

New Mexico Mortgage Finance Authority**Effective April 1, 2025 (must be put into effect by May 16, 2025)**

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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2025 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**Albuquerque MSA (Bernalillo, Sandoval, Torrance and Valencia Counties)****For all Placed in Service Properties****Median Income \$91,400**

FY2025 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	12,800	14,640	16,460	18,280	19,760	21,220	22,680	24,140
	30%	19,200	21,960	24,690	27,420	29,640	31,830	34,020	36,210
	40%	25,600	29,280	32,920	36,560	39,520	42,440	45,360	48,280
	50%	32,000	36,600	41,150	45,700	49,400	53,050	56,700	60,350
	60%	38,400	43,920	49,380	54,840	59,280	63,660	68,040	72,420
	70%	44,800	51,240	57,610	63,980	69,160	74,270	79,380	84,490
	80%	51,200	58,560	65,840	73,120	79,040	84,880	90,720	96,560
	Maximum Gross Rents by Bedroom Size								
		0	1	2	3	4	5		
	20%	320	343	411	475	530	585		
	30%	480	514	617	713	795	877		
	40%	640	686	823	951	1,061	1,170		
	50%	800	857	1,028	1,188	1,326	1,463		
	60%	960	1,029	1,234	1,426	1,591	1,755		
	70%	1,120	1,200	1,440	1,664	1,856	2,048		
	80%	1,280	1,372	1,646	1,902	2,122	2,341		

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2025 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**Farmington MSA (Farmington and San Juan County)****For all Placed in Service Properties****Median Income \$75,600**

FY2025 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	10,600	12,100	13,620	15,120	16,340	17,540	18,760	19,960
	30%	15,900	18,150	20,430	22,680	24,510	26,310	28,140	29,940
	40%	21,200	24,200	27,240	30,240	32,680	35,080	37,520	39,920
	50%	26,500	30,250	34,050	37,800	40,850	43,850	46,900	49,900
	60%	31,800	36,300	40,860	45,360	49,020	52,620	56,280	59,880
	70%	37,100	42,350	47,670	52,920	57,190	61,390	65,660	69,860
	80%	42,400	48,400	54,480	60,480	65,360	70,160	75,040	79,840
	Maximum Gross Rents by Bedroom Size								
		0	1	2	3	4	5		
	20%	265	283	340	393	438	484		
	30%	397	425	510	589	657	726		
	40%	530	567	681	786	877	968		
	50%	662	709	851	983	1,096	1,210		
	60%	795	851	1,021	1,179	1,315	1,452		
	70%	927	993	1,191	1,376	1,534	1,694		
	80%	1,060	1,135	1,362	1,573	1,754	1,936		

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2025 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS****Las Cruces MSA (Las Cruces and Dona Ana County)******For all Placed in Service Properties****Median Income \$70,700**

FY2025 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,900	11,320	12,740	14,140	15,280	16,420	17,540	18,680
	30%	14,850	16,980	19,110	21,210	22,920	24,630	26,310	28,020
	40%	19,800	22,640	25,480	28,280	30,560	32,840	35,080	37,360
	50%	24,750	28,300	31,850	35,350	38,200	41,050	43,850	46,700
	60%	29,700	33,960	38,220	42,420	45,840	49,260	52,620	56,040
	70%	34,650	39,620	44,590	49,490	53,480	57,470	61,390	65,380
	80%	39,600	45,280	50,960	56,560	61,120	65,680	70,160	74,720
	Maximum Gross Rents by Bedroom Size								
		0	1	2	3	4	5		
	20%	247	265	318	367	410	452		
	30%	371	397	477	551	615	679		
	40%	495	530	637	735	821	905		
	50%	618	663	796	919	1,026	1,131		
	60%	742	795	955	1,103	1,231	1,358		
	70%	866	928	1,114	1,287	1,436	1,584		
	80%	990	1,061	1,274	1,471	1,642	1,811		

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2025 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 \$99,500**

FY2025 HERA Special Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	14,300	16,340	18,380	20,420	22,060	23,700	25,340	26,960
	30%	21,450	24,510	27,570	30,630	33,090	35,550	38,010	40,440
	40%	28,600	32,680	36,760	40,840	44,120	47,400	50,680	53,920
	50%	35,750	40,850	45,950	51,050	55,150	59,250	63,350	67,400
	60%	42,900	49,020	55,140	61,260	66,180	71,100	76,020	80,880
	70%	50,050	57,190	64,330	71,470	77,210	82,950	88,690	94,360
	80%	57,200	65,360	73,520	81,680	88,240	94,800	101,360	107,840
	Maximum Gross Rents by Bedroom Size								
		0	1	2	3	4	5		
	20%	357	383	459	531	592	653		
	30%	536	574	689	796	888	980		
	40%	715	766	919	1,062	1,185	1,307		
	50%	893	957	1,148	1,327	1,481	1,634		
	60%	1,072	1,149	1,378	1,593	1,777	1,961		
	70%	1,251	1,340	1,608	1,858	2,073	2,288		
	80%	1,430	1,532	1,838	2,124	2,370	2,615		

Santa Fe MSA (City of Santa Fe and Santa Fe County)**For properties Placed in Service on or after 1/1/2009****Median Income \$99,500**

