

**New Mexico Mortgage Finance Authority**



**Effective April 1, 2024 (must be put into effect by May 16, 2024)**

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 \$70,600.

\*\*Tax credit projects located in a rural area (as defined in section 520 of the Housing Act of 1949) are eligible to use the greater of area median gross income or national non-metropolitan median income as allowed under the Housing Act of 2008. The following USDA link can be helpful in determining if your property is located in a rural area. MFA does not certify the accuracy and/or applicability of the website:

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**2024 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**  
**Albuquerque MSA (Bernalillo, Sandoval, Torrance and Valencia Counties)**  
**For all Placed in Service Properties**  
**Median Income \$86,400**

FY2024 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	12,100	13,840	15,560	17,280	18,680	20,060	21,440	22,820
	30%	18,150	20,760	23,340	25,920	28,020	30,090	32,160	34,230
	40%	24,200	27,680	31,120	34,560	37,360	40,120	42,880	45,640
	50%	30,250	34,600	38,900	43,200	46,700	50,150	53,600	57,050
	60%	36,300	41,520	46,680	51,840	56,040	60,180	64,320	68,460
	70%	42,350	48,440	54,460	60,480	65,380	70,210	75,040	79,870
	80%	48,400	55,360	62,240	69,120	74,720	80,240	85,760	91,280
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	302	324	389	449	501	553			
30%	453	486	583	674	752	829			
40%	605	648	778	899	1,003	1,106			
50%	756	810	972	1,123	1,253	1,383			
60%	907	972	1,167	1,348	1,504	1,659			
70%	1,058	1,134	1,361	1,573	1,755	1,936			
80%	1,210	1,297	1,556	1,798	2,006	2,213			

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**2024 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**Farmington MSA (Farmington and San Juan County)**

**For all Placed in Service Properties**

**Median Income \$61,600\***

FY2024 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,900	11,300	12,720	14,120	15,260	16,380	17,520	18,640
	30%	14,850	16,950	19,080	21,180	22,890	24,570	26,280	27,960
	40%	19,800	22,600	25,440	28,240	30,520	32,760	35,040	37,280
	50%	24,750	28,250	31,800	35,300	38,150	40,950	43,800	46,600
	60%	29,700	33,900	38,160	42,360	45,780	49,140	52,560	55,920
	70%	34,650	39,550	44,520	49,420	53,410	57,330	61,320	65,240
	80%	39,600	45,200	50,880	56,480	61,040	65,520	70,080	74,560
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	247	265	318	367	409	452			
30%	371	397	477	550	614	678			
40%	495	530	636	734	819	904			
50%	618	662	795	918	1,023	1,130			
60%	742	795	954	1,101	1,228	1,356			
70%	866	927	1,113	1,285	1,433	1,582			
80%	990	1,060	1,272	1,469	1,638	1,808			

**New Mexico Mortgage Finance Authority**



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**2024 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

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

**For all Placed in Service Properties**

**Median Income \$65,800\***

FY2024 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,900	11,300	12,720	14,120	15,260	16,380	17,520	18,640
	30%	14,850	16,950	19,080	21,180	22,890	24,570	26,280	27,960
	40%	19,800	22,600	25,440	28,240	30,520	32,760	35,040	37,280
	50%	24,750	28,250	31,800	35,300	38,150	40,950	43,800	46,600
	60%	29,700	33,900	38,160	42,360	45,780	49,140	52,560	55,920
	70%	34,650	39,550	44,520	49,420	53,410	57,330	61,320	65,240
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	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	247	265	318	367	409	452			
30%	371	397	477	550	614	678			
40%	495	530	636	734	819	904			
50%	618	662	795	918	1,023	1,130			
60%	742	795	954	1,101	1,228	1,356			
70%	866	927	1,113	1,285	1,433	1,582			
80%	990	1,060	1,272	1,469	1,638	1,808			

**New Mexico Mortgage Finance Authority**



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**2024 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 \$91,500**

FY2024 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
	<b>Maximum Gross Rents by Bedroom Size</b>								
	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**



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**2024 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 \$91,500**

FY2024 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	12,820	14,640	16,480	18,300	19,780	21,240	22,700	24,160
	30%	19,230	21,960	24,720	27,450	29,670	31,860	34,050	36,240
	40%	25,640	29,280	32,960	36,600	39,560	42,480	45,400	48,320
	50%	32,050	36,600	41,200	45,750	49,450	53,100	56,750	60,400
	60%	38,460	43,920	49,440	54,900	59,340	63,720	68,100	72,480
	70%	44,870	51,240	57,680	64,050	69,230	74,340	79,450	84,560
	80%	51,280	58,560	65,920	73,200	79,120	84,960	90,800	96,640
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	320	343	412	476	531	585			
30%	480	514	618	714	796	878			
40%	641	686	824	952	1,062	1,171			
50%	801	858	1,030	1,190	1,327	1,464			
60%	961	1,029	1,236	1,428	1,593	1,757			
70%	1,121	1,201	1,442	1,666	1,858	2,050			
80%	1,282	1,373	1,648	1,904	2,124	2,343			

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**2024 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**\*\*Catron County\*\***

