

New Mexico Mortgage Finance Authority

Effective May 15, 2023 (must be put into effect by June 28, 2023)



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 \$64,600.

**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:

<https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

2023 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS
Albuquerque MSA (Bernalillo, Sandoval, Torrance and Valencia Counties)
For all Placed in Service Properties
Median Income \$86,500

FY2023 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	11,200	12,800	14,400	15,980	17,260	18,540	19,820	21,100
	30%	16,800	19,200	21,600	23,970	25,890	27,810	29,730	31,650
	40%	22,400	25,600	28,800	31,960	34,520	37,080	39,640	42,200
	50%	28,000	32,000	36,000	39,950	43,150	46,350	49,550	52,750
	60%	33,600	38,400	43,200	47,940	51,780	55,620	59,460	63,300
	70%	39,200	44,800	50,400	55,930	60,410	64,890	69,370	73,850
	80%	44,800	51,200	57,600	63,920	69,040	74,160	79,280	84,400
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	280	300	360	415	463	511			
30%	420	450	540	623	695	767			
40%	560	600	720	831	927	1,023			
50%	700	750	900	1,038	1,158	1,278			
60%	840	900	1,080	1,246	1,390	1,534			
70%	980	1,050	1,260	1,454	1,622	1,790			
80%	1,120	1,200	1,440	1,662	1,854	2,046			

New Mexico Mortgage Finance Authority

Effective May 15, 2023 (must be put into effect by June 28, 2023)



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 \$64,600.

**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:

<https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

2023 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS
Farmington MSA (Farmington and San Juan County)
For all Placed in Service Properties
Median Income \$61,100

FY2023 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,400	10,740	12,080	13,420	14,500	15,580	16,660	17,720
	30%	14,100	16,110	18,120	20,130	21,750	23,370	24,990	26,580
	40%	18,800	21,480	24,160	26,840	29,000	31,160	33,320	35,440
	50%	23,500	26,850	30,200	33,550	36,250	38,950	41,650	44,300
	60%	28,200	32,220	36,240	40,260	43,500	46,740	49,980	53,160
	70%	32,900	37,590	42,280	46,970	50,750	54,530	58,310	62,020
	80%	37,600	42,960	48,320	53,680	58,000	62,320	66,640	70,880
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	235	251	302	349	389	429			
30%	352	377	453	523	584	644			
40%	470	503	604	698	779	859			
50%	587	629	755	872	973	1,074			
60%	705	755	906	1,047	1,168	1,289			
70%	822	881	1,057	1,221	1,363	1,504			
80%	940	1,007	1,208	1,396	1,558	1,719			

New Mexico Mortgage Finance Authority



Effective May 15, 2023 (must be put into effect by June 28, 2023)

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 \$64,600.

**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:

<https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

2023 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS
****Las Cruces MSA (Las Cruces and Dona Ana County)****
For all Placed in Service Properties
Median Income \$59,600*

FY2023 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,060	10,340	11,640	12,920	13,960	15,000	16,040	17,060
	30%	13,590	15,510	17,460	19,380	20,940	22,500	24,060	25,590
	40%	18,120	20,680	23,280	25,840	27,920	30,000	32,080	34,120
	50%	22,650	25,850	29,100	32,300	34,900	37,500	40,100	42,650
	60%	27,180	31,020	34,920	38,760	41,880	45,000	48,120	51,180
	70%	31,710	36,190	40,740	45,220	48,860	52,500	56,140	59,710
	80%	36,240	41,360	46,560	51,680	55,840	60,000	64,160	68,240
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	226	242	291	336	375	413			
30%	339	363	436	504	562	620			
40%	453	485	582	672	750	827			
50%	566	606	727	840	937	1,034			
60%	679	727	873	1,008	1,125	1,241			
70%	792	848	1,018	1,176	1,312	1,448			
80%	906	970	1,164	1,344	1,500	1,655			

New Mexico Mortgage Finance Authority

Effective May 15, 2023 (must be put into effect by June 28, 2023)



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 \$64,600.

**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:

<https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

2023 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 \$95,600

FY2023 HERA Special Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	13,740	15,700	17,660	19,620	21,200	22,760	24,340	25,900
	30%	20,610	23,550	26,490	29,430	31,800	34,140	36,510	38,850
	40%	27,480	31,400	35,320	39,240	42,400	45,520	48,680	51,800
	50%	34,350	39,250	44,150	49,050	53,000	56,900	60,850	64,750
	60%	41,220	47,100	52,980	58,860	63,600	68,280	73,020	77,700
	70%	48,090	54,950	61,810	68,670	74,200	79,660	85,190	90,650
	80%	54,960	62,800	70,640	78,480	84,800	91,040	97,360	103,600
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	343	368	441	510	569	628			
30%	515	552	662	765	853	942			
40%	687	736	883	1,020	1,138	1,256			
50%	858	920	1,103	1,275	1,422	1,570			
60%	1,030	1,104	1,324	1,530	1,707	1,884			
70%	1,202	1,288	1,545	1,785	1,991	2,198			
80%	1,374	1,472	1,766	2,041	2,276	2,512			

New Mexico Mortgage Finance Authority

Effective May 15, 2023 (must be put into effect by June 28, 2023)



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 \$64,600.

