



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 nonmetropolitan median family income level of 47200.

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2014 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

Albuquerque MSA (Bernalillo, Sandoval, Tarrant and Valencia Counties)

For properties placed in service on or before 12/17/2013

Median Income 57800

# in Hshld	1	2	3	4	5	6	7	8
30%	13,230	15,120	17,010	18,870	20,400	21,900	23,400	24,930
40%	17,640	20,160	22,680	25,160	27,200	29,200	31,200	33,240
50%	22,050	25,200	28,350	31,450	34,000	36,500	39,000	41,550
60%	26,460	30,240	34,020	37,740	40,800	43,800	46,800	49,860
80%	35,280	40,320	45,360	50,320	54,400	58,400	62,400	66,480
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	330	354	425	490	547	604		
40%	441	472	567	654	730	805		
50%	551	590	708	818	912	1,006		
60%	661	708	850	981	1,095	1,208		
80%	882	945	1,134	1,309	1,460	1,611		

Albuquerque MSA (Bernalillo, Sandoval, Tarrant and Valencia Counties)

For properties placed in service on or after 12/18/2013

Median Income 57800

# in Hshld	1	2	3	4	5	6	7	8
30%	12,570	14,370	16,170	17,940	19,380	20,820	22,260	23,700
40%	16,760	19,160	21,560	23,920	25,840	27,760	29,680	31,600
50%	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500
60%	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400
80%	33,520	38,320	43,120	47,840	51,680	55,520	59,360	63,200
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	314	336	404	466	520	574		
40%	419	449	539	622	694	766		
50%	523	561	673	777	867	957		
60%	628	673	808	933	1,041	1,149		
80%	838	898	1,078	1,244	1,388	1,532		

Farmington MSA (Farmington and San Juan County)

For all placed in service properties

Median Income 65700

# in Hshld	1	2	3	4	5	6	7	8
30%	12,180	13,920	15,660	17,400	18,810	20,190	21,600	22,980
40%	16,240	18,560	20,880	23,200	25,080	26,920	28,800	30,640
50%	20,300	23,200	26,100	29,000	31,350	33,650	36,000	38,300
60%	24,360	27,840	31,320	34,800	37,620	40,380	43,200	45,960
80%	32,480	37,120	41,760	46,400	50,160	53,840	57,600	61,280
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	304	326	391	452	504	557		
40%	406	435	522	603	673	743		
50%	507	543	652	754	841	928		
60%	609	652	783	905	1,009	1,114		
80%	812	870	1,044	1,207	1,346	1,486		



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2014 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

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

For properties placed in service on or before 12/3/2012

Median Income 44000*

# in Hshld	1	2	3	4	5	6	7	8
30%	10,020	11,460	12,900	14,310	15,480	16,620	17,760	18,900
40%	13,360	15,280	17,200	19,080	20,640	22,160	23,680	25,200
50%	16,700	19,100	21,500	23,850	25,800	27,700	29,600	31,500
60%	20,040	22,920	25,800	28,620	30,960	33,240	35,520	37,800
80%	26,720	30,560	34,400	38,160	41,280	44,320	47,360	50,400
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	250	268	322	372	415	458		
40%	334	358	430	496	554	611		
50%	417	447	537	620	692	763		
60%	501	537	645	744	831	916		
80%	668	716	860	993	1,108	1,222		

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

For properties placed in service on or after 12/4/2012

Median Income 44000*

# in Hshld	1	2	3	4	5	6	7	8
30%	9,930	11,340	12,750	14,160	15,300	16,440	17,580	18,720
40%	13,240	15,120	17,000	18,880	20,400	21,920	23,440	24,960
50%	16,550	18,900	21,250	23,600	25,500	27,400	29,300	31,200
60%	19,860	22,680	25,500	28,320	30,600	32,880	35,160	37,440
80%	26,480	30,240	34,000	37,760	40,800	43,840	46,880	49,920
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	248	265	318	368	411	453		
40%	331	354	425	491	548	605		
50%	413	443	531	613	685	756		
60%	496	531	637	736	822	907		
80%	662	709	850	982	1,096	1,210		