**For all Placed in Service Properties**

**Median Income \$58,700\***

FY2024 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,900	11,300	12,720	14,120	15,260	16,380	17,520	18,640
	30%	14,850	16,950	19,080	21,180	22,890	24,570	26,280	27,960
	40%	19,800	22,600	25,440	28,240	30,520	32,760	35,040	37,280
	50%	24,750	28,250	31,800	35,300	38,150	40,950	43,800	46,600
	60%	29,700	33,900	38,160	42,360	45,780	49,140	52,560	55,920
	70%	34,650	39,550	44,520	49,420	53,410	57,330	61,320	65,240
	80%	39,600	45,200	50,880	56,480	61,040	65,520	70,080	74,560
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	247	265	318	367	409	452			
30%	371	397	477	550	614	678			
40%	495	530	636	734	819	904			
50%	618	662	795	918	1,023	1,130			
60%	742	795	954	1,101	1,228	1,356			
70%	866	927	1,113	1,285	1,433	1,582			
80%	990	1,060	1,272	1,469	1,638	1,808			

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**2024 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

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

**For all Placed in Service Properties**

**Median Income \$65,000\***

FY2024 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,900	11,300	12,720	14,120	15,260	16,380	17,520	18,640
	30%	14,850	16,950	19,080	21,180	22,890	24,570	26,280	27,960
	40%	19,800	22,600	25,440	28,240	30,520	32,760	35,040	37,280
	50%	24,750	28,250	31,800	35,300	38,150	40,950	43,800	46,600
	60%	29,700	33,900	38,160	42,360	45,780	49,140	52,560	55,920
	70%	34,650	39,550	44,520	49,420	53,410	57,330	61,320	65,240
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	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	247	265	318	367	409	452			
30%	371	397	477	550	614	678			
40%	495	530	636	734	819	904			
50%	618	662	795	918	1,023	1,130			
60%	742	795	954	1,101	1,228	1,356			
70%	866	927	1,113	1,285	1,433	1,582			
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**2024 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**\*\*Cibola County\*\***

**For all Placed in Service Properties**

**Median Income \$65,400\***

FY2024 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,900	11,300	12,720	14,120	15,260	16,380	17,520	18,640
	30%	14,850	16,950	19,080	21,180	22,890	24,570	26,280	27,960
	40%	19,800	22,600	25,440	28,240	30,520	32,760	35,040	37,280
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	60%	29,700	33,900	38,160	42,360	45,780	49,140	52,560	55,920
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	0	1	2	3	4	5			
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50%	618	662	795	918	1,023	1,130			
60%	742	795	954	1,101	1,228	1,356			
70%	866	927	1,113	1,285	1,433	1,582			
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**2024 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

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

**For all Placed in Service Properties**

**Median Income \$66,600\***

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	20%	9,900	11,300	12,720	14,120	15,260	16,380	17,520	18,640
	30%	14,850	16,950	19,080	21,180	22,890	24,570	26,280	27,960
	40%	19,800	22,600	25,440	28,240	30,520	32,760	35,040	37,280
	50%	24,750	28,250	31,800	35,300	38,150	40,950	43,800	46,600
	60%	29,700	33,900	38,160	42,360	45,780	49,140	52,560	55,920
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**2024 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**Curry County**

**For all Placed in Service Properties**

**Median Income \$68,800\***

FY2024 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,900	11,300	12,720	14,120	15,260	16,380	17,520	18,640
	30%	14,850	16,950	19,080	21,180	22,890	24,570	26,280	27,960
	40%	19,800	22,600	25,440	28,240	30,520	32,760	35,040	37,280
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**2024 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**DeBaca County**

**For all Placed in Service Properties**

**Median Income \$81,700**

FY2024 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	10,500	12,000	13,500	15,000	16,200	17,400	18,600	19,800
	30%	15,750	18,000	20,250	22,500	24,300	26,100	27,900	29,700
	40%	21,000	24,000	27,000	30,000	32,400	34,800	37,200	39,600
	50%	26,250	30,000	33,750	37,500	40,500	43,500	46,500	49,500
	60%	31,500	36,000	40,500	45,000	48,600	52,200	55,800	59,400
	70%	36,750	42,000	47,250	52,500	56,700	60,900	65,100	69,300
	80%	42,000	48,000	54,000	60,000	64,800	69,600	74,400	79,200
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	262	281	337	390	435	480			
30%	393	421	506	585	652	720			
40%	525	562	675	780	870	960			
50%	656	703	843	975	1,087	1,200			
60%	787	843	1,012	1,170	1,305	1,440			
70%	918	984	1,181	1,365	1,522	1,680			
80%	1,050	1,125	1,350	1,560	1,740	1,920			

**New Mexico Mortgage Finance Authority**



**Effective April 1, 2024 (must be put into effect by May 16, 2024)**

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 \$70,600.

\*\*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>

**2024 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**Eddy County**

**For Properties Placed in Service on or before 12/31/2008**

**Median Income \$101,800**

FY2024 HERA Special Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	14,260	16,300	18,340	20,360	22,000	23,620	25,260	26,880
	30%	21,390	24,450	27,510	30,540	33,000	35,430	37,890	40,320
	40%	28,520	32,600	36,680	40,720	44,000	47,240	50,520	53,760
	50%	35,650	40,750	45,850	50,900	55,000	59,050	63,150	67,200
	60%	42,780	48,900	55,020	61,080	66,000	70,860	75,780	80,640
	70%	49,910	57,050	64,190	71,260	77,000	82,670	88,410	94,080
	80%	57,040	65,200	73,360	81,440	88,000	94,480	101,040	107,520
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	356	382	458	529	590	651			
30%	534	573	687	794	885	977			
40%	713	764	917	1,059	1,181	1,303			
50%	891	955	1,146	1,323	1,476	1,629			
60%	1,069	1,146	1,375	1,588	1,771	1,955			
70%	1,247	1,337	1,604	1,853	2,066	2,281			
80%	1,426	1,528	1,834	2,118	2,362	2,607			

**New Mexico Mortgage Finance Authority**



**Effective April 1, 2024 (must be put into effect by May 16, 2024)**

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 \$70,600.