**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:

<https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

2023 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 \$95,600

FY2023 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	11,960	13,660	15,360	17,060	18,440	19,800	21,160	22,520
	30%	17,940	20,490	23,040	25,590	27,660	29,700	31,740	33,780
	40%	23,920	27,320	30,720	34,120	36,880	39,600	42,320	45,040
	50%	29,900	34,150	38,400	42,650	46,100	49,500	52,900	56,300
	60%	35,880	40,980	46,080	51,180	55,320	59,400	63,480	67,560
	70%	41,860	47,810	53,760	59,710	64,540	69,300	74,060	78,820
	80%	47,840	54,640	61,440	68,240	73,760	79,200	84,640	90,080
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	299	320	384	443	495	546			
30%	448	480	576	665	742	819			
40%	598	640	768	887	990	1,092			
50%	747	800	960	1,109	1,237	1,365			
60%	897	960	1,152	1,331	1,485	1,638			
70%	1,046	1,120	1,344	1,553	1,732	1,911			
80%	1,196	1,281	1,536	1,775	1,980	2,184			

New Mexico Mortgage Finance Authority

Effective May 15, 2023 (must be put into effect by June 28, 2023)



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 \$64,600.

**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:

<https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

2023 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Catron County****

For all Placed in Service Properties

Median Income \$58,100*

FY2023 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,060	10,340	11,640	12,920	13,960	15,000	16,040	17,060
	30%	13,590	15,510	17,460	19,380	20,940	22,500	24,060	25,590
	40%	18,120	20,680	23,280	25,840	27,920	30,000	32,080	34,120
	50%	22,650	25,850	29,100	32,300	34,900	37,500	40,100	42,650
	60%	27,180	31,020	34,920	38,760	41,880	45,000	48,120	51,180
	70%	31,710	36,190	40,740	45,220	48,860	52,500	56,140	59,710
	80%	36,240	41,360	46,560	51,680	55,840	60,000	64,160	68,240
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	226	242	291	336	375	413			
30%	339	363	436	504	562	620			
40%	453	485	582	672	750	827			
50%	566	606	727	840	937	1,034			
60%	679	727	873	1,008	1,125	1,241			
70%	792	848	1,018	1,176	1,312	1,448			
80%	906	970	1,164	1,344	1,500	1,655			

New Mexico Mortgage Finance Authority

Effective May 15, 2023 (must be put into effect by June 28, 2023)



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 \$64,600.

**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:

<https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

2023 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Chaves County****

For all Placed in Service Properties

Median Income \$64,600*

FY2023 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,060	10,340	11,640	12,920	13,960	15,000	16,040	17,060
	30%	13,590	15,510	17,460	19,380	20,940	22,500	24,060	25,590
	40%	18,120	20,680	23,280	25,840	27,920	30,000	32,080	34,120
	50%	22,650	25,850	29,100	32,300	34,900	37,500	40,100	42,650
	60%	27,180	31,020	34,920	38,760	41,880	45,000	48,120	51,180
	70%	31,710	36,190	40,740	45,220	48,860	52,500	56,140	59,710
	80%	36,240	41,360	46,560	51,680	55,840	60,000	64,160	68,240
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	226	242	291	336	375	413			
30%	339	363	436	504	562	620			
40%	453	485	582	672	750	827			
50%	566	606	727	840	937	1,034			
60%	679	727	873	1,008	1,125	1,241			
70%	792	848	1,018	1,176	1,312	1,448			
80%	906	970	1,164	1,344	1,500	1,655			

New Mexico Mortgage Finance Authority

Effective May 15, 2023 (must be put into effect by June 28, 2023)



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 \$64,600.

**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:

<https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

2023 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Cibola County****

For all Placed in Service Properties

Median Income \$65,100*

FY2023 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,060	10,340	11,640	12,920	13,960	15,000	16,040	17,060
	30%	13,590	15,510	17,460	19,380	20,940	22,500	24,060	25,590
	40%	18,120	20,680	23,280	25,840	27,920	30,000	32,080	34,120
	50%	22,650	25,850	29,100	32,300	34,900	37,500	40,100	42,650
	60%	27,180	31,020	34,920	38,760	41,880	45,000	48,120	51,180
	70%	31,710	36,190	40,740	45,220	48,860	52,500	56,140	59,710
	80%	36,240	41,360	46,560	51,680	55,840	60,000	64,160	68,240
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	226	242	291	336	375	413			
30%	339	363	436	504	562	620			
40%	453	485	582	672	750	827			
50%	566	606	727	840	937	1,034			
60%	679	727	873	1,008	1,125	1,241			
70%	792	848	1,018	1,176	1,312	1,448			
80%	906	970	1,164	1,344	1,500	1,655			

New Mexico Mortgage Finance Authority

Effective May 15, 2023 (must be put into effect by June 28, 2023)



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 \$64,600.