FY2025 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	13,940	15,920	17,920	19,900	21,500	23,100	24,680	26,280
	30%	20,910	23,880	26,880	29,850	32,250	34,650	37,020	39,420
	40%	27,880	31,840	35,840	39,800	43,000	46,200	49,360	52,560
	50%	34,850	39,800	44,800	49,750	53,750	57,750	61,700	65,700
	60%	41,820	47,760	53,760	59,700	64,500	69,300	74,040	78,840
	70%	48,790	55,720	62,720	69,650	75,250	80,850	86,380	91,980
	80%	55,760	63,680	71,680	79,600	86,000	92,400	98,720	105,120
	Maximum Gross Rents by Bedroom Size								
		0	1	2	3	4	5		
	20%	348	373	448	517	577	637		
	30%	522	559	672	776	866	955		
	40%	697	746	896	1,035	1,155	1,274		
	50%	871	933	1,120	1,293	1,443	1,592		
	60%	1,045	1,119	1,344	1,552	1,732	1,911		
	70%	1,219	1,306	1,568	1,811	2,021	2,229		
	80%	1,394	1,493	1,792	2,070	2,310	2,548		

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2025 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS****Catron County******For properties Placed in Service on or before 3/31/2025****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
	Maximum Gross Rents by Bedroom Size								
		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		

****Catron County******For properties Placed in Service on or after 4/1/2025****Median Income \$66,100***

FY2025 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,640	11,020	12,400	13,760	14,880	15,980	17,080	18,180
	30%	14,460	16,530	18,600	20,640	22,320	23,970	25,620	27,270
	40%	19,280	22,040	24,800	27,520	29,760	31,960	34,160	36,360
	50%	24,100	27,550	31,000	34,400	37,200	39,950	42,700	45,450
	60%	28,920	33,060	37,200	41,280	44,640	47,940	51,240	54,540
	70%	33,740	38,570	43,400	48,160	52,080	55,930	59,780	63,630
	80%	38,560	44,080	49,600	55,040	59,520	63,920	68,320	72,720
	Maximum Gross Rents by Bedroom Size								
		0	1	2	3	4	5		
	20%	241	258	310	358	399	440		
	30%	361	387	465	537	599	661		
	40%	482	516	620	716	799	881		
	50%	602	645	775	895	998	1,101		
	60%	723	774	930	1,074	1,198	1,322		
	70%	843	903	1,085	1,253	1,398	1,542		
	80%	964	1,033	1,240	1,432	1,598	1,763		

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2025 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS****Chaves County******For properties Placed in Service on or before 3/31/2025****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
	80%	39,600	45,200	50,880	56,480	61,040	65,520	70,080	74,560
	Maximum Gross Rents by Bedroom Size								
		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		

****Chaves County******For properties Placed in Service on or after 4/1/2025****Median Income \$65,900***

FY2025 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,640	11,020	12,400	13,760	14,880	15,980	17,080	18,180
	30%	14,460	16,530	18,600	20,640	22,320	23,970	25,620	27,270
	40%	19,280	22,040	24,800	27,520	29,760	31,960	34,160	36,360
	50%	24,100	27,550	31,000	34,400	37,200	39,950	42,700	45,450
	60%	28,920	33,060	37,200	41,280	44,640	47,940	51,240	54,540
	70%	33,740	38,570	43,400	48,160	52,080	55,930	59,780	63,630
	80%	38,560	44,080	49,600	55,040	59,520	63,920	68,320	72,720
	Maximum Gross Rents by Bedroom Size								
		0	1	2	3	4	5		
	20%	241	258	310	358	399	440		
	30%	361	387	465	537	599	661		
	40%	482	516	620	716	799	881		
	50%	602	645	775	895	998	1,101		
	60%	723	774	930	1,074	1,198	1,322		
	70%	843	903	1,085	1,253	1,398	1,542		
	80%	964	1,033	1,240	1,432	1,598	1,763		

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2025 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS****Cibola County******For properties Placed in Service on or before 3/31/2025****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
	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
	Maximum Gross Rents by Bedroom Size								
		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		

****Cibola County******For properties Placed in Service on or after 4/1/2025****Median Income \$69,300***

FY2025 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,720	11,100	12,480	13,860	14,980	16,080	17,200	18,300
	30%	14,580	16,650	18,720	20,790	22,470	24,120	25,800	27,450
	40%	19,440	22,200	24,960	27,720	29,960	32,160	34,400	36,600
	50%	24,300	27,750	31,200	34,650	37,450	40,200	43,000	45,750
	60%	29,160	33,300	37,440	41,580	44,940	48,240	51,600	54,900
	70%	34,020	38,850	43,680	48,510	52,430	56,280	60,200	64,050
	80%	38,880	44,400	49,920	55,440	59,920	64,320	68,800	73,200
	Maximum Gross Rents by Bedroom Size								
		0	1	2	3	4	5		
	20%	243	260	312	360	402	443		
	30%	364	390	468	540	603	665		
	40%	486	520	624	721	804	887		
	50%	607	650	780	901	1,005	1,109		
	60%	729	780	936	1,081	1,206	1,331		
	70%	850	910	1,092	1,261	1,407	1,553		
	80%	972	1,041	1,248	1,442	1,608	1,775		

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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
	Maximum Gross Rents by Bedroom Size								
		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		

****Colfax County******For properties Placed in Service on or after 4/1/2025****Median Income \$70,300***

FY2025 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,860	11,260	12,660	14,060	15,200	16,320	17,440	18,560
	30%	14,790	16,890	18,990	21,090	22,800	24,480	26,160	27,840
	40%	19,720	22,520	25,320	28,120	30,400	32,640	34,880	37,120
	50%	24,650	28,150	31,650	35,150	38,000	40,800	43,600	46,400
	60%	29,580	33,780	37,980	42,180	45,600	48,960	52,320	55,680
	70%	34,510	39,410	44,310	49,210	53,200	57,120	61,040	64,960
	80%	39,440	45,040	50,640	56,240	60,800	65,280	69,760	74,240
	Maximum Gross Rents by Bedroom Size								
		0	1	2	3	4	5		
	20%	246	264	316	365	408	450		
	30%	369	396	474	548	612	675		
	40%	493	528	633	731	816	900		
	50%	616	660	791	914	1,020	1,125		
	60%	739	792	949	1,097	1,224	1,350		
	70%	862	924	1,107	1,280	1,428	1,575		
	80%	986	1,056	1,266	1,463	1,632	1,800		

