021

Median Income \$50,000*

FY2021 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	7,660	8,740	9,840	10,920	11,800	12,680	13,560	14,420
	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
	70%	26,810	30,590	34,440	38,220	41,300	44,380	47,460	50,470
	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			
20%	191	205	246	284	317	349			
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			
70%	670	717	861	994	1,109	1,224			
80%	766	820	984	1,136	1,268	1,399			



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 \$54,600.

**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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2021 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

Union County

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

FY2021 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 1/1/2009 - 3/31/2021

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			

****Union County****

For Properties Placed in Service on or after 4/1/2021

Median Income \$49,300

FY2021 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	7,760	8,860	9,960	11,060	11,960	12,840	13,720	14,600
	30%	11,640	13,290	14,940	16,590	17,940	19,260	20,580	21,900
	40%	15,520	17,720	19,920	22,120	23,920	25,680	27,440	29,200
	50%	19,400	22,150	24,900	27,650	29,900	32,100	34,300	36,500
	60%	23,280	26,580	29,880	33,180	35,880	38,520	41,160	43,800
	70%	27,160	31,010	34,860	38,710	41,860	44,940	48,020	51,100
	80%	31,040	35,440	39,840	44,240	47,840	51,360	54,880	58,400
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	194	207	249	287	321	354			
30%	291	311	373	431	481	531			
40%	388	415	498	575	642	708			
50%	485	519	622	719	802	885			
60%	582	623	747	863	963	1,062			
70%	679	727	871	1,007	1,123	1,239			
80%	776	831	996	1,151	1,284	1,416			



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2021 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****2021 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 \$63,400

FY2021 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	8,880	10,140	11,420	12,680	13,700	14,700	15,720	16,740
	30%	13,320	15,210	17,130	19,020	20,550	22,050	23,580	25,110
	40%	17,760	20,280	22,840	25,360	27,400	29,400	31,440	33,480
	50%	22,200	25,350	28,550	31,700	34,250	36,750	39,300	41,850
	60%	26,640	30,420	34,260	38,040	41,100	44,100	47,160	50,220
	70%	31,080	35,490	39,970	44,380	47,950	51,450	55,020	58,590
	80%	35,520	40,560	45,680	50,720	54,800	58,800	62,880	66,960
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	222	237	285	329	367	405			
30%	333	356	428	494	551	608			
40%	444	475	571	659	735	811			
50%	555	594	713	824	918	1,014			
60%	666	713	856	989	1,102	1,217			
70%	777	832	999	1,154	1,286	1,420			
80%	888	951	1,142	1,319	1,470	1,623			