\*\*Tax credit projects located in a rural area (as defined in section 520 of the Housing Act of 1949) are eligible to use the greater of area median gross income or national non-metropolitan median income as allowed under the Housing Act of 2008. The following USDA link can be helpful in determining if your property is located in a rural area. MFA does not certify the accuracy and/or applicability of the website:

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**2024 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**Eddy County**

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

**Median Income \$101,800**

FY2024 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	13,300	15,200	17,080	18,980	20,500	22,020	23,540	25,060
	30%	19,950	22,800	25,620	28,470	30,750	33,030	35,310	37,590
	40%	26,600	30,400	34,160	37,960	41,000	44,040	47,080	50,120
	50%	33,250	38,000	42,700	47,450	51,250	55,050	58,850	62,650
	60%	39,900	45,600	51,240	56,940	61,500	66,060	70,620	75,180
	70%	46,550	53,200	59,780	66,430	71,750	77,070	82,390	87,710
	80%	53,200	60,800	68,320	75,920	82,000	88,080	94,160	100,240
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	332	356	427	493	550	607			
30%	498	534	640	740	825	911			
40%	665	712	854	987	1,101	1,215			
50%	831	890	1,067	1,233	1,376	1,518			
60%	997	1,068	1,281	1,480	1,651	1,822			
70%	1,163	1,246	1,494	1,727	1,926	2,126			
80%	1,330	1,425	1,708	1,974	2,202	2,430			

**New Mexico Mortgage Finance Authority**



**Effective April 1, 2024 (must be put into effect by May 16, 2024)**

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 \$70,600.

\*\*Tax credit projects located in a rural area (as defined in section 520 of the Housing Act of 1949) are eligible to use the greater of area median gross income or national non-metropolitan median income as allowed under the Housing Act of 2008. The following USDA link can be helpful in determining if your property is located in a rural area. MFA does not certify the accuracy and/or applicability of the website:

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**2024 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**\*\*Grant County\*\***

**For all Placed in Service Properties**

**Median Income \$71,900**

FY2024 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	10,040	11,480	12,900	14,340	15,500	16,640	17,780	18,940
	30%	15,060	17,220	19,350	21,510	23,250	24,960	26,670	28,410
	40%	20,080	22,960	25,800	28,680	31,000	33,280	35,560	37,880
	50%	25,100	28,700	32,250	35,850	38,750	41,600	44,450	47,350
	60%	30,120	34,440	38,700	43,020	46,500	49,920	53,340	56,820
	70%	35,140	40,180	45,150	50,190	54,250	58,240	62,230	66,290
	80%	40,160	45,920	51,600	57,360	62,000	66,560	71,120	75,760
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	251	269	322	373	416	459			
30%	376	403	483	559	624	688			
40%	502	538	645	746	832	918			
50%	627	672	806	932	1,040	1,147			
60%	753	807	967	1,119	1,248	1,377			
70%	878	941	1,128	1,305	1,456	1,606			
80%	1,004	1,076	1,290	1,492	1,664	1,836			

**New Mexico Mortgage Finance Authority**



**Effective April 1, 2024 (must be put into effect by May 16, 2024)**

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 \$70,600.

\*\*Tax credit projects located in a rural area (as defined in section 520 of the Housing Act of 1949) are eligible to use the greater of area median gross income or national non-metropolitan median income as allowed under the Housing Act of 2008. The following USDA link can be helpful in determining if your property is located in a rural area. MFA does not certify the accuracy and/or applicability of the website:

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**2024 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

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

**For all Placed in Service Properties**

**Median Income \$51,600\***

FY2024 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,900	11,300	12,720	14,120	15,260	16,380	17,520	18,640
	30%	14,850	16,950	19,080	21,180	22,890	24,570	26,280	27,960
	40%	19,800	22,600	25,440	28,240	30,520	32,760	35,040	37,280
	50%	24,750	28,250	31,800	35,300	38,150	40,950	43,800	46,600
	60%	29,700	33,900	38,160	42,360	45,780	49,140	52,560	55,920
	70%	34,650	39,550	44,520	49,420	53,410	57,330	61,320	65,240
	80%	39,600	45,200	50,880	56,480	61,040	65,520	70,080	74,560
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	247	265	318	367	409	452			
30%	371	397	477	550	614	678			
40%	495	530	636	734	819	904			
50%	618	662	795	918	1,023	1,130			
60%	742	795	954	1,101	1,228	1,356			
70%	866	927	1,113	1,285	1,433	1,582			
80%	990	1,060	1,272	1,469	1,638	1,808			

**New Mexico Mortgage Finance Authority**



**Effective April 1, 2024 (must be put into effect by May 16, 2024)**

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 \$70,600.