New Mexico Mortgage Finance Authority**Effective April 1, 2025 (must be put into effect by May 16, 2025)**

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>

2025 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**Curry County****For all Placed in Service Properties****Median Income \$73,500***

FY2025 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	10,300	11,760	13,240	14,700	15,880	17,060	18,240	19,420
	30%	15,450	17,640	19,860	22,050	23,820	25,590	27,360	29,130
	40%	20,600	23,520	26,480	29,400	31,760	34,120	36,480	38,840
	50%	25,750	29,400	33,100	36,750	39,700	42,650	45,600	48,550
	60%	30,900	35,280	39,720	44,100	47,640	51,180	54,720	58,260
	70%	36,050	41,160	46,340	51,450	55,580	59,710	63,840	67,970
	80%	41,200	47,040	52,960	58,800	63,520	68,240	72,960	77,680
	Maximum Gross Rents by Bedroom Size								
		0	1	2	3	4	5		
	20%	257	275	331	382	426	470		
	30%	386	413	496	573	639	706		
	40%	515	551	662	764	853	941		
	50%	643	689	827	955	1,066	1,176		
	60%	772	827	993	1,146	1,279	1,412		
	70%	901	965	1,158	1,337	1,492	1,647		
	80%	1,030	1,103	1,324	1,529	1,706	1,883		

New Mexico Mortgage Finance Authority**Effective April 1, 2025 (must be put into effect by May 16, 2025)**

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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2025 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**DeBaca County****For all Placed in Service Properties****Median Income \$88,500**

FY2025 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	11,460	13,100	14,740	16,380	17,680	19,000	20,300	21,620
	30%	17,190	19,650	22,110	24,570	26,520	28,500	30,450	32,430
	40%	22,920	26,200	29,480	32,760	35,360	38,000	40,600	43,240
	50%	28,650	32,750	36,850	40,950	44,200	47,500	50,750	54,050
	60%	34,380	39,300	44,220	49,140	53,040	57,000	60,900	64,860
	70%	40,110	45,850	51,590	57,330	61,880	66,500	71,050	75,670
	80%	45,840	52,400	58,960	65,520	70,720	76,000	81,200	86,480
	Maximum Gross Rents by Bedroom Size								
		0	1	2	3	4	5		
	20%	286	307	368	425	475	524		
	30%	429	460	552	638	712	786		
	40%	573	614	737	851	950	1,048		
	50%	716	767	921	1,064	1,187	1,310		
	60%	859	921	1,105	1,277	1,425	1,572		
	70%	1,002	1,074	1,289	1,490	1,662	1,834		
	80%	1,146	1,228	1,474	1,703	1,900	2,096		

New Mexico Mortgage Finance Authority**Effective April 1, 2025 (must be put into effect by May 16, 2025)**

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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2025 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**Eddy County****For Properties Placed in Service on or before 12/31/2008****Median Income \$105,300**

FY2025 HERA Special Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	14,760	16,860	18,960	21,060	22,760	24,440	26,120	27,800
	30%	22,140	25,290	28,440	31,590	34,140	36,660	39,180	41,700
	40%	29,520	33,720	37,920	42,120	45,520	48,880	52,240	55,600
	50%	36,900	42,150	47,400	52,650	56,900	61,100	65,300	69,500
	60%	44,280	50,580	56,880	63,180	68,280	73,320	78,360	83,400
	70%	51,660	59,010	66,360	73,710	79,660	85,540	91,420	97,300
	80%	59,040	67,440	75,840	84,240	91,040	97,760	104,480	111,200
	Maximum Gross Rents by Bedroom Size								
		0	1	2	3	4	5		
	20%	369	395	474	547	611	674		
	30%	553	592	711	821	916	1,011		
	40%	738	790	948	1,095	1,222	1,348		
	50%	922	988	1,185	1,369	1,527	1,685		
	60%	1,107	1,185	1,422	1,643	1,833	2,022		
	70%	1,291	1,383	1,659	1,917	2,138	2,359		
	80%	1,476	1,581	1,896	2,191	2,444	2,696		

Eddy County**For properties Placed in Service on or after 1/1/2009****Median Income \$105,300**

FY2025 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	14,520	16,580	18,640	20,720	22,380	24,040	25,700	27,360
	30%	21,780	24,870	27,960	31,080	33,570	36,060	38,550	41,040
	40%	29,040	33,160	37,280	41,440	44,760	48,080	51,400	54,720
	50%	36,300	41,450	46,600	51,800	55,950	60,100	64,250	68,400
	60%	43,560	49,740	55,920	62,160	67,140	72,120	77,100	82,080
	70%	50,820	58,030	65,240	72,520	78,330	84,140	89,950	95,760
	80%	58,080	66,320	74,560	82,880	89,520	96,160	102,800	109,440
	Maximum Gross Rents by Bedroom Size								
		0	1	2	3	4	5		
	20%	363	388	466	538	601	663		
	30%	544	583	699	808	901	994		
	40%	726	777	932	1,077	1,202	1,326		
	50%	907	971	1,165	1,346	1,502	1,658		
	60%	1,089	1,166	1,398	1,616	1,803	1,989		
	70%	1,270	1,360	1,631	1,885	2,103	2,321		
	80%	1,452	1,555	1,864	2,155	2,404	2,653		

