

**New Mexico Mortgage Finance Authority**



**Effective April 18, 2022 (must be put into effect by June 2, 2022)**

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 \$61,000.

\*\*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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**2022 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**  
**Albuquerque MSA (Bernalillo, Sandoval, Torrance and Valencia Counties)**  
**For all Placed in Service Properties**  
**Median Income \$77,100**

FY2022 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	10,580	12,080	13,600	15,100	16,320	17,520	18,740	19,940
	30%	15,870	18,120	20,400	22,650	24,480	26,280	28,110	29,910
	40%	21,160	24,160	27,200	30,200	32,640	35,040	37,480	39,880
	50%	26,450	30,200	34,000	37,750	40,800	43,800	46,850	49,850
	60%	31,740	36,240	40,800	45,300	48,960	52,560	56,220	59,820
	70%	37,030	42,280	47,600	52,850	57,120	61,320	65,590	69,790
	80%	42,320	48,320	54,400	60,400	65,280	70,080	74,960	79,760
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	264	283	340	392	438	483			
30%	396	424	510	589	657	725			
40%	529	566	680	785	876	967			
50%	661	708	850	981	1,095	1,208			
60%	793	849	1,020	1,178	1,314	1,450			
70%	925	991	1,190	1,374	1,533	1,692			
80%	1,058	1,133	1,360	1,571	1,752	1,934			

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**2022 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**

	# in Hshld	1	2	3	4	5	6	7	8
	FY2019 Income Limits & Rents	20%	9,260	10,580	11,900	13,220	14,280	15,340	16,400
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
70%		32,410	37,030	41,650	46,270	49,980	53,690	57,400	61,110
80%		37,040	42,320	47,600	52,880	57,120	61,360	65,600	69,840
<b>Maximum Gross Rents by Bedroom Size</b>									
	0	1	2	3	4	5			
20%	231	248	297	343	383	423			
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			
70%	810	868	1,041	1,203	1,342	1,481			
80%	926	992	1,190	1,375	1,534	1,693			

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**2022 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**  
**Farmington MSA (Farmington and San Juan County)**  
**For properties Placed in Service on or after 4/1/2020**  
**Median Income \$54,200**

FY2022 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	8,940	10,220	11,500	12,760	13,800	14,820	15,840	16,860
	30%	13,410	15,330	17,250	19,140	20,700	22,230	23,760	25,290
	40%	17,880	20,440	23,000	25,520	27,600	29,640	31,680	33,720
	50%	22,350	25,550	28,750	31,900	34,500	37,050	39,600	42,150
	60%	26,820	30,660	34,500	38,280	41,400	44,460	47,520	50,580
	70%	31,290	35,770	40,250	44,660	48,300	51,870	55,440	59,010
	80%	35,760	40,880	46,000	51,040	55,200	59,280	63,360	67,440
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	223	239	287	332	370	408			
30%	335	359	431	498	555	613			
40%	447	479	575	664	741	817			
50%	558	598	718	830	926	1,021			
60%	670	718	862	996	1,111	1,226			
70%	782	838	1,006	1,162	1,296	1,430			
80%	894	958	1,150	1,328	1,482	1,635			

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**2022 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**  
**\*\*Las Cruces MSA (Las Cruces and Dona Ana County)\*\***  
**For all Placed in Service Properties**  
**Median Income \$56,800\***

FY2022 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	8,540	9,760	10,980	12,200	13,180	14,160	15,140	16,120	
	30%	12,810	14,640	16,470	18,300	19,770	21,240	22,710	24,180	
	40%	17,080	19,520	21,960	24,400	26,360	28,320	30,280	32,240	
	50%	21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300	
	60%	25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360	
	70%	29,890	34,160	38,430	42,700	46,130	49,560	52,990	56,420	
	80%	34,160	39,040	43,920	48,800	52,720	56,640	60,560	64,480	
	<b>Maximum Gross Rents by Bedroom Size</b>									
		0	1	2	3	4	5			
	20%	213	228	274	317	354	390			
	30%	320	343	411	475	531	586			
	40%	427	457	549	634	708	781			
	50%	533	571	686	793	885	976			
	60%	640	686	823	951	1,062	1,172			
70%	747	800	960	1,110	1,239	1,367				
80%	854	915	1,098	1,269	1,416	1,563				

**New Mexico Mortgage Finance Authority**



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**2022 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 \$80,600**

FY2022 HERA Special Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	17,370	19,860	22,350	24,810	26,820	28,800	30,780	32,760
	40%	23,160	26,480	29,800	33,080	35,760	38,400	41,040	43,680
	50%	28,950	33,100	37,250	41,350	44,700	48,000	51,300	54,600
	60%	34,740	39,720	44,700	49,620	53,640	57,600	61,560	65,520
	80%	46,320	52,960	59,600	66,160	71,520	76,800	82,080	87,360
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
30%	434	465	558	645	720	794			
40%	579	620	745	860	960	1,059			
50%	723	775	931	1,075	1,200	1,323			
60%	868	930	1,117	1,290	1,440	1,588			
80%	1,158	1,241	1,490	1,721	1,920	2,118			