\*\*Tax credit projects located in a rural area (as defined in section 520 of the Housing Act of 1949) are eligible to use the greater of area median gross income or national non-metropolitan median income as allowed under the Housing Act of 2008. The following USDA link can be helpful in determining if your property is located in a rural area. MFA does not certify the accuracy and/or applicability of the website:

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**2024 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

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

**For all Placed in Service Properties**

**Median Income \$72,300**

FY2024 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,940	11,360	12,780	14,200	15,340	16,480	17,620	18,760
	30%	14,910	17,040	19,170	21,300	23,010	24,720	26,430	28,140
	40%	19,880	22,720	25,560	28,400	30,680	32,960	35,240	37,520
	50%	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900
	60%	29,820	34,080	38,340	42,600	46,020	49,440	52,860	56,280
	70%	34,790	39,760	44,730	49,700	53,690	57,680	61,670	65,660
	80%	39,760	45,440	51,120	56,800	61,360	65,920	70,480	75,040
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	248	266	319	369	412	454			
30%	372	399	479	553	618	682			
40%	497	532	639	738	824	909			
50%	621	665	798	923	1,030	1,136			
60%	745	798	958	1,107	1,236	1,364			
70%	869	931	1,118	1,292	1,442	1,591			
80%	994	1,065	1,278	1,477	1,648	1,819			



**New Mexico Mortgage Finance Authority**



**Effective April 1, 2024 (must be put into effect by May 16, 2024)**

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 \$70,600.

\*\*Tax credit projects located in a rural area (as defined in section 520 of the Housing Act of 1949) are eligible to use the greater of area median gross income or national non-metropolitan median income as allowed under the Housing Act of 2008. The following USDA link can be helpful in determining if your property is located in a rural area. MFA does not certify the accuracy and/or applicability of the website:

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**2024 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

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

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

**Median Income \$67,400\***

FY2024 HERA Special Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	10,180	11,620	13,080	14,520	15,700	16,860	18,020	19,180
	30%	15,270	17,430	19,620	21,780	23,550	25,290	27,030	28,770
	40%	20,360	23,240	26,160	29,040	31,400	33,720	36,040	38,360
	50%	25,450	29,050	32,700	36,300	39,250	42,150	45,050	47,950
	60%	30,540	34,860	39,240	43,560	47,100	50,580	54,060	57,540
	70%	35,630	40,670	45,780	50,820	54,950	59,010	63,070	67,130
	80%	40,720	46,480	52,320	58,080	62,800	67,440	72,080	76,720
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	254	272	327	377	421	465			
30%	381	408	490	566	632	697			
40%	509	545	654	755	843	930			
50%	636	681	817	944	1,053	1,162			
60%	763	817	981	1,133	1,264	1,395			
70%	890	953	1,144	1,322	1,475	1,627			
80%	1,018	1,090	1,308	1,511	1,686	1,860			

**New Mexico Mortgage Finance Authority**



**Effective April 1, 2024 (must be put into effect by May 16, 2024)**

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 \$70,600.

\*\*Tax credit projects located in a rural area (as defined in section 520 of the Housing Act of 1949) are eligible to use the greater of area median gross income or national non-metropolitan median income as allowed under the Housing Act of 2008. The following USDA link can be helpful in determining if your property is located in a rural area. MFA does not certify the accuracy and/or applicability of the website:

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**2024 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

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

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

**Median Income \$67,400\***

FY2024 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,900	11,300	12,720	14,120	15,260	16,380	17,520	18,640
	30%	14,850	16,950	19,080	21,180	22,890	24,570	26,280	27,960
	40%	19,800	22,600	25,440	28,240	30,520	32,760	35,040	37,280
	50%	24,750	28,250	31,800	35,300	38,150	40,950	43,800	46,600
	60%	29,700	33,900	38,160	42,360	45,780	49,140	52,560	55,920
	70%	34,650	39,550	44,520	49,420	53,410	57,330	61,320	65,240
	80%	39,600	45,200	50,880	56,480	61,040	65,520	70,080	74,560
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	247	265	318	367	409	452			
30%	371	397	477	550	614	678			
40%	495	530	636	734	819	904			
50%	618	662	795	918	1,023	1,130			
60%	742	795	954	1,101	1,228	1,356			
70%	866	927	1,113	1,285	1,433	1,582			
80%	990	1,060	1,272	1,469	1,638	1,808			

**New Mexico Mortgage Finance Authority**



**Effective April 1, 2024 (must be put into effect by May 16, 2024)**

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 \$70,600.

\*\*Tax credit projects located in a rural area (as defined in section 520 of the Housing Act of 1949) are eligible to use the greater of area median gross income or national non-metropolitan median income as allowed under the Housing Act of 2008. The following USDA link can be helpful in determining if your property is located in a rural area. MFA does not certify the accuracy and/or applicability of the website:

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**2024 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**  
**Lea County**  
**For all Placed in Service Properties**  
**Median Income \$73,800**

FY2024 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	10,340	11,800	13,280	14,760	15,940	17,120	18,320	19,480
	30%	15,510	17,700	19,920	22,140	23,910	25,680	27,480	29,220
	40%	20,680	23,600	26,560	29,520	31,880	34,240	36,640	38,960
	50%	25,850	29,500	33,200	36,900	39,850	42,800	45,800	48,700
	60%	31,020	35,400	39,840	44,280	47,820	51,360	54,960	58,440
	70%	36,190	41,300	46,480	51,660	55,790	59,920	64,120	68,180
	80%	41,360	47,200	53,120	59,040	63,760	68,480	73,280	77,920
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	258	276	332	383	428	472			
30%	387	415	498	575	642	708			
40%	517	553	664	767	856	945			
50%	646	691	830	959	1,070	1,181			
60%	775	830	996	1,151	1,284	1,417			
70%	904	968	1,162	1,343	1,498	1,653			
80%	1,034	1,107	1,328	1,535	1,712	1,890			

**New Mexico Mortgage Finance Authority**



**Effective April 1, 2024 (must be put into effect by May 16, 2024)**

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 \$70,600.