New Mexico Mortgage Finance Authority**Effective April 1, 2025 (must be put into effect by May 16, 2025)**

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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2025 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS****Grant County******For all Placed in Service Properties****Median Income \$80,400**

FY2025 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	10,960	12,520	14,080	15,660	16,920	18,160	19,420	20,680
	30%	16,440	18,780	21,120	23,490	25,380	27,240	29,130	31,020
	40%	21,920	25,040	28,160	31,320	33,840	36,320	38,840	41,360
	50%	27,400	31,300	35,200	39,150	42,300	45,400	48,550	51,700
	60%	32,880	37,560	42,240	46,980	50,760	54,480	58,260	62,040
	70%	38,360	43,820	49,280	54,810	59,220	63,560	67,970	72,380
	80%	43,840	50,080	56,320	62,640	67,680	72,640	77,680	82,720
	Maximum Gross Rents by Bedroom Size								
		0	1	2	3	4	5		
	20%	274	293	352	407	454	501		
	30%	411	440	528	610	681	751		
	40%	548	587	704	814	908	1,002		
	50%	685	733	880	1,018	1,135	1,253		
	60%	822	880	1,056	1,221	1,362	1,503		
	70%	959	1,027	1,232	1,425	1,589	1,754		
	80%	1,096	1,174	1,408	1,629	1,816	2,005		

New Mexico Mortgage Finance Authority**Effective April 1, 2025 (must be put into effect by May 16, 2025)**

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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2025 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS****Guadalupe County******For properties Placed in Service on or before 3/31/2025****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
	Maximum Gross Rents by Bedroom Size								
		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		

****Guadalupe County******For properties Placed in Service on or after 4/1/2025****Median Income \$59,500***

FY2025 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,640	11,020	12,400	13,760	14,880	15,980	17,080	18,180
	30%	14,460	16,530	18,600	20,640	22,320	23,970	25,620	27,270
	40%	19,280	22,040	24,800	27,520	29,760	31,960	34,160	36,360
	50%	24,100	27,550	31,000	34,400	37,200	39,950	42,700	45,450
	60%	28,920	33,060	37,200	41,280	44,640	47,940	51,240	54,540
	70%	33,740	38,570	43,400	48,160	52,080	55,930	59,780	63,630
	80%	38,560	44,080	49,600	55,040	59,520	63,920	68,320	72,720
	Maximum Gross Rents by Bedroom Size								
		0	1	2	3	4	5		
	20%	241	258	310	358	399	440		
	30%	361	387	465	537	599	661		
	40%	482	516	620	716	799	881		
	50%	602	645	775	895	998	1,101		
	60%	723	774	930	1,074	1,198	1,322		
	70%	843	903	1,085	1,253	1,398	1,542		
	80%	964	1,033	1,240	1,432	1,598	1,763		

New Mexico Mortgage Finance Authority**Effective April 1, 2025 (must be put into effect by May 16, 2025)**

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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2025 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS****Harding County******For all Placed in Service Properties****Median Income \$88,000**

FY2025 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	10,840	12,400	13,940	15,500	16,740	17,980	19,220	20,460
	30%	16,260	18,600	20,910	23,250	25,110	26,970	28,830	30,690
	40%	21,680	24,800	27,880	31,000	33,480	35,960	38,440	40,920
	50%	27,100	31,000	34,850	38,750	41,850	44,950	48,050	51,150
	60%	32,520	37,200	41,820	46,500	50,220	53,940	57,660	61,380
	70%	37,940	43,400	48,790	54,250	58,590	62,930	67,270	71,610
	80%	43,360	49,600	55,760	62,000	66,960	71,920	76,880	81,840
	Maximum Gross Rents by Bedroom Size								
		0	1	2	3	4	5		
	20%	271	290	348	403	449	496		
	30%	406	435	522	604	674	744		
	40%	542	581	697	806	899	992		
	50%	677	726	871	1,007	1,123	1,240		
	60%	813	871	1,045	1,209	1,348	1,488		
	70%	948	1,016	1,219	1,410	1,573	1,736		
	80%	1,084	1,162	1,394	1,612	1,798	1,984		

New Mexico Mortgage Finance Authority**Effective April 1, 2025 (must be put into effect by May 16, 2025)**

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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2025 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS****Hidalgo County******For properties Placed in Service on or before 12/31/2008****Median Income \$70,900***

FY2025 HERA Special Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	10,700	12,240	13,760	15,280	16,520	17,740	18,960	20,180
	30%	16,050	18,360	20,640	22,920	24,780	26,610	28,440	30,270
	40%	21,400	24,480	27,520	30,560	33,040	35,480	37,920	40,360
	50%	26,750	30,600	34,400	38,200	41,300	44,350	47,400	50,450
	60%	32,100	36,720	41,280	45,840	49,560	53,220	56,880	60,540
	70%	37,450	42,840	48,160	53,480	57,820	62,090	66,360	70,630
	80%	42,800	48,960	55,040	61,120	66,080	70,960	75,840	80,720
	Maximum Gross Rents by Bedroom Size								
		0	1	2	3	4	5		
	20%	267	286	344	397	443	489		
	30%	401	430	516	596	665	733		
	40%	535	573	688	795	887	978		
	50%	668	716	860	993	1,108	1,223		
	60%	802	860	1,032	1,192	1,330	1,467		
	70%	936	1,003	1,204	1,391	1,552	1,712		
	80%	1,070	1,147	1,376	1,590	1,774	1,957		