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**2022 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 after 1/1/2009**  
**Median Income \$80,600**

FY2022 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	11,300	12,900	14,520	16,120	17,420	18,700	20,000	21,280
	30%	16,950	19,350	21,780	24,180	26,130	28,050	30,000	31,920
	40%	22,600	25,800	29,040	32,240	34,840	37,400	40,000	42,560
	50%	28,250	32,250	36,300	40,300	43,550	46,750	50,000	53,200
	60%	33,900	38,700	43,560	48,360	52,260	56,100	60,000	63,840
	70%	39,550	45,150	50,820	56,420	60,970	65,450	70,000	74,480
	80%	45,200	51,600	58,080	64,480	69,680	74,800	80,000	85,120
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	282	302	363	419	467	516			
30%	423	453	544	628	701	774			
40%	565	605	726	838	935	1,032			
50%	706	756	907	1,048	1,168	1,290			
60%	847	907	1,089	1,257	1,402	1,548			
70%	988	1,058	1,270	1,467	1,636	1,806			
80%	1,130	1,210	1,452	1,677	1,870	2,064			

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**2022 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**  
**\*\*Catron County\*\***  
**For all Placed in Service Properties**  
**Median Income \$58,600\***

FY2022 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	8,540	9,760	10,980	12,200	13,180	14,160	15,140	16,120
	30%	12,810	14,640	16,470	18,300	19,770	21,240	22,710	24,180
	40%	17,080	19,520	21,960	24,400	26,360	28,320	30,280	32,240
	50%	21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300
	60%	25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360
	70%	29,890	34,160	38,430	42,700	46,130	49,560	52,990	56,420
	80%	34,160	39,040	43,920	48,800	52,720	56,640	60,560	64,480
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	213	228	274	317	354	390			
30%	320	343	411	475	531	586			
40%	427	457	549	634	708	781			
50%	533	571	686	793	885	976			
60%	640	686	823	951	1,062	1,172			
70%	747	800	960	1,110	1,239	1,367			
80%	854	915	1,098	1,269	1,416	1,563			

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**2022 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**\*\*Chaves County\*\***

**For all Placed in Service Properties**

**Median Income \$55,500\***

FY2022 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	8,540	9,760	10,980	12,200	13,180	14,160	15,140	16,120
	30%	12,810	14,640	16,470	18,300	19,770	21,240	22,710	24,180
	40%	17,080	19,520	21,960	24,400	26,360	28,320	30,280	32,240
	50%	21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300
	60%	25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360
	70%	29,890	34,160	38,430	42,700	46,130	49,560	52,990	56,420
	80%	34,160	39,040	43,920	48,800	52,720	56,640	60,560	64,480
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	213	228	274	317	354	390			
30%	320	343	411	475	531	586			
40%	427	457	549	634	708	781			
50%	533	571	686	793	885	976			
60%	640	686	823	951	1,062	1,172			
70%	747	800	960	1,110	1,239	1,367			
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**2022 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**  
**\*\*Cibola County\*\***  
**For all Placed in Service Properties**  
**Median Income \$56,600\***

FY2022 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	8,540	9,760	10,980	12,200	13,180	14,160	15,140	16,120
	30%	12,810	14,640	16,470	18,300	19,770	21,240	22,710	24,180
	40%	17,080	19,520	21,960	24,400	26,360	28,320	30,280	32,240
	50%	21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300
	60%	25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360
	70%	29,890	34,160	38,430	42,700	46,130	49,560	52,990	56,420
	80%	34,160	39,040	43,920	48,800	52,720	56,640	60,560	64,480
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	213	228	274	317	354	390			
30%	320	343	411	475	531	586			
40%	427	457	549	634	708	781			
50%	533	571	686	793	885	976			
60%	640	686	823	951	1,062	1,172			
70%	747	800	960	1,110	1,239	1,367			
80%	854	915	1,098	1,269	1,416	1,563			

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**2022 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**\*\*Colfax County\*\***

**For all Placed in Service Properties**

**Median Income \$56,900\***

FY2022 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	8,540	9,760	10,980	12,200	13,180	14,160	15,140	16,120
	30%	12,810	14,640	16,470	18,300	19,770	21,240	22,710	24,180
	40%	17,080	19,520	21,960	24,400	26,360	28,320	30,280	32,240
	50%	21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300
	60%	25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360
	70%	29,890	34,160	38,430	42,700	46,130	49,560	52,990	56,420
	80%	34,160	39,040	43,920	48,800	52,720	56,640	60,560	64,480
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	213	228	274	317	354	390			
30%	320	343	411	475	531	586			
40%	427	457	549	634	708	781			
50%	533	571	686	793	885	976			
60%	640	686	823	951	1,062	1,172			
70%	747	800	960	1,110	1,239	1,367			
80%	854	915	1,098	1,269	1,416	1,563			