\*\*Tax credit projects located in a rural area (as defined in section 520 of the Housing Act of 1949) are eligible to use the greater of area median gross income or national non-metropolitan median income as allowed under the Housing Act of 2008. The following USDA link can be helpful in determining if your property is located in a rural area. MFA does not certify the accuracy and/or applicability of the website:

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**2024 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**  
**Lincoln County**  
**For all Placed in Service Properties**  
**Median Income \$63,600\***

FY2024 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,900	11,300	12,720	14,120	15,260	16,380	17,520	18,640
	30%	14,850	16,950	19,080	21,180	22,890	24,570	26,280	27,960
	40%	19,800	22,600	25,440	28,240	30,520	32,760	35,040	37,280
	50%	24,750	28,250	31,800	35,300	38,150	40,950	43,800	46,600
	60%	29,700	33,900	38,160	42,360	45,780	49,140	52,560	55,920
	70%	34,650	39,550	44,520	49,420	53,410	57,330	61,320	65,240
	80%	39,600	45,200	50,880	56,480	61,040	65,520	70,080	74,560
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	247	265	318	367	409	452			
30%	371	397	477	550	614	678			
40%	495	530	636	734	819	904			
50%	618	662	795	918	1,023	1,130			
60%	742	795	954	1,101	1,228	1,356			
70%	866	927	1,113	1,285	1,433	1,582			
80%	990	1,060	1,272	1,469	1,638	1,808			

**New Mexico Mortgage Finance Authority**



**Effective April 1, 2024 (must be put into effect by May 16, 2024)**

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 \$70,600.

\*\*Tax credit projects located in a rural area (as defined in section 520 of the Housing Act of 1949) are eligible to use the greater of area median gross income or national non-metropolitan median income as allowed under the Housing Act of 2008. The following USDA link can be helpful in determining if your property is located in a rural area. MFA does not certify the accuracy and/or applicability of the website:

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**2024 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**Los Alamos County**

**For all Placed in Service Properties**

**Median Income \$168,500**

FY2024 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	21,920	25,040	28,180	31,300	33,820	36,320	38,820	41,320
	30%	32,880	37,560	42,270	46,950	50,730	54,480	58,230	61,980
	40%	43,840	50,080	56,360	62,600	67,640	72,640	77,640	82,640
	50%	54,800	62,600	70,450	78,250	84,550	90,800	97,050	103,300
	60%	65,760	75,120	84,540	93,900	101,460	108,960	116,460	123,960
	70%	76,720	87,640	98,630	109,550	118,370	127,120	135,870	144,620
	80%	87,680	100,160	112,720	125,200	135,280	145,280	155,280	165,280
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	548	587	704	814	908	1,001			
30%	822	880	1,056	1,221	1,362	1,502			
40%	1,096	1,174	1,409	1,628	1,816	2,003			
50%	1,370	1,467	1,761	2,035	2,270	2,504			
60%	1,644	1,761	2,113	2,442	2,724	3,005			
70%	1,918	2,054	2,465	2,849	3,178	3,506			
80%	2,192	2,348	2,818	3,256	3,632	4,007			

**New Mexico Mortgage Finance Authority**



**Effective April 1, 2024 (must be put into effect by May 16, 2024)**

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 \$70,600.

\*\*Tax credit projects located in a rural area (as defined in section 520 of the Housing Act of 1949) are eligible to use the greater of area median gross income or national non-metropolitan median income as allowed under the Housing Act of 2008. The following USDA link can be helpful in determining if your property is located in a rural area. MFA does not certify the accuracy and/or applicability of the website:

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**2024 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

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

**For all Placed in Service Properties**

**Median Income \$54,800\***

FY2024 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,900	11,300	12,720	14,120	15,260	16,380	17,520	18,640
	30%	14,850	16,950	19,080	21,180	22,890	24,570	26,280	27,960
	40%	19,800	22,600	25,440	28,240	30,520	32,760	35,040	37,280
	50%	24,750	28,250	31,800	35,300	38,150	40,950	43,800	46,600
	60%	29,700	33,900	38,160	42,360	45,780	49,140	52,560	55,920
	70%	34,650	39,550	44,520	49,420	53,410	57,330	61,320	65,240
	80%	39,600	45,200	50,880	56,480	61,040	65,520	70,080	74,560
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	247	265	318	367	409	452			
30%	371	397	477	550	614	678			
40%	495	530	636	734	819	904			
50%	618	662	795	918	1,023	1,130			
60%	742	795	954	1,101	1,228	1,356			
70%	866	927	1,113	1,285	1,433	1,582			
80%	990	1,060	1,272	1,469	1,638	1,808			

**New Mexico Mortgage Finance Authority**



**Effective April 1, 2024 (must be put into effect by May 16, 2024)**

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 \$70,600.

\*\*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>

**2024 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**\*\*McKinley County\*\***

**For all Placed in Service Properties**

**Median Income \$49,800\***

FY2024 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,900	11,300	12,720	14,120	15,260	16,380	17,520	18,640
	30%	14,850	16,950	19,080	21,180	22,890	24,570	26,280	27,960
	40%	19,800	22,600	25,440	28,240	30,520	32,760	35,040	37,280
	50%	24,750	28,250	31,800	35,300	38,150	40,950	43,800	46,600
	60%	29,700	33,900	38,160	42,360	45,780	49,140	52,560	55,920
	70%	34,650	39,550	44,520	49,420	53,410	57,330	61,320	65,240
	80%	39,600	45,200	50,880	56,480	61,040	65,520	70,080	74,560
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	247	265	318	367	409	452			
30%	371	397	477	550	614	678			
40%	495	530	636	734	819	904			
50%	618	662	795	918	1,023	1,130			
60%	742	795	954	1,101	1,228	1,356			
70%	866	927	1,113	1,285	1,433	1,582			
80%	990	1,060	1,272	1,469	1,638	1,808			

**New Mexico Mortgage Finance Authority**



**Effective April 1, 2024 (must be put into effect by May 16, 2024)**

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 \$70,600.