****Hidalgo County******For properties Placed in Service on or after 1/1/2009****Median Income \$70,900***

FY2025 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,940	11,360	12,780	14,180	15,320	16,460	17,600	18,720
	30%	14,910	17,040	19,170	21,270	22,980	24,690	26,400	28,080
	40%	19,880	22,720	25,560	28,360	30,640	32,920	35,200	37,440
	50%	24,850	28,400	31,950	35,450	38,300	41,150	44,000	46,800
	60%	29,820	34,080	38,340	42,540	45,960	49,380	52,800	56,160
	70%	34,790	39,760	44,730	49,630	53,620	57,610	61,600	65,520
	80%	39,760	45,440	51,120	56,720	61,280	65,840	70,400	74,880
	Maximum Gross Rents by Bedroom Size								
		0	1	2	3	4	5		
	20%	248	266	319	368	411	454		
	30%	372	399	479	553	617	681		
	40%	497	532	639	737	823	908		
	50%	621	665	798	921	1,028	1,135		
	60%	745	798	958	1,106	1,234	1,362		
	70%	869	931	1,118	1,290	1,440	1,589		
	80%	994	1,065	1,278	1,475	1,646	1,816		

New Mexico Mortgage Finance Authority**Effective April 1, 2025 (must be put into effect by May 16, 2025)**

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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2025 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**Lea County****For all Placed in Service Properties****Median Income \$79,900**

FY2025 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 April 1, 2025 (must be put into effect by May 16, 2025)**

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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2025 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**Lincoln County****For all Placed in Service Properties****Median Income \$75,400***

FY2025 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	10,560	12,080	13,580	15,080	16,300	17,500	18,700	19,920
	30%	15,840	18,120	20,370	22,620	24,450	26,250	28,050	29,880
	40%	21,120	24,160	27,160	30,160	32,600	35,000	37,400	39,840
	50%	26,400	30,200	33,950	37,700	40,750	43,750	46,750	49,800
	60%	31,680	36,240	40,740	45,240	48,900	52,500	56,100	59,760
	70%	36,960	42,280	47,530	52,780	57,050	61,250	65,450	69,720
	80%	42,240	48,320	54,320	60,320	65,200	70,000	74,800	79,680
	Maximum Gross Rents by Bedroom Size								
		0	1	2	3	4	5		
	20%	264	283	339	392	437	482		
	30%	396	424	509	588	656	724		
	40%	528	566	679	784	875	965		
	50%	660	707	848	980	1,093	1,206		
	60%	792	849	1,018	1,176	1,312	1,448		
	70%	924	990	1,188	1,372	1,531	1,689		
	80%	1,056	1,132	1,358	1,569	1,750	1,931		

New Mexico Mortgage Finance Authority**Effective April 1, 2025 (must be put into effect by May 16, 2025)**

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>

2025 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS**Los Alamos County****For all Placed in Service Properties****Median Income \$179,000**

FY2025 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	23,340	26,680	30,020	33,340	36,020	38,680	41,360	44,020
	30%	35,010	40,020	45,030	50,010	54,030	58,020	62,040	66,030
	40%	46,680	53,360	60,040	66,680	72,040	77,360	82,720	88,040
	50%	58,350	66,700	75,050	83,350	90,050	96,700	103,400	110,050
	60%	70,020	80,040	90,060	100,020	108,060	116,040	124,080	132,060
	70%	81,690	93,380	105,070	116,690	126,070	135,380	144,760	154,070
	80%	93,360	106,720	120,080	133,360	144,080	154,720	165,440	176,080
	Maximum Gross Rents by Bedroom Size								
		0	1	2	3	4	5		
	20%	583	625	750	867	967	1,067		
	30%	875	937	1,125	1,300	1,450	1,600		
	40%	1,167	1,250	1,501	1,734	1,934	2,134		
	50%	1,458	1,563	1,876	2,167	2,417	2,668		
	60%	1,750	1,875	2,251	2,601	2,901	3,201		
	70%	2,042	2,188	2,626	3,034	3,384	3,735		
	80%	2,334	2,501	3,002	3,468	3,868	4,269		

New Mexico Mortgage Finance Authority**Effective April 1, 2025 (must be put into effect by May 16, 2025)**

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>

2025 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS****Luna County******For properties Placed in Service on or before 3/31/2025****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
	Maximum Gross Rents by Bedroom Size								
		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		

****Luna County******For properties Placed in Service on or after 4/1/2025****Median Income \$55,300***

FY2025 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,640	11,020	12,400	13,760	14,880	15,980	17,080	18,180
	30%	14,460	16,530	18,600	20,640	22,320	23,970	25,620	27,270
	40%	19,280	22,040	24,800	27,520	29,760	31,960	34,160	36,360
	50%	24,100	27,550	31,000	34,400	37,200	39,950	42,700	45,450
	60%	28,920	33,060	37,200	41,280	44,640	47,940	51,240	54,540
	70%	33,740	38,570	43,400	48,160	52,080	55,930	59,780	63,630
	80%	38,560	44,080	49,600	55,040	59,520	63,920	68,320	72,720
	Maximum Gross Rents by Bedroom Size								
		0	1	2	3	4	5		
	20%	241	258	310	358	399	440		
	30%	361	387	465	537	599	661		
	40%	482	516	620	716	799	881		
	50%	602	645	775	895	998	1,101		
	60%	723	774	930	1,074	1,198	1,322		
	70%	843	903	1,085	1,253	1,398	1,542		
	80%	964	1,033	1,240	1,432	1,598	1,763		

New Mexico Mortgage Finance Authority**Effective April 1, 2025 (must be put into effect by May 16, 2025)**

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>**2025 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS******McKinley County******For properties Placed in Service on or before 3/31/2025****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
	Maximum Gross Rents by Bedroom Size								
		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		