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**2022 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**  
**Curry County**  
**For all Placed in Service Properties**  
**Median Income \$56,700\***

FY2022 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	8,540	9,760	10,980	12,200	13,180	14,160	15,140	16,120
	30%	12,810	14,640	16,470	18,300	19,770	21,240	22,710	24,180
	40%	17,080	19,520	21,960	24,400	26,360	28,320	30,280	32,240
	50%	21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300
	60%	25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360
	70%	29,890	34,160	38,430	42,700	46,130	49,560	52,990	56,420
	80%	34,160	39,040	43,920	48,800	52,720	56,640	60,560	64,480
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	213	228	274	317	354	390			
30%	320	343	411	475	531	586			
40%	427	457	549	634	708	781			
50%	533	571	686	793	885	976			
60%	640	686	823	951	1,062	1,172			
70%	747	800	960	1,110	1,239	1,367			
80%	854	915	1,098	1,269	1,416	1,563			

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\*\*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>

**2022 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**  
**DeBaca County**  
**For all Placed in Service Properties**  
**Median Income \$66,000**

FY2022 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,020	10,320	11,600	12,880	13,920	14,960	15,980	17,020
	30%	13,530	15,480	17,400	19,320	20,880	22,440	23,970	25,530
	40%	18,040	20,640	23,200	25,760	27,840	29,920	31,960	34,040
	50%	22,550	25,800	29,000	32,200	34,800	37,400	39,950	42,550
	60%	27,060	30,960	34,800	38,640	41,760	44,880	47,940	51,060
	70%	31,570	36,120	40,600	45,080	48,720	52,360	55,930	59,570
	80%	36,080	41,280	46,400	51,520	55,680	59,840	63,920	68,080
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	225	241	290	335	374	412			
30%	338	362	435	502	561	618			
40%	451	483	580	670	748	825			
50%	563	604	725	837	935	1,031			
60%	676	725	870	1,005	1,122	1,237			
70%	789	846	1,015	1,172	1,309	1,443			
80%	902	967	1,160	1,340	1,496	1,650			

**New Mexico Mortgage Finance Authority**

**Effective April 18, 2022 (must be put into effect by June 2, 2022)**



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 \$61,000.

\*\*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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**2022 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**  
**Eddy County**  
**For Properties Placed in Service on or before 12/31/2008**  
**Median Income \$82,800**

FY2022 HERA Special Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	11,600	13,260	14,920	16,560	17,900	19,220	20,540	21,860
	30%	17,400	19,890	22,380	24,840	26,850	28,830	30,810	32,790
	40%	23,200	26,520	29,840	33,120	35,800	38,440	41,080	43,720
	50%	29,000	33,150	37,300	41,400	44,750	48,050	51,350	54,650
	60%	34,800	39,780	44,760	49,680	53,700	57,660	61,620	65,580
	70%	40,600	46,410	52,220	57,960	62,650	67,270	71,890	76,510
	80%	46,400	53,040	59,680	66,240	71,600	76,880	82,160	87,440
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	290	310	373	430	480	530			
30%	435	466	559	646	720	795			
40%	580	621	746	861	961	1,060			
50%	725	776	932	1,076	1,201	1,325			
60%	870	932	1,119	1,292	1,441	1,590			
70%	1,015	1,087	1,305	1,507	1,681	1,855			
80%	1,160	1,243	1,492	1,723	1,922	2,120			

**New Mexico Mortgage Finance Authority**



**Effective April 18, 2022 (must be put into effect by June 2, 2022)**

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 \$61,000.

\*\*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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**2022 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**Eddy County**

**For properties Placed in Service on or after 1/1/2009**

**Median Income \$82,800**

FY2022 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	11,420	13,040	14,680	16,300	17,620	18,920	20,220	21,520
	30%	17,130	19,560	22,020	24,450	26,430	28,380	30,330	32,280
	40%	22,840	26,080	29,360	32,600	35,240	37,840	40,440	43,040
	50%	28,550	32,600	36,700	40,750	44,050	47,300	50,550	53,800
	60%	34,260	39,120	44,040	48,900	52,860	56,760	60,660	64,560
	70%	39,970	45,640	51,380	57,050	61,670	66,220	70,770	75,320
	80%	45,680	52,160	58,720	65,200	70,480	75,680	80,880	86,080
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	285	305	367	424	473	521			
30%	428	458	550	636	709	782			
40%	571	611	734	848	946	1,043			
50%	713	764	917	1,060	1,182	1,304			
60%	856	917	1,101	1,272	1,419	1,565			
70%	999	1,070	1,284	1,484	1,655	1,826			
80%	1,142	1,223	1,468	1,696	1,892	2,087			

**New Mexico Mortgage Finance Authority**

**Effective April 18, 2022 (must be put into effect by June 2, 2022)**



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 \$61,000.

