



**NEW MEXICO MORTGAGE FINANCE AUTHORITY**

344 4<sup>TH</sup> Street SW

Albuquerque, New Mexico 87102

Phone: (505) 843-6880

Fax: (505) 242-2766

DATE: May 15, 2023

TO: Interested Parties  
RTC/FDIC Program

FROM: New Mexico Mortgage Finance Authority

SUBJECT: **FDIC Income and Rent Limits for 2023**

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 May 15, 2023. 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](http://www.fdic.gov/buying/owned/affordable).

Sincerely,

Patrick Ortiz  
Director  
Asset Management Department

Effective May 15, 2023

**ALBUQUERQUE MSA, NEW MEXICO  
INCOME LIMITS & RENT CALCULATIONS  
2023**

**Income Limits for Albuquerque MSA (Median Income \$86,500)**

Albuquerque MSA includes Bernalillo, Sandoval, Torrance and Valencia Counties

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8+ PERSON
Very Low (50% Median)	28000	32000	36000	39950	43150	46350	49550	52750
65% Income Limits	36400	41600	46800	51950	56150	60300	64450	68600
Low Income (80% Median)	44750	51150	57550	63900	69050	74150	79250	84350
M-F Transition Income	62650	71610	80570	89460	96670	103810	110950	118090
115% Limits	64300	73500	82700	91850	99200	106550	113900	121250

**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)	890	1020	1148	1365	1572	1664

**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)	680	780	878	1040	1200	1268

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

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Effective May 15, 2023

**CHAVES COUNTY, NEW MEXICO  
INCOME LIMITS & RENT CALCULATIONS  
2023**

**Income Limits for Chaves County (Median Income \$64,600)**

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8+ PERSON
Very Low (50% Median)	22650	25850	29100	32300	34900	37500	40100	42650
65% Median	29400	33600	37800	41950	45350	48700	52050	55400
Low Income (80% Median)	36200	41350	46500	51650	55800	59950	64050	68200
M-F Transition Income	50680	57890	65100	72310	78120	83930	89670	95480
115% Limits	52000	59400	66850	74250	80200	86150	92100	98050

**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)	715	820	923	1095	1262	1334

**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)	546	626	706	834	964	1015

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Effective May 15, 2023

**CIBOLA COUNTY, NEW MEXICO  
INCOME LIMITS & RENT CALCULATIONS  
2023**

**Income Limits for Cibola County (Median Income \$65,100)**

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8+ PERSON
Very Low (50% Median)	22650	25850	29100	32300	34900	37500	40100	42650
65% Median	29400	33600	37800	41950	45350	48700	52050	55400
Low Income (80% Median)	36200	41350	46500	51650	55800	59950	64050	68200
M-F Transition Income	50680	57890	65100	72310	78120	83930	89670	95480
115% Limits	52000	59400	66850	74250	80200	86150	92100	98050

**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)	715	820	923	1095	1262	1334

**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)	546	626	706	834	964	1015

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Effective May 15, 2023

**EDDY COUNTY, NEW MEXICO  
INCOME LIMITS & RENT CALCULATIONS  
2023**

**Income Limits for Eddy County (Median Income \$92,000)**

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8+ PERSON
Very Low (50% Median)	30250	34550	38850	43150	46650	50100	53550	57000
65% Median	39300	44900	50500	56100	60600	65100	69600	74100
Low Income (80% Median)	48350	55250	62150	69050	74600	80100	85650	91150
M-F Transition Income	67690	77350	87010	96670	104440	112140	119910	127610
115% Limits	69500	79400	89350	99250	107200	115150	123100	131050

**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)	963	1103	1241	1476	1701	1802

**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)	736	844	949	1127	1300	1374

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**MCKINLEY COUNTY, NEW MEXICO  
INCOME LIMITS & RENT CALCULATIONS  
2023**

**Income Limits for McKinley County (Median Income \$55,800)**

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8+ PERSON
Very Low (50% Median)	22650	25850	29100	32300	34900	37500	40100	42650
65% Median	29400	33600	37800	41950	45350	48700	52050	55400
Low Income (80% Median)	36200	41350	46500	51650	55800	59950	64050	68200
M-F Transition Income	50680	57890	65100	72310	78120	83930	89670	95480
115% Income Limits	52000	59400	66850	74250	80200	86150	92100	98050

**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)	715	820	923	1095	1262	1334

**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)	546	626	706	834	964	1015

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**FARMINGTON MSA, NEW MEXICO  
INCOME LIMITS & RENT CALCULATIONS  
2023**

**Income Limits for Farmington MSA (Median Income \$61,100)**

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8+ PERSON
Very Low (50% Median)	23500	26850	30200	33550	36250	38950	41650	44300
65% Median	30550	34900	39250	43600	47100	50600	54100	57600
Low Income (80% Median)	36500	41700	46900	52100	56300	60450	64650	68800
M-F Transition Income	51100	58380	65660	72940	78820	84630	90510	96320
115% Limits	52450	59950	67450	74900	80900	86900	92900	98900

**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)	744	853	959	1139	1314	1389

**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)	568	651	733	867	1002	1057

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**LAS CRUCES MSA, NEW MEXICO  
INCOME LIMITS & RENT CALCULATIONS  
2023**

**Income Limits for Las Cruces MSA (Median Income \$59,600)**

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)	22650	25850	29100	32300	34900	37500	40100	42650
65% Median	29400	33600	37800	41950	45350	48700	52050	55400
Low Income (80% Median)	36200	41350	46500	51650	55800	59950	64050	68200
M-F Transition Income	50680	57890	65100	72310	78120	83930	89670	95480
115% Limits	52000	59400	66850	74250	80200	86150	92100	98050

**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)	715	820	923	1095	1262	1334

**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)	546	626	706	834	964	1015

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