**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:
<https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

2023 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS
****Colfax County****
For all Placed in Service Properties
Median Income \$60,500*

FY2023 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,060	10,340	11,640	12,920	13,960	15,000	16,040	17,060
	30%	13,590	15,510	17,460	19,380	20,940	22,500	24,060	25,590
	40%	18,120	20,680	23,280	25,840	27,920	30,000	32,080	34,120
	50%	22,650	25,850	29,100	32,300	34,900	37,500	40,100	42,650
	60%	27,180	31,020	34,920	38,760	41,880	45,000	48,120	51,180
	70%	31,710	36,190	40,740	45,220	48,860	52,500	56,140	59,710
	80%	36,240	41,360	46,560	51,680	55,840	60,000	64,160	68,240
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	226	242	291	336	375	413			
30%	339	363	436	504	562	620			
40%	453	485	582	672	750	827			
50%	566	606	727	840	937	1,034			
60%	679	727	873	1,008	1,125	1,241			
70%	792	848	1,018	1,176	1,312	1,448			
80%	906	970	1,164	1,344	1,500	1,655			

New Mexico Mortgage Finance Authority

Effective May 15, 2023 (must be put into effect by June 28, 2023)



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 \$64,600.

**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:

<https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

2023 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS
Curry County
For all Placed in Service Properties
Median Income \$66,000*

FY2023 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,060	10,340	11,640	12,920	13,960	15,000	16,040	17,060
	30%	13,590	15,510	17,460	19,380	20,940	22,500	24,060	25,590
	40%	18,120	20,680	23,280	25,840	27,920	30,000	32,080	34,120
	50%	22,650	25,850	29,100	32,300	34,900	37,500	40,100	42,650
	60%	27,180	31,020	34,920	38,760	41,880	45,000	48,120	51,180
	70%	31,710	36,190	40,740	45,220	48,860	52,500	56,140	59,710
	80%	36,240	41,360	46,560	51,680	55,840	60,000	64,160	68,240
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	226	242	291	336	375	413			
30%	339	363	436	504	562	620			
40%	453	485	582	672	750	827			
50%	566	606	727	840	937	1,034			
60%	679	727	873	1,008	1,125	1,241			
70%	792	848	1,018	1,176	1,312	1,448			
80%	906	970	1,164	1,344	1,500	1,655			

New Mexico Mortgage Finance Authority

Effective May 15, 2023 (must be put into effect by June 28, 2023)



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 \$64,600.

**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:

<https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

2023 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

DeBaca County

For all Placed in Service Properties

Median Income \$74,900

FY2023 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,560	10,920	12,280	13,640	14,740	15,840	16,920	18,020
	30%	14,340	16,380	18,420	20,460	22,110	23,760	25,380	27,030
	40%	19,120	21,840	24,560	27,280	29,480	31,680	33,840	36,040
	50%	23,900	27,300	30,700	34,100	36,850	39,600	42,300	45,050
	60%	28,680	32,760	36,840	40,920	44,220	47,520	50,760	54,060
	70%	33,460	38,220	42,980	47,740	51,590	55,440	59,220	63,070
	80%	38,240	43,680	49,120	54,560	58,960	63,360	67,680	72,080
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	239	256	307	354	396	436			
30%	358	384	460	532	594	655			
40%	478	512	614	709	792	873			
50%	597	640	767	886	990	1,091			
60%	717	768	921	1,064	1,188	1,310			
70%	836	896	1,074	1,241	1,386	1,528			
80%	956	1,024	1,228	1,419	1,584	1,747			

New Mexico Mortgage Finance Authority

Effective May 15, 2023 (must be put into effect by June 28, 2023)



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 \$64,600.

**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:

<https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

2023 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS
Eddy County
For Properties Placed in Service on or before 12/31/2008
Median Income \$92,000

FY2023 HERA Special Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	12,880	14,720	16,560	18,400	19,880	21,360	22,820	24,300
	30%	19,320	22,080	24,840	27,600	29,820	32,040	34,230	36,450
	40%	25,760	29,440	33,120	36,800	39,760	42,720	45,640	48,600
	50%	32,200	36,800	41,400	46,000	49,700	53,400	57,050	60,750
	60%	38,640	44,160	49,680	55,200	59,640	64,080	68,460	72,900
	70%	45,080	51,520	57,960	64,400	69,580	74,760	79,870	85,050
	80%	51,520	58,880	66,240	73,600	79,520	85,440	91,280	97,200
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	322	345	414	478	534	589			
30%	483	517	621	717	801	883			
40%	644	690	828	957	1,068	1,178			
50%	805	862	1,035	1,196	1,335	1,472			
60%	966	1,035	1,242	1,435	1,602	1,767			
70%	1,127	1,207	1,449	1,674	1,869	2,061			
80%	1,288	1,380	1,656	1,914	2,136	2,356			

New Mexico Mortgage Finance Authority

Effective May 15, 2023 (must be put into effect by June 28, 2023)



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 \$64,600.

**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:

<https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

2023 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

Eddy County

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

Median Income \$92,000

FY2023 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	12,100	13,820	15,540	17,260	18,660	20,040	21,420	22,800
	30%	18,150	20,730	23,310	25,890	27,990	30,060	32,130	34,200
	40%	24,200	27,640	31,080	34,520	37,320	40,080	42,840	45,600
	50%	30,250	34,550	38,850	43,150	46,650	50,100	53,550	57,000
	60%	36,300	41,460	46,620	51,780	55,980	60,120	64,260	68,400
	70%	42,350	48,370	54,390	60,410	65,310	70,140	74,970	79,800
	80%	48,400	55,280	62,160	69,040	74,640	80,160	85,680	91,200
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	302	324	388	449	501	552			
30%	453	486	582	673	751	829			
40%	605	648	777	898	1,002	1,105			
50%	756	810	971	1,122	1,252	1,381			
60%	907	972	1,165	1,347	1,503	1,658			
70%	1,058	1,134	1,359	1,571	1,753	1,934			
80%	1,210	1,296	1,554	1,796	2,004	2,211			

New Mexico Mortgage Finance Authority

Effective May 15, 2023 (must be put into effect by June 28, 2023)



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 \$64,600.