****McKinley County******For properties Placed in Service on or after 4/1/2025****Median Income \$46,000***

FY2025 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,640	11,020	12,400	13,760	14,880	15,980	17,080	18,180
	30%	14,460	16,530	18,600	20,640	22,320	23,970	25,620	27,270
	40%	19,280	22,040	24,800	27,520	29,760	31,960	34,160	36,360
	50%	24,100	27,550	31,000	34,400	37,200	39,950	42,700	45,450
	60%	28,920	33,060	37,200	41,280	44,640	47,940	51,240	54,540
	70%	33,740	38,570	43,400	48,160	52,080	55,930	59,780	63,630
	80%	38,560	44,080	49,600	55,040	59,520	63,920	68,320	72,720
	Maximum Gross Rents by Bedroom Size								
		0	1	2	3	4	5		
	20%	241	258	310	358	399	440		
	30%	361	387	465	537	599	661		
	40%	482	516	620	716	799	881		
	50%	602	645	775	895	998	1,101		
	60%	723	774	930	1,074	1,198	1,322		
	70%	843	903	1,085	1,253	1,398	1,542		
	80%	964	1,033	1,240	1,432	1,598	1,763		

New Mexico Mortgage Finance Authority**Effective April 1, 2025 (must be put into effect by May 16, 2025)**

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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2025 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS****Mora County******For properties Placed in Service on or before 3/31/2025****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
	Maximum Gross Rents by Bedroom Size								
		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		

****Mora County******For properties Placed in Service on or after 4/1/2025****Median Income \$57,500***

FY2025 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,640	11,020	12,400	13,760	14,880	15,980	17,080	18,180
	30%	14,460	16,530	18,600	20,640	22,320	23,970	25,620	27,270
	40%	19,280	22,040	24,800	27,520	29,760	31,960	34,160	36,360
	50%	24,100	27,550	31,000	34,400	37,200	39,950	42,700	45,450
	60%	28,920	33,060	37,200	41,280	44,640	47,940	51,240	54,540
	70%	33,740	38,570	43,400	48,160	52,080	55,930	59,780	63,630
	80%	38,560	44,080	49,600	55,040	59,520	63,920	68,320	72,720
	Maximum Gross Rents by Bedroom Size								
		0	1	2	3	4	5		
	20%	241	258	310	358	399	440		
	30%	361	387	465	537	599	661		
	40%	482	516	620	716	799	881		
	50%	602	645	775	895	998	1,101		
	60%	723	774	930	1,074	1,198	1,322		
	70%	843	903	1,085	1,253	1,398	1,542		
	80%	964	1,033	1,240	1,432	1,598	1,763		

New Mexico Mortgage Finance Authority**Effective April 1, 2025 (must be put into effect by May 16, 2025)**

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>**2025 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS******Otero County******For properties Placed in Service on or before 3/31/2025****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
	Maximum Gross Rents by Bedroom Size								
		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		

****Otero County******For properties Placed in Service on or after 4/1/2025****Median Income \$61,000***

FY2025 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,640	11,020	12,400	13,760	14,880	15,980	17,080	18,180
	30%	14,460	16,530	18,600	20,640	22,320	23,970	25,620	27,270
	40%	19,280	22,040	24,800	27,520	29,760	31,960	34,160	36,360
	50%	24,100	27,550	31,000	34,400	37,200	39,950	42,700	45,450
	60%	28,920	33,060	37,200	41,280	44,640	47,940	51,240	54,540
	70%	33,740	38,570	43,400	48,160	52,080	55,930	59,780	63,630
	80%	38,560	44,080	49,600	55,040	59,520	63,920	68,320	72,720
	Maximum Gross Rents by Bedroom Size								
		0	1	2	3	4	5		
	20%	241	258	310	358	399	440		
	30%	361	387	465	537	599	661		
	40%	482	516	620	716	799	881		
	50%	602	645	775	895	998	1,101		
	60%	723	774	930	1,074	1,198	1,322		
	70%	843	903	1,085	1,253	1,398	1,542		
	80%	964	1,033	1,240	1,432	1,598	1,763		

New Mexico Mortgage Finance Authority**Effective April 1, 2025 (must be put into effect by May 16, 2025)**

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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2025 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS****Quay County******For properties Placed in Service on or before 3/31/2025****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
	Maximum Gross Rents by Bedroom Size								
		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		

****Quay County******For properties Placed in Service on or after 4/1/2025****Median Income \$55,400***

FY2025 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,640	11,020	12,400	13,760	14,880	15,980	17,080	18,180
	30%	14,460	16,530	18,600	20,640	22,320	23,970	25,620	27,270
	40%	19,280	22,040	24,800	27,520	29,760	31,960	34,160	36,360
	50%	24,100	27,550	31,000	34,400	37,200	39,950	42,700	45,450
	60%	28,920	33,060	37,200	41,280	44,640	47,940	51,240	54,540
	70%	33,740	38,570	43,400	48,160	52,080	55,930	59,780	63,630
	80%	38,560	44,080	49,600	55,040	59,520	63,920	68,320	72,720
	Maximum Gross Rents by Bedroom Size								
		0	1	2	3	4	5		
	20%	241	258	310	358	399	440		
	30%	361	387	465	537	599	661		
	40%	482	516	620	716	799	881		
	50%	602	645	775	895	998	1,101		
	60%	723	774	930	1,074	1,198	1,322		
	70%	843	903	1,085	1,253	1,398	1,542		
	80%	964	1,033	1,240	1,432	1,598	1,763		

New Mexico Mortgage Finance Authority**Effective April 1, 2025 (must be put into effect by May 16, 2025)**

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>

2025 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS****Rio Arriba County******For all Placed in Service Properties****Median Income \$74,900**