\*\*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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**2022 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**  
**\*\*Grant County\*\***  
**For all Placed in Service Properties**  
**Median Income \$57,300\***

FY2022 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
	<b>Maximum Gross Rents by Bedroom Size</b>								
	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			

**New Mexico Mortgage Finance Authority**

**Effective April 18, 2022 (must be put into effect by June 2, 2022)**



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 \$61,000.

\*\*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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**2022 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**\*\*Guadalupe County\*\***

**For all Placed in Service Properties**

**Median Income \$46,800\***

FY2022 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	8,540	9,760	10,980	12,200	13,180	14,160	15,140	16,120
	30%	12,810	14,640	16,470	18,300	19,770	21,240	22,710	24,180
	40%	17,080	19,520	21,960	24,400	26,360	28,320	30,280	32,240
	50%	21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300
	60%	25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360
	70%	29,890	34,160	38,430	42,700	46,130	49,560	52,990	56,420
	80%	34,160	39,040	43,920	48,800	52,720	56,640	60,560	64,480
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	213	228	274	317	354	390			
30%	320	343	411	475	531	586			
40%	427	457	549	634	708	781			
50%	533	571	686	793	885	976			
60%	640	686	823	951	1,062	1,172			
70%	747	800	960	1,110	1,239	1,367			
80%	854	915	1,098	1,269	1,416	1,563			



**New Mexico Mortgage Finance Authority**

**Effective April 18, 2022 (must be put into effect by June 2, 2022)**



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 \$61,000.

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**2022 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**\*\*Harding County\*\***

**For all Placed in Service Properties**

**Median Income \$53,900\***

FY2022 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	8,540	9,760	10,980	12,200	13,180	14,160	15,140	16,120
	30%	12,810	14,640	16,470	18,300	19,770	21,240	22,710	24,180
	40%	17,080	19,520	21,960	24,400	26,360	28,320	30,280	32,240
	50%	21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300
	60%	25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360
	70%	29,890	34,160	38,430	42,700	46,130	49,560	52,990	56,420
	80%	34,160	39,040	43,920	48,800	52,720	56,640	60,560	64,480
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	213	228	274	317	354	390			
30%	320	343	411	475	531	586			
40%	427	457	549	634	708	781			
50%	533	571	686	793	885	976			
60%	640	686	823	951	1,062	1,172			
70%	747	800	960	1,110	1,239	1,367			
80%	854	915	1,098	1,269	1,416	1,563			

**New Mexico Mortgage Finance Authority**



**Effective April 18, 2022 (must be put into effect by June 2, 2022)**

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

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**2022 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**  
**\*\*Hidalgo County\*\***  
**For properties Placed in Service on or before 12/31/2008**  
**Median Income \$58,800\***

FY2022 HERA Special Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	8,880	10,140	11,400	12,660	13,680	14,700	15,700	16,720
	30%	13,320	15,210	17,100	18,990	20,520	22,050	23,550	25,080
	40%	17,760	20,280	22,800	25,320	27,360	29,400	31,400	33,440
	50%	22,200	25,350	28,500	31,650	34,200	36,750	39,250	41,800
	60%	26,640	30,420	34,200	37,980	41,040	44,100	47,100	50,160
	70%	31,080	35,490	39,900	44,310	47,880	51,450	54,950	58,520
	80%	35,520	40,560	45,600	50,640	54,720	58,800	62,800	66,880
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	222	237	285	329	367	405			
30%	333	356	427	493	551	607			
40%	444	475	570	658	735	810			
50%	555	594	712	823	918	1,013			
60%	666	713	855	987	1,102	1,215			
70%	777	832	997	1,152	1,286	1,418			
80%	888	951	1,140	1,317	1,470	1,621			

**New Mexico Mortgage Finance Authority**



**Effective April 18, 2022 (must be put into effect by June 2, 2022)**

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

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**2022 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**\*\*Hidalgo County\*\***

**For properties Placed in Service on or after 1/1/2009**

**Median Income \$58,800\***

FY2022 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	8,540	9,760	10,980	12,200	13,180	14,160	15,140	16,120
	30%	12,810	14,640	16,470	18,300	19,770	21,240	22,710	24,180
	40%	17,080	19,520	21,960	24,400	26,360	28,320	30,280	32,240
	50%	21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300
	60%	25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360
	70%	29,890	34,160	38,430	42,700	46,130	49,560	52,990	56,420
	80%	34,160	39,040	43,920	48,800	52,720	56,640	60,560	64,480
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	213	228	274	317	354	390			
30%	320	343	411	475	531	586			
40%	427	457	549	634	708	781			
50%	533	571	686	793	885	976			
60%	640	686	823	951	1,062	1,172			
70%	747	800	960	1,110	1,239	1,367			
80%	854	915	1,098	1,269	1,416	1,563			