**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:

<https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

2023 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS
****Grant County****
For all Placed in Service Properties
Median Income \$66,700*

FY2023 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,140	10,440	11,740	13,040	14,100	15,140	16,180	17,220
	30%	13,710	15,660	17,610	19,560	21,150	22,710	24,270	25,830
	40%	18,280	20,880	23,480	26,080	28,200	30,280	32,360	34,440
	50%	22,850	26,100	29,350	32,600	35,250	37,850	40,450	43,050
	60%	27,420	31,320	35,220	39,120	42,300	45,420	48,540	51,660
	70%	31,990	36,540	41,090	45,640	49,350	52,990	56,630	60,270
	80%	36,560	41,760	46,960	52,160	56,400	60,560	64,720	68,880
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	228	244	293	339	378	417			
30%	342	367	440	508	567	626			
40%	457	489	587	678	757	835			
50%	571	611	733	848	946	1,043			
60%	685	734	880	1,017	1,135	1,252			
70%	799	856	1,027	1,187	1,324	1,461			
80%	914	979	1,174	1,357	1,514	1,670			

New Mexico Mortgage Finance Authority



Effective May 15, 2023 (must be put into effect by June 28, 2023)

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 \$64,600.

**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:

<https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

2023 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Guadalupe County****

For all Placed in Service Properties

Median Income \$49,800*

FY2023 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,060	10,340	11,640	12,920	13,960	15,000	16,040	17,060
	30%	13,590	15,510	17,460	19,380	20,940	22,500	24,060	25,590
	40%	18,120	20,680	23,280	25,840	27,920	30,000	32,080	34,120
	50%	22,650	25,850	29,100	32,300	34,900	37,500	40,100	42,650
	60%	27,180	31,020	34,920	38,760	41,880	45,000	48,120	51,180
	70%	31,710	36,190	40,740	45,220	48,860	52,500	56,140	59,710
	80%	36,240	41,360	46,560	51,680	55,840	60,000	64,160	68,240
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	226	242	291	336	375	413			
30%	339	363	436	504	562	620			
40%	453	485	582	672	750	827			
50%	566	606	727	840	937	1,034			
60%	679	727	873	1,008	1,125	1,241			
70%	792	848	1,018	1,176	1,312	1,448			
80%	906	970	1,164	1,344	1,500	1,655			

New Mexico Mortgage Finance Authority

Effective May 15, 2023 (must be put into effect by June 28, 2023)



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 \$64,600.

**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:
<https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

2023 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS
****Harding County****
For all Placed in Service Properties
Median Income \$61,700*

FY2023 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,060	10,340	11,640	12,920	13,960	15,000	16,040	17,060
	30%	13,590	15,510	17,460	19,380	20,940	22,500	24,060	25,590
	40%	18,120	20,680	23,280	25,840	27,920	30,000	32,080	34,120
	50%	22,650	25,850	29,100	32,300	34,900	37,500	40,100	42,650
	60%	27,180	31,020	34,920	38,760	41,880	45,000	48,120	51,180
	70%	31,710	36,190	40,740	45,220	48,860	52,500	56,140	59,710
	80%	36,240	41,360	46,560	51,680	55,840	60,000	64,160	68,240
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	226	242	291	336	375	413			
30%	339	363	436	504	562	620			
40%	453	485	582	672	750	827			
50%	566	606	727	840	937	1,034			
60%	679	727	873	1,008	1,125	1,241			
70%	792	848	1,018	1,176	1,312	1,448			
80%	906	970	1,164	1,344	1,500	1,655			

New Mexico Mortgage Finance Authority

Effective May 15, 2023 (must be put into effect by June 28, 2023)



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 \$64,600.

**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:

<https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

2023 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS
****Hidalgo County****
For properties Placed in Service on or before 12/31/2008
Median Income \$66,300*

FY2023 HERA Special Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	10,000	11,440	12,860	14,280	15,440	16,580	17,720	18,860
	30%	15,000	17,160	19,290	21,420	23,160	24,870	26,580	28,290
	40%	20,000	22,880	25,720	28,560	30,880	33,160	35,440	37,720
	50%	25,000	28,600	32,150	35,700	38,600	41,450	44,300	47,150
	60%	30,000	34,320	38,580	42,840	46,320	49,740	53,160	56,580
	70%	35,000	40,040	45,010	49,980	54,040	58,030	62,020	66,010
	80%	40,000	45,760	51,440	57,120	61,760	66,320	70,880	75,440
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	250	268	321	371	414	457			
30%	375	402	482	557	621	685			
40%	500	536	643	743	829	914			
50%	625	670	803	928	1,036	1,143			
60%	750	804	964	1,114	1,243	1,371			
70%	875	938	1,125	1,300	1,450	1,600			
80%	1,000	1,072	1,286	1,486	1,658	1,829			

New Mexico Mortgage Finance Authority

Effective May 15, 2023 (must be put into effect by June 28, 2023)



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 \$64,600.