FY2025 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	10,500	12,000	13,500	14,980	16,180	17,380	18,580	19,780
	30%	15,750	18,000	20,250	22,470	24,270	26,070	27,870	29,670
	40%	21,000	24,000	27,000	29,960	32,360	34,760	37,160	39,560
	50%	26,250	30,000	33,750	37,450	40,450	43,450	46,450	49,450
	60%	31,500	36,000	40,500	44,940	48,540	52,140	55,740	59,340
	70%	36,750	42,000	47,250	52,430	56,630	60,830	65,030	69,230
	80%	42,000	48,000	54,000	59,920	64,720	69,520	74,320	79,120
	Maximum Gross Rents by Bedroom Size								
		0	1	2	3	4	5		
	20%	262	281	337	389	434	479		
	30%	393	421	506	584	651	719		
	40%	525	562	675	779	869	959		
	50%	656	703	843	973	1,086	1,198		
	60%	787	843	1,012	1,168	1,303	1,438		
	70%	918	984	1,181	1,363	1,520	1,678		
	80%	1,050	1,125	1,350	1,558	1,738	1,918		

New Mexico Mortgage Finance Authority**Effective April 1, 2025 (must be put into effect by May 16, 2025)**

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>

2025 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS****Roosevelt County******For all Placed in Service Properties****Median Income \$72,100**

FY2025 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	10,100	11,540	12,980	14,420	15,580	16,740	17,900	19,040
	30%	15,150	17,310	19,470	21,630	23,370	25,110	26,850	28,560
	40%	20,200	23,080	25,960	28,840	31,160	33,480	35,800	38,080
	50%	25,250	28,850	32,450	36,050	38,950	41,850	44,750	47,600
	60%	30,300	34,620	38,940	43,260	46,740	50,220	53,700	57,120
	70%	35,350	40,390	45,430	50,470	54,530	58,590	62,650	66,640
	80%	40,400	46,160	51,920	57,680	62,320	66,960	71,600	76,160
	Maximum Gross Rents by Bedroom Size								
		0	1	2	3	4	5		
	20%	252	270	324	375	418	461		
	30%	378	405	486	562	627	692		
	40%	505	541	649	750	837	923		
	50%	631	676	811	937	1,046	1,154		
	60%	757	811	973	1,125	1,255	1,385		
	70%	883	946	1,135	1,312	1,464	1,616		
	80%	1,010	1,082	1,298	1,500	1,674	1,847		

New Mexico Mortgage Finance Authority**Effective April 1, 2025 (must be put into effect by May 16, 2025)**

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>**2025 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS******San Miguel County******For properties Placed in Service on or before 3/31/2025****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
	Maximum Gross Rents by Bedroom Size								
		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		

****San Miguel County******For properties Placed in Service on or after 4/1/2025****Median Income \$68,800***

FY2025 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,640	11,020	12,400	13,760	14,880	15,980	17,080	18,180
	30%	14,460	16,530	18,600	20,640	22,320	23,970	25,620	27,270
	40%	19,280	22,040	24,800	27,520	29,760	31,960	34,160	36,360
	50%	24,100	27,550	31,000	34,400	37,200	39,950	42,700	45,450
	60%	28,920	33,060	37,200	41,280	44,640	47,940	51,240	54,540
	70%	33,740	38,570	43,400	48,160	52,080	55,930	59,780	63,630
	80%	38,560	44,080	49,600	55,040	59,520	63,920	68,320	72,720
	Maximum Gross Rents by Bedroom Size								
		0	1	2	3	4	5		
	20%	241	258	310	358	399	440		
	30%	361	387	465	537	599	661		
	40%	482	516	620	716	799	881		
	50%	602	645	775	895	998	1,101		
	60%	723	774	930	1,074	1,198	1,322		
	70%	843	903	1,085	1,253	1,398	1,542		
	80%	964	1,033	1,240	1,432	1,598	1,763		

New Mexico Mortgage Finance Authority**Effective April 1, 2025 (must be put into effect by May 16, 2025)**

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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2025 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS****Sierra County******For properties Placed in Service on or before 3/31/2025****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
	Maximum Gross Rents by Bedroom Size								
		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		

****Sierra County******For properties Placed in Service on or after 4/1/2025****Median Income \$62,000***

FY2025 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,640	11,020	12,400	13,760	14,880	15,980	17,080	18,180
	30%	14,460	16,530	18,600	20,640	22,320	23,970	25,620	27,270
	40%	19,280	22,040	24,800	27,520	29,760	31,960	34,160	36,360
	50%	24,100	27,550	31,000	34,400	37,200	39,950	42,700	45,450
	60%	28,920	33,060	37,200	41,280	44,640	47,940	51,240	54,540
	70%	33,740	38,570	43,400	48,160	52,080	55,930	59,780	63,630
	80%	38,560	44,080	49,600	55,040	59,520	63,920	68,320	72,720
	Maximum Gross Rents by Bedroom Size								
		0	1	2	3	4	5		
	20%	241	258	310	358	399	440		
	30%	361	387	465	537	599	661		
	40%	482	516	620	716	799	881		
	50%	602	645	775	895	998	1,101		
	60%	723	774	930	1,074	1,198	1,322		
	70%	843	903	1,085	1,253	1,398	1,542		
	80%	964	1,033	1,240	1,432	1,598	1,763		

New Mexico Mortgage Finance Authority**Effective April 1, 2025 (must be put into effect by May 16, 2025)**

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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2025 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS****Socorro County******For properties Placed in Service on or before 3/31/2025****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
	Maximum Gross Rents by Bedroom Size								
		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		