**New Mexico Mortgage Finance Authority**

**Effective April 18, 2022 (must be put into effect by June 2, 2022)**



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

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\*\*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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**2022 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**Lea County**

**For all Placed in Service Properties**

**Median Income \$86,800**

FY2022 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,660	11,040	12,420	13,780	14,900	16,000	17,100	18,200
	30%	14,490	16,560	18,630	20,670	22,350	24,000	25,650	27,300
	40%	19,320	22,080	24,840	27,560	29,800	32,000	34,200	36,400
	50%	24,150	27,600	31,050	34,450	37,250	40,000	42,750	45,500
	60%	28,980	33,120	37,260	41,340	44,700	48,000	51,300	54,600
	70%	33,810	38,640	43,470	48,230	52,150	56,000	59,850	63,700
	80%	38,640	44,160	49,680	55,120	59,600	64,000	68,400	72,800
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	241	258	310	358	400	441			
30%	362	388	465	537	600	661			
40%	483	517	621	717	800	882			
50%	603	646	776	896	1,000	1,103			
60%	724	776	931	1,075	1,200	1,323			
70%	845	905	1,086	1,254	1,400	1,544			
80%	966	1,035	1,242	1,434	1,600	1,765			

**New Mexico Mortgage Finance Authority**



**Effective April 18, 2022 (must be put into effect by June 2, 2022)**

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

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\*\*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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**2022 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**  
**Lincoln County**  
**For all Placed in Service Properties**  
**Median Income \$66,300**

FY2022 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,300	10,620	11,940	13,260	14,340	15,400	16,460	17,520
	30%	13,950	15,930	17,910	19,890	21,510	23,100	24,690	26,280
	40%	18,600	21,240	23,880	26,520	28,680	30,800	32,920	35,040
	50%	23,250	26,550	29,850	33,150	35,850	38,500	41,150	43,800
	60%	27,900	31,860	35,820	39,780	43,020	46,200	49,380	52,560
	70%	32,550	37,170	41,790	46,410	50,190	53,900	57,610	61,320
	80%	37,200	42,480	47,760	53,040	57,360	61,600	65,840	70,080
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	232	249	298	345	385	424			
30%	348	373	447	517	577	637			
40%	465	498	597	690	770	849			
50%	581	622	746	862	962	1,061			
60%	697	747	895	1,035	1,155	1,274			
70%	813	871	1,044	1,207	1,347	1,486			
80%	930	996	1,194	1,380	1,540	1,699			

**New Mexico Mortgage Finance Authority**



**Effective April 18, 2022 (must be put into effect by June 2, 2022)**

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 \$61,000.

\*\*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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**2022 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**  
**Los Alamos County**  
**For all Placed in Service Properties**  
**Median Income \$167,100**

FY2022 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	20,020	22,880	25,740	28,580	30,880	33,160	35,440	37,740
	30%	30,030	34,320	38,610	42,870	46,320	49,740	53,160	56,610
	40%	40,040	45,760	51,480	57,160	61,760	66,320	70,880	75,480
	50%	50,050	57,200	64,350	71,450	77,200	82,900	88,600	94,350
	60%	60,060	68,640	77,220	85,740	92,640	99,480	106,320	113,220
	70%	70,070	80,080	90,090	100,030	108,080	116,060	124,040	132,090
	80%	80,080	91,520	102,960	114,320	123,520	132,640	141,760	150,960
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	500	536	643	743	829	914			
30%	750	804	965	1,114	1,243	1,372			
40%	1,001	1,072	1,287	1,486	1,658	1,829			
50%	1,251	1,340	1,608	1,858	2,072	2,286			
60%	1,501	1,608	1,930	2,229	2,487	2,744			
70%	1,751	1,876	2,252	2,601	2,901	3,201			
80%	2,002	2,145	2,574	2,973	3,316	3,659			

**New Mexico Mortgage Finance Authority**

**Effective April 18, 2022 (must be put into effect by June 2, 2022)**



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 \$61,000.

