



NEW MEXICO MORTGAGE FINANCE AUTHORITY

344 4TH Street SW

Albuquerque, New Mexico 87102

Phone: (505) 843-6880

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DATE: April 21, 2022

TO: Interested Parties
RTC/FDIC Program

FROM: New Mexico Mortgage Finance Authority

SUBJECT: **FDIC Income and Rent Limits for 2022**

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 18, 2022. 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 18, 2022

**ALBUQUERQUE MSA, NEW MEXICO
INCOME LIMITS & RENT CALCULATIONS
2022**

Income Limits for Albuquerque MSA (Median Income \$77,100)

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) | 26450 | 30200 | 34000 | 37750 | 40800 | 43800 | 46850 | 49850 |
| 65% Income Limits | 34400 | 39300 | 44200 | 49100 | 53050 | 57000 | 60900 | 64850 |
| Low Income (80% Median) | 42300 | 48350 | 54400 | 60400 | 65250 | 70100 | 74900 | 79750 |
| M-F Transition Income | 59220 | 67690 | 76160 | 84560 | 91350 | 98140 | 104860 | 111650 |
| 115% Limits | 60800 | 69500 | 78200 | 86850 | 93800 | 100750 | 107700 | 114650 |

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) | 840 | 963 | 1083 | 1287 | 1484 | 1570 |

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) | 641 | 735 | 828 | 981 | 1132 | 1195 |

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 18, 2022

**CHAVES COUNTY, NEW MEXICO
INCOME LIMITS & RENT CALCULATIONS
2022**

Income Limits for Chaves County (Median Income \$55,500)

| | 1 PERSON | 2 PERSON | 3 PERSON | 4 PERSON | 5 PERSON | 6 PERSON | 7 PERSON | 8+ PERSON |
|-------------------------|----------|----------|----------|----------|----------|----------|----------|-----------|
| Very Low (50% Median) | 21350 | 24400 | 27450 | 30500 | 32950 | 35400 | 37850 | 40300 |
| 65% Median | 27800 | 31750 | 35700 | 39650 | 42850 | 46000 | 49200 | 52350 |
| Low Income (80% Median) | 34200 | 39050 | 43950 | 48800 | 52750 | 56650 | 60550 | 64450 |
| M-F Transition Income | 47880 | 54670 | 61530 | 68320 | 73850 | 79310 | 84770 | 90230 |
| 115% Limits | 49150 | 56150 | 63150 | 70150 | 75800 | 81400 | 87000 | 92600 |

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) | 675 | 774 | 871 | 1032 | 1191 | 1258 |

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) | 514 | 590 | 664 | 785 | 907 | 957 |

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**CIBOLA COUNTY, NEW MEXICO
INCOME LIMITS & RENT CALCULATIONS
2022**

Income Limits for Cibola County (Median Income \$56,600)

| | 1 PERSON | 2 PERSON | 3 PERSON | 4 PERSON | 5 PERSON | 6 PERSON | 7 PERSON | 8+ PERSON |
|-------------------------|----------|----------|----------|----------|----------|----------|----------|-----------|
| Very Low (50% Median) | 21350 | 24400 | 27450 | 30500 | 32950 | 35400 | 37850 | 40300 |
| 65% Median | 27800 | 31750 | 35700 | 39650 | 42850 | 46000 | 49200 | 52350 |
| Low Income (80% Median) | 34200 | 39050 | 43950 | 48800 | 52750 | 56650 | 60550 | 64450 |
| M-F Transition Income | 47880 | 54670 | 61530 | 68320 | 73850 | 79310 | 84770 | 90230 |
| 115% Limits | 49150 | 56150 | 63150 | 70150 | 75800 | 81400 | 87000 | 92600 |

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) | 675 | 774 | 871 | 1032 | 1191 | 1258 |

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) | 514 | 590 | 664 | 785 | 907 | 957 |