****Socorro County******For properties Placed in Service on or after 4/1/2025****Median Income \$63,800***

FY2025 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,640	11,020	12,400	13,760	14,880	15,980	17,080	18,180
	30%	14,460	16,530	18,600	20,640	22,320	23,970	25,620	27,270
	40%	19,280	22,040	24,800	27,520	29,760	31,960	34,160	36,360
	50%	24,100	27,550	31,000	34,400	37,200	39,950	42,700	45,450
	60%	28,920	33,060	37,200	41,280	44,640	47,940	51,240	54,540
	70%	33,740	38,570	43,400	48,160	52,080	55,930	59,780	63,630
	80%	38,560	44,080	49,600	55,040	59,520	63,920	68,320	72,720
	Maximum Gross Rents by Bedroom Size								
		0	1	2	3	4	5		
	20%	241	258	310	358	399	440		
	30%	361	387	465	537	599	661		
	40%	482	516	620	716	799	881		
	50%	602	645	775	895	998	1,101		
	60%	723	774	930	1,074	1,198	1,322		
	70%	843	903	1,085	1,253	1,398	1,542		
	80%	964	1,033	1,240	1,432	1,598	1,763		

New Mexico Mortgage Finance Authority**Effective April 1, 2025 (must be put into effect by May 16, 2025)**

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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2025 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS****Taos County******For all Placed in Service Properties****Median Income \$84,400**

FY2025 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	10,840	12,400	13,940	15,500	16,740	17,980	19,220	20,460
	30%	16,260	18,600	20,910	23,250	25,110	26,970	28,830	30,690
	40%	21,680	24,800	27,880	31,000	33,480	35,960	38,440	40,920
	50%	27,100	31,000	34,850	38,750	41,850	44,950	48,050	51,150
	60%	32,520	37,200	41,820	46,500	50,220	53,940	57,660	61,380
	70%	37,940	43,400	48,790	54,250	58,590	62,930	67,270	71,610
	80%	43,360	49,600	55,760	62,000	66,960	71,920	76,880	81,840
	Maximum Gross Rents by Bedroom Size								
		0	1	2	3	4	5		
	20%	271	290	348	403	449	496		
	30%	406	435	522	604	674	744		
	40%	542	581	697	806	899	992		
	50%	677	726	871	1,007	1,123	1,240		
	60%	813	871	1,045	1,209	1,348	1,488		
	70%	948	1,016	1,219	1,410	1,573	1,736		
	80%	1,084	1,162	1,394	1,612	1,798	1,984		

New Mexico Mortgage Finance Authority**Effective April 1, 2025 (must be put into effect by May 16, 2025)**

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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2025 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS****Union County******For properties Placed in Service on or before 12/31/2008****Median Income \$66,600***

FY2025 HERA Special 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
	Maximum Gross Rents by Bedroom Size								
		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		

****Union County******For properties Placed in Service between 1/1/2009 and 3/31/2025****Median Income \$66,600***

FY2025 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
	Maximum Gross Rents by Bedroom Size								
		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, 2025 (must be put into effect by May 16, 2025)**

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.

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2025 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS****Union County******For properties Placed in Service on or after 4/1/2025****Median Income \$66,600***

FY2025 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	9,640	11,020	12,400	13,760	14,880	15,980	17,080	18,180
	30%	14,460	16,530	18,600	20,640	22,320	23,970	25,620	27,270
	40%	19,280	22,040	24,800	27,520	29,760	31,960	34,160	36,360
	50%	24,100	27,550	31,000	34,400	37,200	39,950	42,700	45,450
	60%	28,920	33,060	37,200	41,280	44,640	47,940	51,240	54,540
	70%	33,740	38,570	43,400	48,160	52,080	55,930	59,780	63,630
	80%	38,560	44,080	49,600	55,040	59,520	63,920	68,320	72,720
	Maximum Gross Rents by Bedroom Size								
		0	1	2	3	4	5		
	20%	241	258	310	358	399	440		
	30%	361	387	465	537	599	661		
	40%	482	516	620	716	799	881		
	50%	602	645	775	895	998	1,101		
	60%	723	774	930	1,074	1,198	1,322		
	70%	843	903	1,085	1,253	1,398	1,542		
	80%	964	1,033	1,240	1,432	1,598	1,763		

New Mexico Mortgage Finance Authority**Effective April 1, 2025 (must be put into effect by May 16, 2025)**

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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2025 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS****2025 National Non-Metropolitan Income Limit******For properties that are not Tax-Exempt Bond Financed, meets rural definition & state non-metro****National Non-Metropolitan Gross Median Income \$82,300**

FY2025 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	11,540	13,180	14,820	16,460	17,780	19,100	20,420	21,740
	30%	17,310	19,770	22,230	24,690	26,670	28,650	30,630	32,610
	40%	23,080	26,360	29,640	32,920	35,560	38,200	40,840	43,480
	50%	28,850	32,950	37,050	41,150	44,450	47,750	51,050	54,350
	60%	34,620	39,540	44,460	49,380	53,340	57,300	61,260	65,220
	70%	40,390	46,130	51,870	57,610	62,230	66,850	71,470	76,090
	80%	46,160	52,720	59,280	65,840	71,120	76,400	81,680	86,960
	Maximum Gross Rents by Bedroom Size								
		0	1	2	3	4	5		
	20%	288	309	370	428	477	527		
	30%	432	463	555	642	716	790		
	40%	577	618	741	856	955	1,054		
	50%	721	772	926	1,070	1,193	1,317		
	60%	865	927	1,111	1,284	1,432	1,581		
	70%	1,009	1,081	1,296	1,498	1,671	1,844		
	80%	1,154	1,236	1,482	1,712	1,910	2,108		