**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:

<https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

2023 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Hidalgo County****

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

Median Income \$66,300*

FY2023 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,060	10,340	11,640	12,920	13,960	15,000	16,040	17,060
	30%	13,590	15,510	17,460	19,380	20,940	22,500	24,060	25,590
	40%	18,120	20,680	23,280	25,840	27,920	30,000	32,080	34,120
	50%	22,650	25,850	29,100	32,300	34,900	37,500	40,100	42,650
	60%	27,180	31,020	34,920	38,760	41,880	45,000	48,120	51,180
	70%	31,710	36,190	40,740	45,220	48,860	52,500	56,140	59,710
	80%	36,240	41,360	46,560	51,680	55,840	60,000	64,160	68,240
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	226	242	291	336	375	413			
30%	339	363	436	504	562	620			
40%	453	485	582	672	750	827			
50%	566	606	727	840	937	1,034			
60%	679	727	873	1,008	1,125	1,241			
70%	792	848	1,018	1,176	1,312	1,448			
80%	906	970	1,164	1,344	1,500	1,655			

New Mexico Mortgage Finance Authority



Effective May 15, 2023 (must be put into effect by June 28, 2023)

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 \$64,600.

**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:

<https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

2023 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

Lea County

For Properties Placed in Service on or before 5/14/2023

	# in Hshld	1	2	3	4	5	6	7	8
	FY2022 Income Limits & Rents	20%	9,660	11,040	12,420	13,780	14,900	16,000	17,100
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
Maximum Gross Rents by Bedroom Size									
	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 May 15, 2023 (must be put into effect by June 28, 2023)



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 \$64,600.

**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:
<https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

2023 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS
Lea County
For Properties Placed in Service on or after 5/15/2023
Median Income \$65,200

FY2023 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,400	10,740	12,080	13,420	14,500	15,580	16,660	17,720
	30%	14,100	16,110	18,120	20,130	21,750	23,370	24,990	26,580
	40%	18,800	21,480	24,160	26,840	29,000	31,160	33,320	35,440
	50%	23,500	26,850	30,200	33,550	36,250	38,950	41,650	44,300
	60%	28,200	32,220	36,240	40,260	43,500	46,740	49,980	53,160
	70%	32,900	37,590	42,280	46,970	50,750	54,530	58,310	62,020
	80%	37,600	42,960	48,320	53,680	58,000	62,320	66,640	70,880
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	235	251	302	349	389	429			
30%	352	377	453	523	584	644			
40%	470	503	604	698	779	859			
50%	587	629	755	872	973	1,074			
60%	705	755	906	1,047	1,168	1,289			
70%	822	881	1,057	1,221	1,363	1,504			
80%	940	1,007	1,208	1,396	1,558	1,719			

New Mexico Mortgage Finance Authority

Effective May 15, 2023 (must be put into effect by June 28, 2023)



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 \$64,600.

**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:

<https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

2023 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

Lincoln County

For all Placed in Service Properties

Median Income \$68,100

FY2023 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,540	10,900	12,260	13,620	14,720	15,800	16,900	17,980
	30%	14,310	16,350	18,390	20,430	22,080	23,700	25,350	26,970
	40%	19,080	21,800	24,520	27,240	29,440	31,600	33,800	35,960
	50%	23,850	27,250	30,650	34,050	36,800	39,500	42,250	44,950
	60%	28,620	32,700	36,780	40,860	44,160	47,400	50,700	53,940
	70%	33,390	38,150	42,910	47,670	51,520	55,300	59,150	62,930
	80%	38,160	43,600	49,040	54,480	58,880	63,200	67,600	71,920
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	238	255	306	354	395	436			
30%	357	383	459	531	592	654			
40%	477	511	613	708	790	872			
50%	596	638	766	885	987	1,090			
60%	715	766	919	1,062	1,185	1,308			
70%	834	894	1,072	1,239	1,382	1,526			
80%	954	1,022	1,226	1,417	1,580	1,744			

New Mexico Mortgage Finance Authority

Effective May 15, 2023 (must be put into effect by June 28, 2023)



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 \$64,600.

**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:

<https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

2023 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

Los Alamos County

For all Placed in Service Properties

Median Income \$168,500

FY2023 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	21,200	24,220	27,240	30,260	32,700	35,120	37,540	39,960
	30%	31,800	36,330	40,860	45,390	49,050	52,680	56,310	59,940
	40%	42,400	48,440	54,480	60,520	65,400	70,240	75,080	79,920
	50%	53,000	60,550	68,100	75,650	81,750	87,800	93,850	99,900
	60%	63,600	72,660	81,720	90,780	98,100	105,360	112,620	119,880
	70%	74,200	84,770	95,340	105,910	114,450	122,920	131,390	139,860
	80%	84,800	96,880	108,960	121,040	130,800	140,480	150,160	159,840
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	530	567	681	787	878	968			
30%	795	851	1,021	1,180	1,317	1,453			
40%	1,060	1,135	1,362	1,574	1,756	1,937			
50%	1,325	1,419	1,702	1,967	2,195	2,421			
60%	1,590	1,703	2,043	2,361	2,634	2,906			
70%	1,855	1,987	2,383	2,754	3,073	3,390			
80%	2,120	2,271	2,724	3,148	3,512	3,875			

New Mexico Mortgage Finance Authority

Effective May 15, 2023 (must be put into effect by June 28, 2023)



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 \$64,600.