\*\*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>

**2022 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**\*\*Luna County\*\***

**For all Placed in Service Properties**

**Median Income \$48,100\***

FY2022 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	8,540	9,760	10,980	12,200	13,180	14,160	15,140	16,120
	30%	12,810	14,640	16,470	18,300	19,770	21,240	22,710	24,180
	40%	17,080	19,520	21,960	24,400	26,360	28,320	30,280	32,240
	50%	21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300
	60%	25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360
	70%	29,890	34,160	38,430	42,700	46,130	49,560	52,990	56,420
	80%	34,160	39,040	43,920	48,800	52,720	56,640	60,560	64,480
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	213	228	274	317	354	390			
30%	320	343	411	475	531	586			
40%	427	457	549	634	708	781			
50%	533	571	686	793	885	976			
60%	640	686	823	951	1,062	1,172			
70%	747	800	960	1,110	1,239	1,367			
80%	854	915	1,098	1,269	1,416	1,563			

**New Mexico Mortgage Finance Authority**

**Effective April 18, 2022 (must be put into effect by June 2, 2022)**



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 \$61,000.

\*\*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>

**2022 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**  
**\*\*McKinley County\*\***  
**For all Placed in Service Properties**  
**Median Income \$46,900\***

FY2022 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	8,540	9,760	10,980	12,200	13,180	14,160	15,140	16,120
	30%	12,810	14,640	16,470	18,300	19,770	21,240	22,710	24,180
	40%	17,080	19,520	21,960	24,400	26,360	28,320	30,280	32,240
	50%	21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300
	60%	25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360
	70%	29,890	34,160	38,430	42,700	46,130	49,560	52,990	56,420
	80%	34,160	39,040	43,920	48,800	52,720	56,640	60,560	64,480
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	213	228	274	317	354	390			
30%	320	343	411	475	531	586			
40%	427	457	549	634	708	781			
50%	533	571	686	793	885	976			
60%	640	686	823	951	1,062	1,172			
70%	747	800	960	1,110	1,239	1,367			
80%	854	915	1,098	1,269	1,416	1,563			



**New Mexico Mortgage Finance Authority**



**Effective April 18, 2022 (must be put into effect by June 2, 2022)**

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 \$61,000.

\*\*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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**2022 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**\*\*Mora County\*\***

**For all Placed in Service Properties**

**Median Income \$39,200\***

FY2022 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	8,540	9,760	10,980	12,200	13,180	14,160	15,140	16,120
	30%	12,810	14,640	16,470	18,300	19,770	21,240	22,710	24,180
	40%	17,080	19,520	21,960	24,400	26,360	28,320	30,280	32,240
	50%	21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300
	60%	25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360
	70%	29,890	34,160	38,430	42,700	46,130	49,560	52,990	56,420
	80%	34,160	39,040	43,920	48,800	52,720	56,640	60,560	64,480
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	213	228	274	317	354	390			
30%	320	343	411	475	531	586			
40%	427	457	549	634	708	781			
50%	533	571	686	793	885	976			
60%	640	686	823	951	1,062	1,172			
70%	747	800	960	1,110	1,239	1,367			
80%	854	915	1,098	1,269	1,416	1,563			

**New Mexico Mortgage Finance Authority**



**Effective April 18, 2022 (must be put into effect by June 2, 2022)**

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 \$61,000.

\*\*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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**2022 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**  
**\*\*Otero County\*\***  
**For all Placed in Service Properties**  
**Median Income \$52,000\***

FY2022 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	8,540	9,760	10,980	12,200	13,180	14,160	15,140	16,120
	30%	12,810	14,640	16,470	18,300	19,770	21,240	22,710	24,180
	40%	17,080	19,520	21,960	24,400	26,360	28,320	30,280	32,240
	50%	21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300
	60%	25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360
	70%	29,890	34,160	38,430	42,700	46,130	49,560	52,990	56,420
	80%	34,160	39,040	43,920	48,800	52,720	56,640	60,560	64,480
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	213	228	274	317	354	390			
30%	320	343	411	475	531	586			
40%	427	457	549	634	708	781			
50%	533	571	686	793	885	976			
60%	640	686	823	951	1,062	1,172			
70%	747	800	960	1,110	1,239	1,367			
80%	854	915	1,098	1,269	1,416	1,563			

**New Mexico Mortgage Finance Authority**

**Effective April 18, 2022 (must be put into effect by June 2, 2022)**



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 \$61,000.

\*\*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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**2022 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**  
**\*\*Quay County\*\***  
**For all Placed in Service Properties**  
**Median Income \$51,400\***

FY2022 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	8,540	9,760	10,980	12,200	13,180	14,160	15,140	16,120
	30%	12,810	14,640	16,470	18,300	19,770	21,240	22,710	24,180
	40%	17,080	19,520	21,960	24,400	26,360	28,320	30,280	32,240
	50%	21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300
	60%	25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360
	70%	29,890	34,160	38,430	42,700	46,130	49,560	52,990	56,420
	80%	34,160	39,040	43,920	48,800	52,720	56,640	60,560	64,480
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	213	228	274	317	354	390			
30%	320	343	411	475	531	586			
40%	427	457	549	634	708	781			
50%	533	571	686	793	885	976			
60%	640	686	823	951	1,062	1,172			
70%	747	800	960	1,110	1,239	1,367			
80%	854	915	1,098	1,269	1,416	1,563			

**New Mexico Mortgage Finance Authority**

**Effective April 18, 2022 (must be put into effect by June 2, 2022)**



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 \$61,000.