\*\*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>

**2024 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

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

**For all Placed in Service Properties**

**Median Income \$54,100\***

FY2024 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,900	11,300	12,720	14,120	15,260	16,380	17,520	18,640
	30%	14,850	16,950	19,080	21,180	22,890	24,570	26,280	27,960
	40%	19,800	22,600	25,440	28,240	30,520	32,760	35,040	37,280
	50%	24,750	28,250	31,800	35,300	38,150	40,950	43,800	46,600
	60%	29,700	33,900	38,160	42,360	45,780	49,140	52,560	55,920
	70%	34,650	39,550	44,520	49,420	53,410	57,330	61,320	65,240
	80%	39,600	45,200	50,880	56,480	61,040	65,520	70,080	74,560
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	247	265	318	367	409	452			
30%	371	397	477	550	614	678			
40%	495	530	636	734	819	904			
50%	618	662	795	918	1,023	1,130			
60%	742	795	954	1,101	1,228	1,356			
70%	866	927	1,113	1,285	1,433	1,582			
80%	990	1,060	1,272	1,469	1,638	1,808			



**New Mexico Mortgage Finance Authority**



**Effective April 1, 2024 (must be put into effect by May 16, 2024)**

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 \$70,600.

\*\*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>

**2024 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**\*\*Otero County\*\***

**For all Placed in Service Properties**

**Median Income \$78,600**

FY2024 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,940	11,360	12,780	14,200	15,340	16,480	17,620	18,760
	30%	14,910	17,040	19,170	21,300	23,010	24,720	26,430	28,140
	40%	19,880	22,720	25,560	28,400	30,680	32,960	35,240	37,520
	50%	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900
	60%	29,820	34,080	38,340	42,600	46,020	49,440	52,860	56,280
	70%	34,790	39,760	44,730	49,700	53,690	57,680	61,670	65,660
	80%	39,760	45,440	51,120	56,800	61,360	65,920	70,480	75,040
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	248	266	319	369	412	454			
30%	372	399	479	553	618	682			
40%	497	532	639	738	824	909			
50%	621	665	798	923	1,030	1,136			
60%	745	798	958	1,107	1,236	1,364			
70%	869	931	1,118	1,292	1,442	1,591			
80%	994	1,065	1,278	1,477	1,648	1,819			

**New Mexico Mortgage Finance Authority**



**Effective April 1, 2024 (must be put into effect by May 16, 2024)**

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 \$70,600.

\*\*Tax credit projects located in a rural area (as defined in section 520 of the Housing Act of 1949) are eligible to use the greater of area median gross income or national non-metropolitan median income as allowed under the Housing Act of 2008. The following USDA link can be helpful in determining if your property is located in a rural area. MFA does not certify the accuracy and/or applicability of the website:

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**2024 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**\*\*Quay County\*\***

**For all Placed in Service Properties**

**Median Income \$53,100\***

FY2024 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,900	11,300	12,720	14,120	15,260	16,380	17,520	18,640
	30%	14,850	16,950	19,080	21,180	22,890	24,570	26,280	27,960
	40%	19,800	22,600	25,440	28,240	30,520	32,760	35,040	37,280
	50%	24,750	28,250	31,800	35,300	38,150	40,950	43,800	46,600
	60%	29,700	33,900	38,160	42,360	45,780	49,140	52,560	55,920
	70%	34,650	39,550	44,520	49,420	53,410	57,330	61,320	65,240
	80%	39,600	45,200	50,880	56,480	61,040	65,520	70,080	74,560
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	247	265	318	367	409	452			
30%	371	397	477	550	614	678			
40%	495	530	636	734	819	904			
50%	618	662	795	918	1,023	1,130			
60%	742	795	954	1,101	1,228	1,356			
70%	866	927	1,113	1,285	1,433	1,582			
80%	990	1,060	1,272	1,469	1,638	1,808			

**New Mexico Mortgage Finance Authority**



**Effective April 1, 2024 (must be put into effect by May 16, 2024)**

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 \$70,600.

\*\*Tax credit projects located in a rural area (as defined in section 520 of the Housing Act of 1949) are eligible to use the greater of area median gross income or national non-metropolitan median income as allowed under the Housing Act of 2008. The following USDA link can be helpful in determining if your property is located in a rural area. MFA does not certify the accuracy and/or applicability of the website:

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**2024 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

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

**For all Placed in Service Properties**

**Median Income \$69,400\***

FY2024 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,900	11,300	12,720	14,120	15,260	16,380	17,520	18,640
	30%	14,850	16,950	19,080	21,180	22,890	24,570	26,280	27,960
	40%	19,800	22,600	25,440	28,240	30,520	32,760	35,040	37,280
	50%	24,750	28,250	31,800	35,300	38,150	40,950	43,800	46,600
	60%	29,700	33,900	38,160	42,360	45,780	49,140	52,560	55,920
	70%	34,650	39,550	44,520	49,420	53,410	57,330	61,320	65,240
	80%	39,600	45,200	50,880	56,480	61,040	65,520	70,080	74,560
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	247	265	318	367	409	452			
30%	371	397	477	550	614	678			
40%	495	530	636	734	819	904			
50%	618	662	795	918	1,023	1,130			
60%	742	795	954	1,101	1,228	1,356			
70%	866	927	1,113	1,285	1,433	1,582			
80%	990	1,060	1,272	1,469	1,638	1,808			

**New Mexico Mortgage Finance Authority**



**Effective April 1, 2024 (must be put into effect by May 16, 2024)**

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 \$70,600.