**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:

<https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

2023 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Luna County****

For all Placed in Service Properties

Median Income \$52,900*

FY2023 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,060	10,340	11,640	12,920	13,960	15,000	16,040	17,060
	30%	13,590	15,510	17,460	19,380	20,940	22,500	24,060	25,590
	40%	18,120	20,680	23,280	25,840	27,920	30,000	32,080	34,120
	50%	22,650	25,850	29,100	32,300	34,900	37,500	40,100	42,650
	60%	27,180	31,020	34,920	38,760	41,880	45,000	48,120	51,180
	70%	31,710	36,190	40,740	45,220	48,860	52,500	56,140	59,710
	80%	36,240	41,360	46,560	51,680	55,840	60,000	64,160	68,240
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	226	242	291	336	375	413			
30%	339	363	436	504	562	620			
40%	453	485	582	672	750	827			
50%	566	606	727	840	937	1,034			
60%	679	727	873	1,008	1,125	1,241			
70%	792	848	1,018	1,176	1,312	1,448			
80%	906	970	1,164	1,344	1,500	1,655			

New Mexico Mortgage Finance Authority

Effective May 15, 2023 (must be put into effect by June 28, 2023)



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 \$64,600.

**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:

<https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

2023 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****McKinley County****

For all Placed in Service Properties

Median Income \$55,800*

FY2023 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,060	10,340	11,640	12,920	13,960	15,000	16,040	17,060
	30%	13,590	15,510	17,460	19,380	20,940	22,500	24,060	25,590
	40%	18,120	20,680	23,280	25,840	27,920	30,000	32,080	34,120
	50%	22,650	25,850	29,100	32,300	34,900	37,500	40,100	42,650
	60%	27,180	31,020	34,920	38,760	41,880	45,000	48,120	51,180
	70%	31,710	36,190	40,740	45,220	48,860	52,500	56,140	59,710
	80%	36,240	41,360	46,560	51,680	55,840	60,000	64,160	68,240
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	226	242	291	336	375	413			
30%	339	363	436	504	562	620			
40%	453	485	582	672	750	827			
50%	566	606	727	840	937	1,034			
60%	679	727	873	1,008	1,125	1,241			
70%	792	848	1,018	1,176	1,312	1,448			
80%	906	970	1,164	1,344	1,500	1,655			

New Mexico Mortgage Finance Authority

Effective May 15, 2023 (must be put into effect by June 28, 2023)



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 \$64,600.

**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:

<https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

2023 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Mora County****

For all Placed in Service Properties

Median Income \$50,000*

FY2023 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,060	10,340	11,640	12,920	13,960	15,000	16,040	17,060
	30%	13,590	15,510	17,460	19,380	20,940	22,500	24,060	25,590
	40%	18,120	20,680	23,280	25,840	27,920	30,000	32,080	34,120
	50%	22,650	25,850	29,100	32,300	34,900	37,500	40,100	42,650
	60%	27,180	31,020	34,920	38,760	41,880	45,000	48,120	51,180
	70%	31,710	36,190	40,740	45,220	48,860	52,500	56,140	59,710
	80%	36,240	41,360	46,560	51,680	55,840	60,000	64,160	68,240
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	226	242	291	336	375	413			
30%	339	363	436	504	562	620			
40%	453	485	582	672	750	827			
50%	566	606	727	840	937	1,034			
60%	679	727	873	1,008	1,125	1,241			
70%	792	848	1,018	1,176	1,312	1,448			
80%	906	970	1,164	1,344	1,500	1,655			

New Mexico Mortgage Finance Authority

Effective May 15, 2023 (must be put into effect by June 28, 2023)



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 \$64,600.

**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:

<https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

2023 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Otero County****

For all Placed in Service Properties

Median Income \$69,300*

FY2023 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,060	10,340	11,640	12,920	13,960	15,000	16,040	17,060
	30%	13,590	15,510	17,460	19,380	20,940	22,500	24,060	25,590
	40%	18,120	20,680	23,280	25,840	27,920	30,000	32,080	34,120
	50%	22,650	25,850	29,100	32,300	34,900	37,500	40,100	42,650
	60%	27,180	31,020	34,920	38,760	41,880	45,000	48,120	51,180
	70%	31,710	36,190	40,740	45,220	48,860	52,500	56,140	59,710
	80%	36,240	41,360	46,560	51,680	55,840	60,000	64,160	68,240
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	226	242	291	336	375	413			
30%	339	363	436	504	562	620			
40%	453	485	582	672	750	827			
50%	566	606	727	840	937	1,034			
60%	679	727	873	1,008	1,125	1,241			
70%	792	848	1,018	1,176	1,312	1,448			
80%	906	970	1,164	1,344	1,500	1,655			

New Mexico Mortgage Finance Authority

Effective May 15, 2023 (must be put into effect by June 28, 2023)



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 \$64,600.