\*\*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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**2022 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**\*\*Rio Arriba County\*\***

**For all Placed in Service Properties**

**Median Income \$57,000\***

FY2022 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	8,540	9,760	10,980	12,200	13,180	14,160	15,140	16,120
	30%	12,810	14,640	16,470	18,300	19,770	21,240	22,710	24,180
	40%	17,080	19,520	21,960	24,400	26,360	28,320	30,280	32,240
	50%	21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300
	60%	25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360
	70%	29,890	34,160	38,430	42,700	46,130	49,560	52,990	56,420
	80%	34,160	39,040	43,920	48,800	52,720	56,640	60,560	64,480
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	213	228	274	317	354	390			
30%	320	343	411	475	531	586			
40%	427	457	549	634	708	781			
50%	533	571	686	793	885	976			
60%	640	686	823	951	1,062	1,172			
70%	747	800	960	1,110	1,239	1,367			
80%	854	915	1,098	1,269	1,416	1,563			

**New Mexico Mortgage Finance Authority**

**Effective April 18, 2022 (must be put into effect by June 2, 2022)**



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 \$61,000.

\*\*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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**2022 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**\*\*Roosevelt County\*\***

**For all Placed in Service Properties**

**Median Income \$59,800**

FY2022 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	8,680	9,920	11,160	12,380	13,380	14,380	15,360	16,360
	30%	13,020	14,880	16,740	18,570	20,070	21,570	23,040	24,540
	40%	17,360	19,840	22,320	24,760	26,760	28,760	30,720	32,720
	50%	21,700	24,800	27,900	30,950	33,450	35,950	38,400	40,900
	60%	26,040	29,760	33,480	37,140	40,140	43,140	46,080	49,080
	70%	30,380	34,720	39,060	43,330	46,830	50,330	53,760	57,260
	80%	34,720	39,680	44,640	49,520	53,520	57,520	61,440	65,440
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	217	232	279	322	359	396			
30%	325	348	418	483	539	594			
40%	434	465	558	644	719	793			
50%	542	581	697	805	898	991			
60%	651	697	837	966	1,078	1,189			
70%	759	813	976	1,127	1,258	1,387			
80%	868	930	1,116	1,288	1,438	1,586			

**New Mexico Mortgage Finance Authority**

**Effective April 18, 2022 (must be put into effect by June 2, 2022)**



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 \$61,000.

\*\*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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**2022 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**\*\*San Miguel County\*\***

**For all Placed in Service Properties**

**Median Income \$46,200\***

FY2022 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	8,540	9,760	10,980	12,200	13,180	14,160	15,140	16,120
	30%	12,810	14,640	16,470	18,300	19,770	21,240	22,710	24,180
	40%	17,080	19,520	21,960	24,400	26,360	28,320	30,280	32,240
	50%	21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300
	60%	25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360
	70%	29,890	34,160	38,430	42,700	46,130	49,560	52,990	56,420
	80%	34,160	39,040	43,920	48,800	52,720	56,640	60,560	64,480
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	213	228	274	317	354	390			
30%	320	343	411	475	531	586			
40%	427	457	549	634	708	781			
50%	533	571	686	793	885	976			
60%	640	686	823	951	1,062	1,172			
70%	747	800	960	1,110	1,239	1,367			
80%	854	915	1,098	1,269	1,416	1,563			

**New Mexico Mortgage Finance Authority**

**Effective April 18, 2022 (must be put into effect by June 2, 2022)**



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 \$61,000.

\*\*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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**2022 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**\*\*Sierra County\*\***

**For all Placed in Service Properties**

**Median Income \$47,000\***

FY2022 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	8,540	9,760	10,980	12,200	13,180	14,160	15,140	16,120
	30%	12,810	14,640	16,470	18,300	19,770	21,240	22,710	24,180
	40%	17,080	19,520	21,960	24,400	26,360	28,320	30,280	32,240
	50%	21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300
	60%	25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360
	70%	29,890	34,160	38,430	42,700	46,130	49,560	52,990	56,420
	80%	34,160	39,040	43,920	48,800	52,720	56,640	60,560	64,480
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	213	228	274	317	354	390			
30%	320	343	411	475	531	586			
40%	427	457	549	634	708	781			
50%	533	571	686	793	885	976			
60%	640	686	823	951	1,062	1,172			
70%	747	800	960	1,110	1,239	1,367			
80%	854	915	1,098	1,269	1,416	1,563			

**New Mexico Mortgage Finance Authority**

**Effective April 18, 2022 (must be put into effect by June 2, 2022)**



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 \$61,000.