\*\*Tax credit projects located in a rural area (as defined in section 520 of the Housing Act of 1949) are eligible to use the greater of area median gross income or national non-metropolitan median income as allowed under the Housing Act of 2008. The following USDA link can be helpful in determining if your property is located in a rural area. MFA does not certify the accuracy and/or applicability of the website:

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**2024 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

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

**For all Placed in Service Properties**

**Median Income \$73,000**

FY2024 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	10,080	11,520	12,960	14,400	15,560	16,720	17,860	19,020
	30%	15,120	17,280	19,440	21,600	23,340	25,080	26,790	28,530
	40%	20,160	23,040	25,920	28,800	31,120	33,440	35,720	38,040
	50%	25,200	28,800	32,400	36,000	38,900	41,800	44,650	47,550
	60%	30,240	34,560	38,880	43,200	46,680	50,160	53,580	57,060
	70%	35,280	40,320	45,360	50,400	54,460	58,520	62,510	66,570
	80%	40,320	46,080	51,840	57,600	62,240	66,880	71,440	76,080
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	252	270	324	374	418	461			
30%	378	405	486	561	627	691			
40%	504	540	648	749	836	922			
50%	630	675	810	936	1,045	1,152			
60%	756	810	972	1,123	1,254	1,383			
70%	882	945	1,134	1,310	1,463	1,613			
80%	1,008	1,080	1,296	1,498	1,672	1,844			

**New Mexico Mortgage Finance Authority**



**Effective April 1, 2024 (must be put into effect by May 16, 2024)**

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 \$70,600.

\*\*Tax credit projects located in a rural area (as defined in section 520 of the Housing Act of 1949) are eligible to use the greater of area median gross income or national non-metropolitan median income as allowed under the Housing Act of 2008. The following USDA link can be helpful in determining if your property is located in a rural area. MFA does not certify the accuracy and/or applicability of the website:

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**2024 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

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

**For all Placed in Service Properties**

**Median Income \$56,500\***

FY2024 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,900	11,300	12,720	14,120	15,260	16,380	17,520	18,640
	30%	14,850	16,950	19,080	21,180	22,890	24,570	26,280	27,960
	40%	19,800	22,600	25,440	28,240	30,520	32,760	35,040	37,280
	50%	24,750	28,250	31,800	35,300	38,150	40,950	43,800	46,600
	60%	29,700	33,900	38,160	42,360	45,780	49,140	52,560	55,920
	70%	34,650	39,550	44,520	49,420	53,410	57,330	61,320	65,240
	80%	39,600	45,200	50,880	56,480	61,040	65,520	70,080	74,560
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	247	265	318	367	409	452			
30%	371	397	477	550	614	678			
40%	495	530	636	734	819	904			
50%	618	662	795	918	1,023	1,130			
60%	742	795	954	1,101	1,228	1,356			
70%	866	927	1,113	1,285	1,433	1,582			
80%	990	1,060	1,272	1,469	1,638	1,808			

**New Mexico Mortgage Finance Authority**



**Effective April 1, 2024 (must be put into effect by May 16, 2024)**

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 \$70,600.

\*\*Tax credit projects located in a rural area (as defined in section 520 of the Housing Act of 1949) are eligible to use the greater of area median gross income or national non-metropolitan median income as allowed under the Housing Act of 2008. The following USDA link can be helpful in determining if your property is located in a rural area. MFA does not certify the accuracy and/or applicability of the website:

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**2024 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

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

**For all Placed in Service Properties**

**Median Income \$61,900\***

FY2024 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,900	11,300	12,720	14,120	15,260	16,380	17,520	18,640
	30%	14,850	16,950	19,080	21,180	22,890	24,570	26,280	27,960
	40%	19,800	22,600	25,440	28,240	30,520	32,760	35,040	37,280
	50%	24,750	28,250	31,800	35,300	38,150	40,950	43,800	46,600
	60%	29,700	33,900	38,160	42,360	45,780	49,140	52,560	55,920
	70%	34,650	39,550	44,520	49,420	53,410	57,330	61,320	65,240
	80%	39,600	45,200	50,880	56,480	61,040	65,520	70,080	74,560
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	247	265	318	367	409	452			
30%	371	397	477	550	614	678			
40%	495	530	636	734	819	904			
50%	618	662	795	918	1,023	1,130			
60%	742	795	954	1,101	1,228	1,356			
70%	866	927	1,113	1,285	1,433	1,582			
80%	990	1,060	1,272	1,469	1,638	1,808			

**New Mexico Mortgage Finance Authority**



**Effective April 1, 2024 (must be put into effect by May 16, 2024)**

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 \$70,600.