**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:

<https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

2023 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Quay County****

For all Placed in Service Properties

Median Income \$46,100*

FY2023 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,060	10,340	11,640	12,920	13,960	15,000	16,040	17,060
	30%	13,590	15,510	17,460	19,380	20,940	22,500	24,060	25,590
	40%	18,120	20,680	23,280	25,840	27,920	30,000	32,080	34,120
	50%	22,650	25,850	29,100	32,300	34,900	37,500	40,100	42,650
	60%	27,180	31,020	34,920	38,760	41,880	45,000	48,120	51,180
	70%	31,710	36,190	40,740	45,220	48,860	52,500	56,140	59,710
	80%	36,240	41,360	46,560	51,680	55,840	60,000	64,160	68,240
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	226	242	291	336	375	413			
30%	339	363	436	504	562	620			
40%	453	485	582	672	750	827			
50%	566	606	727	840	937	1,034			
60%	679	727	873	1,008	1,125	1,241			
70%	792	848	1,018	1,176	1,312	1,448			
80%	906	970	1,164	1,344	1,500	1,655			

New Mexico Mortgage Finance Authority

Effective May 15, 2023 (must be put into effect by June 28, 2023)



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 \$64,600.

**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:
<https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

2023 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS
****Rio Arriba County****
For all Placed in Service Properties
Median Income \$70,700*

FY2023 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,060	10,340	11,640	12,920	13,960	15,000	16,040	17,060
	30%	13,590	15,510	17,460	19,380	20,940	22,500	24,060	25,590
	40%	18,120	20,680	23,280	25,840	27,920	30,000	32,080	34,120
	50%	22,650	25,850	29,100	32,300	34,900	37,500	40,100	42,650
	60%	27,180	31,020	34,920	38,760	41,880	45,000	48,120	51,180
	70%	31,710	36,190	40,740	45,220	48,860	52,500	56,140	59,710
	80%	36,240	41,360	46,560	51,680	55,840	60,000	64,160	68,240
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	226	242	291	336	375	413			
30%	339	363	436	504	562	620			
40%	453	485	582	672	750	827			
50%	566	606	727	840	937	1,034			
60%	679	727	873	1,008	1,125	1,241			
70%	792	848	1,018	1,176	1,312	1,448			
80%	906	970	1,164	1,344	1,500	1,655			

New Mexico Mortgage Finance Authority

Effective May 15, 2023 (must be put into effect by June 28, 2023)



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 \$64,600.

**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:

<https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

2023 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Roosevelt County****

For all Placed in Service Properties

Median Income \$69,000

FY2023 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,180	10,480	11,800	13,100	14,160	15,200	16,260	17,300
	30%	13,770	15,720	17,700	19,650	21,240	22,800	24,390	25,950
	40%	18,360	20,960	23,600	26,200	28,320	30,400	32,520	34,600
	50%	22,950	26,200	29,500	32,750	35,400	38,000	40,650	43,250
	60%	27,540	31,440	35,400	39,300	42,480	45,600	48,780	51,900
	70%	32,130	36,680	41,300	45,850	49,560	53,200	56,910	60,550
	80%	36,720	41,920	47,200	52,400	56,640	60,800	65,040	69,200
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	229	245	295	340	380	419			
30%	344	368	442	511	570	629			
40%	459	491	590	681	760	839			
50%	573	614	737	851	950	1,048			
60%	688	737	885	1,022	1,140	1,258			
70%	803	860	1,032	1,192	1,330	1,468			
80%	918	983	1,180	1,363	1,520	1,678			

New Mexico Mortgage Finance Authority

Effective May 15, 2023 (must be put into effect by June 28, 2023)



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 \$64,600.

**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:

<https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

2023 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS
****San Miguel County****
For all Placed in Service Properties
Median Income \$52,800*

FY2023 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,060	10,340	11,640	12,920	13,960	15,000	16,040	17,060
	30%	13,590	15,510	17,460	19,380	20,940	22,500	24,060	25,590
	40%	18,120	20,680	23,280	25,840	27,920	30,000	32,080	34,120
	50%	22,650	25,850	29,100	32,300	34,900	37,500	40,100	42,650
	60%	27,180	31,020	34,920	38,760	41,880	45,000	48,120	51,180
	70%	31,710	36,190	40,740	45,220	48,860	52,500	56,140	59,710
	80%	36,240	41,360	46,560	51,680	55,840	60,000	64,160	68,240
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	226	242	291	336	375	413			
30%	339	363	436	504	562	620			
40%	453	485	582	672	750	827			
50%	566	606	727	840	937	1,034			
60%	679	727	873	1,008	1,125	1,241			
70%	792	848	1,018	1,176	1,312	1,448			
80%	906	970	1,164	1,344	1,500	1,655			

New Mexico Mortgage Finance Authority

Effective May 15, 2023 (must be put into effect by June 28, 2023)



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 \$64,600.

**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:

<https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

2023 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Sierra County****

For all Placed in Service Properties

Median Income \$62,200*

FY2023 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,060	10,340	11,640	12,920	13,960	15,000	16,040	17,060
	30%	13,590	15,510	17,460	19,380	20,940	22,500	24,060	25,590
	40%	18,120	20,680	23,280	25,840	27,920	30,000	32,080	34,120
	50%	22,650	25,850	29,100	32,300	34,900	37,500	40,100	42,650
	60%	27,180	31,020	34,920	38,760	41,880	45,000	48,120	51,180
	70%	31,710	36,190	40,740	45,220	48,860	52,500	56,140	59,710
	80%	36,240	41,360	46,560	51,680	55,840	60,000	64,160	68,240
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	226	242	291	336	375	413			
30%	339	363	436	504	562	620			
40%	453	485	582	672	750	827			
50%	566	606	727	840	937	1,034			
60%	679	727	873	1,008	1,125	1,241			
70%	792	848	1,018	1,176	1,312	1,448			
80%	906	970	1,164	1,344	1,500	1,655			

New Mexico Mortgage Finance Authority

Effective May 15, 2023 (must be put into effect by June 28, 2023)



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 \$64,600.