\*\*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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**2022 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**\*\*Socorro County\*\***

**For all Placed in Service Properties**

**Median Income \$54,900\***

FY2022 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	8,540	9,760	10,980	12,200	13,180	14,160	15,140	16,120
	30%	12,810	14,640	16,470	18,300	19,770	21,240	22,710	24,180
	40%	17,080	19,520	21,960	24,400	26,360	28,320	30,280	32,240
	50%	21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300
	60%	25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360
	70%	29,890	34,160	38,430	42,700	46,130	49,560	52,990	56,420
	80%	34,160	39,040	43,920	48,800	52,720	56,640	60,560	64,480
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	213	228	274	317	354	390			
30%	320	343	411	475	531	586			
40%	427	457	549	634	708	781			
50%	533	571	686	793	885	976			
60%	640	686	823	951	1,062	1,172			
70%	747	800	960	1,110	1,239	1,367			
80%	854	915	1,098	1,269	1,416	1,563			



**New Mexico Mortgage Finance Authority**

**Effective April 18, 2022 (must be put into effect by June 2, 2022)**



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 \$61,000.

\*\*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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**2022 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**  
**\*\*Taos County\*\***  
**For all Placed in Service Properties**  
**Median Income \$55,600\***

FY2022 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	8,540	9,760	10,980	12,200	13,180	14,160	15,140	16,120
	30%	12,810	14,640	16,470	18,300	19,770	21,240	22,710	24,180
	40%	17,080	19,520	21,960	24,400	26,360	28,320	30,280	32,240
	50%	21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300
	60%	25,620	29,280	32,940	36,600	39,540	42,480	45,420	48,360
	70%	29,890	34,160	38,430	42,700	46,130	49,560	52,990	56,420
	80%	34,160	39,040	43,920	48,800	52,720	56,640	60,560	64,480
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	213	228	274	317	354	390			
30%	320	343	411	475	531	586			
40%	427	457	549	634	708	781			
50%	533	571	686	793	885	976			
60%	640	686	823	951	1,062	1,172			
70%	747	800	960	1,110	1,239	1,367			
80%	854	915	1,098	1,269	1,416	1,563			

**New Mexico Mortgage Finance Authority**

**Effective April 18, 2022 (must be put into effect by June 2, 2022)**



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 \$61,000.

\*\*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>

**2022 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**\*\*Union County\*\***

**For all Placed in Service Properties**

**Median Income \$50,100**

FY2022 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	8,660	9,900	11,140	12,360	13,360	14,340	15,340	16,320
	30%	12,990	14,850	16,710	18,540	20,040	21,510	23,010	24,480
	40%	17,320	19,800	22,280	24,720	26,720	28,680	30,680	32,640
	50%	21,650	24,750	27,850	30,900	33,400	35,850	38,350	40,800
	60%	25,980	29,700	33,420	37,080	40,080	43,020	46,020	48,960
	70%	30,310	34,650	38,990	43,260	46,760	50,190	53,690	57,120
	80%	34,640	39,600	44,560	49,440	53,440	57,360	61,360	65,280
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	216	232	278	321	358	395			
30%	324	348	417	482	537	593			
40%	433	464	557	643	717	791			
50%	541	580	696	803	896	989			
60%	649	696	835	964	1,075	1,187			
70%	757	812	974	1,125	1,254	1,385			
80%	866	928	1,114	1,286	1,434	1,583			

**New Mexico Mortgage Finance Authority**



**Effective April 18, 2022 (must be put into effect by June 2, 2022)**

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 \$61,000.

\*\*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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**2022 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**\*\*2022 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 \$71,300**

FY2022 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	9,980	11,400	12,840	14,260	15,400	16,540	17,680	18,820	
	30%	14,970	17,100	19,260	21,390	23,100	24,810	26,520	28,230	
	40%	19,960	22,800	25,680	28,520	30,800	33,080	35,360	37,640	
	50%	24,950	28,500	32,100	35,650	38,500	41,350	44,200	47,050	
	60%	29,940	34,200	38,520	42,780	46,200	49,620	53,040	56,460	
	70%	34,930	39,900	44,940	49,910	53,900	57,890	61,880	65,870	
	80%	39,920	45,600	51,360	57,040	61,600	66,160	70,720	75,280	
	<b>Maximum Gross Rents by Bedroom Size</b>									
		0	1	2	3	4	5			
	20%	249	267	321	370	413	456			
	30%	374	400	481	556	620	684			
	40%	499	534	642	741	827	912			
	50%	623	668	802	926	1,033	1,140			
	60%	748	801	963	1,112	1,240	1,368			
70%	873	935	1,123	1,297	1,447	1,596				
80%	998	1,069	1,284	1,483	1,654	1,825				