\*\*Tax credit projects located in a rural area (as defined in section 520 of the Housing Act of 1949) are eligible to use the greater of area median gross income or national non-metropolitan median income as allowed under the Housing Act of 2008. The following USDA link can be helpful in determining if your property is located in a rural area. MFA does not certify the accuracy and/or applicability of the website:

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**2024 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

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

**For all Placed in Service Properties**

**Median Income \$55,000\***

FY2024 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,900	11,300	12,720	14,120	15,260	16,380	17,520	18,640
	30%	14,850	16,950	19,080	21,180	22,890	24,570	26,280	27,960
	40%	19,800	22,600	25,440	28,240	30,520	32,760	35,040	37,280
	50%	24,750	28,250	31,800	35,300	38,150	40,950	43,800	46,600
	60%	29,700	33,900	38,160	42,360	45,780	49,140	52,560	55,920
	70%	34,650	39,550	44,520	49,420	53,410	57,330	61,320	65,240
	80%	39,600	45,200	50,880	56,480	61,040	65,520	70,080	74,560
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	247	265	318	367	409	452			
30%	371	397	477	550	614	678			
40%	495	530	636	734	819	904			
50%	618	662	795	918	1,023	1,130			
60%	742	795	954	1,101	1,228	1,356			
70%	866	927	1,113	1,285	1,433	1,582			
80%	990	1,060	1,272	1,469	1,638	1,808			

**New Mexico Mortgage Finance Authority**



**Effective April 1, 2024 (must be put into effect by May 16, 2024)**

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 \$70,600.

\*\*Tax credit projects located in a rural area (as defined in section 520 of the Housing Act of 1949) are eligible to use the greater of area median gross income or national non-metropolitan median income as allowed under the Housing Act of 2008. The following USDA link can be helpful in determining if your property is located in a rural area. MFA does not certify the accuracy and/or applicability of the website:

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**2024 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**\*\*Taos County\*\***

**For all Placed in Service Properties**

**Median Income \$74,300**

FY2024 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,940	11,360	12,780	14,200	15,340	16,480	17,620	18,760
	30%	14,910	17,040	19,170	21,300	23,010	24,720	26,430	28,140
	40%	19,880	22,720	25,560	28,400	30,680	32,960	35,240	37,520
	50%	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900
	60%	29,820	34,080	38,340	42,600	46,020	49,440	52,860	56,280
	70%	34,790	39,760	44,730	49,700	53,690	57,680	61,670	65,660
	80%	39,760	45,440	51,120	56,800	61,360	65,920	70,480	75,040
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	248	266	319	369	412	454			
30%	372	399	479	553	618	682			
40%	497	532	639	738	824	909			
50%	621	665	798	923	1,030	1,136			
60%	745	798	958	1,107	1,236	1,364			
70%	869	931	1,118	1,292	1,442	1,591			
80%	994	1,065	1,278	1,477	1,648	1,819			



**New Mexico Mortgage Finance Authority**



**Effective April 1, 2024 (must be put into effect by May 16, 2024)**

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 \$70,600.

\*\*Tax credit projects located in a rural area (as defined in section 520 of the Housing Act of 1949) are eligible to use the greater of area median gross income or national non-metropolitan median income as allowed under the Housing Act of 2008. The following USDA link can be helpful in determining if your property is located in a rural area. MFA does not certify the accuracy and/or applicability of the website:

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**2024 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

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

**For all Placed in Service Properties**

**Median Income \$55,200\***

FY2024 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,900	11,300	12,720	14,120	15,260	16,380	17,520	18,640
	30%	14,850	16,950	19,080	21,180	22,890	24,570	26,280	27,960
	40%	19,800	22,600	25,440	28,240	30,520	32,760	35,040	37,280
	50%	24,750	28,250	31,800	35,300	38,150	40,950	43,800	46,600
	60%	29,700	33,900	38,160	42,360	45,780	49,140	52,560	55,920
	70%	34,650	39,550	44,520	49,420	53,410	57,330	61,320	65,240
	80%	39,600	45,200	50,880	56,480	61,040	65,520	70,080	74,560
	<b>Maximum Gross Rents by Bedroom Size</b>								
	0	1	2	3	4	5			
20%	247	265	318	367	409	452			
30%	371	397	477	550	614	678			
40%	495	530	636	734	819	904			
50%	618	662	795	918	1,023	1,130			
60%	742	795	954	1,101	1,228	1,356			
70%	866	927	1,113	1,285	1,433	1,582			
80%	990	1,060	1,272	1,469	1,638	1,808			

**New Mexico Mortgage Finance Authority**



**Effective April 1, 2024 (must be put into effect by May 16, 2024)**

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 \$70,600.

\*\*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>

**2024 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**

**\*\*2024 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 \$77,400**

FY2024 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	10,840	12,400	13,940	15,480	16,720	17,960	19,200	20,440	
	30%	16,260	18,600	20,910	23,220	25,080	26,940	28,800	30,660	
	40%	21,680	24,800	27,880	30,960	33,440	35,920	38,400	40,880	
	50%	27,100	31,000	34,850	38,700	41,800	44,900	48,000	51,100	
	60%	32,520	37,200	41,820	46,440	50,160	53,880	57,600	61,320	
	70%	37,940	43,400	48,790	54,180	58,520	62,860	67,200	71,540	
	80%	43,360	49,600	55,760	61,920	66,880	71,840	76,800	81,760	
	<b>Maximum Gross Rents by Bedroom Size</b>									
		0	1	2	3	4	5			
	20%	271	290	348	402	449	495			
	30%	406	435	522	603	673	743			
	40%	542	581	697	805	898	991			
	50%	677	726	871	1,006	1,122	1,238			
	60%	813	871	1,045	1,207	1,347	1,486			
70%	948	1,016	1,219	1,408	1,571	1,734				
80%	1,084	1,162	1,394	1,610	1,796	1,982				