**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:

<https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

2023 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS
****Socorro County****
For all Placed in Service Properties
Median Income \$56,600*

FY2023 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,060	10,340	11,640	12,920	13,960	15,000	16,040	17,060
	30%	13,590	15,510	17,460	19,380	20,940	22,500	24,060	25,590
	40%	18,120	20,680	23,280	25,840	27,920	30,000	32,080	34,120
	50%	22,650	25,850	29,100	32,300	34,900	37,500	40,100	42,650
	60%	27,180	31,020	34,920	38,760	41,880	45,000	48,120	51,180
	70%	31,710	36,190	40,740	45,220	48,860	52,500	56,140	59,710
	80%	36,240	41,360	46,560	51,680	55,840	60,000	64,160	68,240
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	226	242	291	336	375	413			
30%	339	363	436	504	562	620			
40%	453	485	582	672	750	827			
50%	566	606	727	840	937	1,034			
60%	679	727	873	1,008	1,125	1,241			
70%	792	848	1,018	1,176	1,312	1,448			
80%	906	970	1,164	1,344	1,500	1,655			

New Mexico Mortgage Finance Authority

Effective May 15, 2023 (must be put into effect by June 28, 2023)



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 \$64,600.

**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:

<https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

2023 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Taos County****

For all Placed in Service Properties

Median Income \$71,900*

FY2023 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,060	10,340	11,640	12,920	13,960	15,000	16,040	17,060
	30%	13,590	15,510	17,460	19,380	20,940	22,500	24,060	25,590
	40%	18,120	20,680	23,280	25,840	27,920	30,000	32,080	34,120
	50%	22,650	25,850	29,100	32,300	34,900	37,500	40,100	42,650
	60%	27,180	31,020	34,920	38,760	41,880	45,000	48,120	51,180
	70%	31,710	36,190	40,740	45,220	48,860	52,500	56,140	59,710
	80%	36,240	41,360	46,560	51,680	55,840	60,000	64,160	68,240
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	226	242	291	336	375	413			
30%	339	363	436	504	562	620			
40%	453	485	582	672	750	827			
50%	566	606	727	840	937	1,034			
60%	679	727	873	1,008	1,125	1,241			
70%	792	848	1,018	1,176	1,312	1,448			
80%	906	970	1,164	1,344	1,500	1,655			

New Mexico Mortgage Finance Authority

Effective May 15, 2023 (must be put into effect by June 28, 2023)



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 \$64,600.

**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:

<https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

2023 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Union County****

For all Placed in Service Properties

Median Income \$54,500*

FY2023 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,160	10,480	11,780	13,080	14,140	15,180	16,220	17,280
	30%	13,740	15,720	17,670	19,620	21,210	22,770	24,330	25,920
	40%	18,320	20,960	23,560	26,160	28,280	30,360	32,440	34,560
	50%	22,900	26,200	29,450	32,700	35,350	37,950	40,550	43,200
	60%	27,480	31,440	35,340	39,240	42,420	45,540	48,660	51,840
	70%	32,060	36,680	41,230	45,780	49,490	53,130	56,770	60,480
	80%	36,640	41,920	47,120	52,320	56,560	60,720	64,880	69,120
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	229	245	294	340	379	418			
30%	343	368	441	510	569	628			
40%	458	491	589	680	759	837			
50%	572	613	736	850	948	1,046			
60%	687	736	883	1,020	1,138	1,256			
70%	801	859	1,030	1,190	1,328	1,465			
80%	916	982	1,178	1,361	1,518	1,675			

New Mexico Mortgage Finance Authority



Effective May 15, 2023 (must be put into effect by June 28, 2023)

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 \$64,600.

**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:
<https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

2023 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****2023 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 \$76,800

FY2023 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	10,580	12,080	13,600	15,100	16,300	17,520	18,720	19,940
	30%	15,870	18,120	20,400	22,650	24,450	26,280	28,080	29,910
	40%	21,160	24,160	27,200	30,200	32,600	35,040	37,440	39,880
	50%	26,450	30,200	34,000	37,750	40,750	43,800	46,800	49,850
	60%	31,740	36,240	40,800	45,300	48,900	52,560	56,160	59,820
	70%	37,030	42,280	47,600	52,850	57,050	61,320	65,520	69,790
	80%	42,320	48,320	54,400	60,400	65,200	70,080	74,880	79,760
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	264	283	340	392	438	483			
30%	396	424	510	588	657	724			
40%	529	566	680	785	876	966			
50%	661	708	850	981	1,095	1,208			
60%	793	849	1,020	1,177	1,314	1,449			
70%	925	991	1,190	1,373	1,533	1,691			
80%	1,058	1,133	1,360	1,570	1,752	1,933			