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Effective April 18, 2022

**EDDY COUNTY, NEW MEXICO
INCOME LIMITS & RENT CALCULATIONS
2022**

Income Limits for Eddy County (Median Income \$82,800)

| | 1 PERSON | 2 PERSON | 3 PERSON | 4 PERSON | 5 PERSON | 6 PERSON | 7 PERSON | 8+ PERSON |
|-------------------------|----------|----------|----------|----------|----------|----------|----------|-----------|
| Very Low (50% Median) | 28550 | 32600 | 36700 | 40750 | 44050 | 47300 | 50550 | 53800 |
| 65% Median | 37100 | 42400 | 47700 | 53000 | 57250 | 61500 | 65750 | 70000 |
| Low Income (80% Median) | 45650 | 52200 | 58700 | 65200 | 70450 | 75650 | 80850 | 86100 |
| M-F Transition Income | 63910 | 73080 | 82180 | 91280 | 98630 | 105910 | 113190 | 120540 |
| 115% Limits | 65650 | 75000 | 84400 | 93750 | 101250 | 108750 | 116250 | 123750 |

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) | 908 | 1040 | 1171 | 1392 | 1605 | 1699 |

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) | 694 | 795 | 896 | 1062 | 1225 | 1294 |

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Effective April 18, 2022

**MCKINLEY COUNTY, NEW MEXICO
INCOME LIMITS & RENT CALCULATIONS
2022**

Income Limits for McKinley County (Median Income \$46,900)

| | 1 PERSON | 2 PERSON | 3 PERSON | 4 PERSON | 5 PERSON | 6 PERSON | 7 PERSON | 8+ PERSON |
|-------------------------|----------|----------|----------|----------|----------|----------|----------|-----------|
| Very Low (50% Median) | 21350 | 24400 | 27450 | 30500 | 32950 | 35400 | 37850 | 40300 |
| 65% Median | 27800 | 31750 | 35700 | 39650 | 42850 | 46000 | 49200 | 52350 |
| Low Income (80% Median) | 34200 | 39050 | 43950 | 48800 | 52750 | 56650 | 60550 | 64450 |
| M-F Transition Income | 47880 | 54670 | 61530 | 68320 | 73850 | 79310 | 84770 | 90230 |
| 115% Income Limits | 49150 | 56150 | 63150 | 70150 | 75800 | 81400 | 87000 | 92600 |

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) | 675 | 774 | 871 | 1032 | 1191 | 1258 |

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) | 514 | 590 | 664 | 785 | 907 | 957 |

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**FARMINGTON MSA, NEW MEXICO
INCOME LIMITS & RENT CALCULATIONS
2022**

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) | 22350 | 25550 | 28750 | 31900 | 34500 | 37050 | 39600 | 42150 |
| 65% Median | 29050 | 33200 | 37350 | 41450 | 44800 | 48100 | 51400 | 54750 |
| Low Income (80% Median) | 35750 | 40850 | 45950 | 51050 | 55150 | 59250 | 63350 | 67400 |
| M-F Transition Income | 50050 | 57190 | 64330 | 71470 | 77210 | 82950 | 88690 | 94360 |
| 115% Limits | 51400 | 58750 | 66100 | 73400 | 79300 | 85150 | 91050 | 96900 |

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 |

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**LAS CRUCES MSA, NEW MEXICO
INCOME LIMITS & RENT CALCULATIONS
2022**

Income Limits for Las Cruces MSA (Median Income \$56,800)

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) | 21350 | 24400 | 27450 | 30500 | 32950 | 35400 | 37850 | 40300 |
| 65% Median | 27800 | 31750 | 35700 | 39650 | 42850 | 46000 | 49200 | 52350 |
| Low Income (80% Median) | 34200 | 39050 | 43950 | 48800 | 52750 | 56650 | 60550 | 64450 |
| M-F Transition Income | 47880 | 54670 | 61530 | 68320 | 73850 | 79310 | 84770 | 90230 |
| 115% Limits | 49150 | 56150 | 63150 | 70150 | 75800 | 81400 | 87000 | 92600 |

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) | 675 | 774 | 871 | 1032 | 1191 | 1258 |

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) | 514 | 590 | 664 | 785 | 907 | 957 |

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