Santa Fe MSA (City of Santa Fe and Santa Fe County) HERA Special Limits

For properties placed in service on or before 12/31/2008

Median Income 65300

# in Hshld	1	2	3	4	5	6	7	8
30%	14,820	16,920	19,050	21,150	22,860	24,540	26,250	27,930
40%	19,760	22,560	25,400	28,200	30,480	32,720	35,000	37,240
50%	24,700	28,200	31,750	35,250	38,100	40,900	43,750	46,550
60%	29,640	33,840	38,100	42,300	45,720	49,080	52,500	55,860
80%	39,520	45,120	50,800	56,400	60,960	65,440	70,000	74,480
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	370	396	476	550	613	677		
40%	494	529	635	733	818	903		
50%	617	661	793	916	1,022	1,128		
60%	741	793	952	1,100	1,227	1,354		
80%	988	1,058	1,270	1,467	1,636	1,806		



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2014 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

Santa Fe MSA (City of Santa Fe and Santa Fe County)

For properties placed in service on 1/1/2009 thru 12/3/2012

Median Income 65300

# in Hshld	1	2	3	4	5	6	7	8
30%	14,430	16,500	18,570	20,610	22,260	23,910	25,560	27,210
40%	19,240	22,000	24,760	27,480	29,680	31,880	34,080	36,280
50%	24,050	27,500	30,950	34,350	37,100	39,850	42,600	45,350
60%	28,860	33,000	37,140	41,220	44,520	47,820	51,120	54,420
80%	38,480	44,000	49,520	54,960	59,360	63,760	68,160	72,560
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	360	386	464	535	597	659		
40%	481	515	619	714	797	879		
50%	601	644	773	893	996	1,099		
60%	721	773	928	1,071	1,195	1,319		
80%	962	1,031	1,238	1,429	1,594	1,759		

Santa Fe MSA (City of Santa Fe and Santa Fe County)

For properties placed in service on 12/4/2012 thru 12/17/2013

Median Income 65300

# in Hshld	1	2	3	4	5	6	7	8
30%	13,740	15,690	17,640	19,590	21,180	22,740	24,300	25,860
40%	18,320	20,920	23,520	26,120	28,240	30,320	32,400	34,480
50%	22,900	26,150	29,400	32,650	35,300	37,900	40,500	43,100
60%	27,480	31,380	35,280	39,180	42,360	45,480	48,600	51,720
80%	36,640	41,840	47,040	52,240	56,480	60,640	64,800	68,960
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	343	367	441	509	568	627		
40%	458	490	588	679	758	836		
50%	572	613	735	849	947	1,045		
60%	687	735	882	1,019	1,137	1,254		
80%	916	981	1,176	1,359	1,516	1,672		

Santa Fe MSA (City of Santa Fe and Santa Fe County)

For properties placed in service on or after 12/18/2013

Median Income 65300

# in Hshld	1	2	3	4	5	6	7	8
30%	13,740	15,690	17,640	19,590	21,180	22,740	24,300	25,860
40%	18,320	20,920	23,520	26,120	28,240	30,320	32,400	34,480
50%	22,900	26,150	29,400	32,650	35,300	37,900	40,500	43,100
60%	27,480	31,380	35,280	39,180	42,360	45,480	48,600	51,720
80%	36,640	41,840	47,040	52,240	56,480	60,640	64,800	68,960
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	343	367	441	509	568	627		
40%	458	490	588	679	758	836		
50%	572	613	735	849	947	1,045		
60%	687	735	882	1,019	1,137	1,254		
80%	916	981	1,176	1,359	1,516	1,672		



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2014 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Catron County****

For all placed in service properties

Median Income 48400

# in Hshld	1	2	3	4	5	6	7	8
30%	10,170	11,640	13,080	14,520	15,690	16,860	18,030	19,170
40%	13,560	15,520	17,440	19,360	20,920	22,480	24,040	25,560
50%	16,950	19,400	21,800	24,200	26,150	28,100	30,050	31,950
60%	20,340	23,280	26,160	29,040	31,380	33,720	36,060	38,340
80%	27,120	31,040	34,880	38,720	41,840	44,960	48,080	51,120
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	254	272	327	377	421	465		
40%	339	363	436	503	562	620		
50%	423	454	545	629	702	775		
60%	508	545	654	755	843	930		
80%	678	727	872	1,007	1,124	1,240		

****Chaves County****

For properties placed in service on or before 12/17/2013

Median Income 47000*

# in Hshld	1	2	3	4	5	6	7	8
30%	10,080	11,520	12,960	14,370	15,540	16,680	17,820	18,990
40%	13,440	15,360	17,280	19,160	20,720	22,240	23,760	25,320
50%	16,800	19,200	21,600	23,950	25,900	27,800	29,700	31,650
60%	20,160	23,040	25,920	28,740	31,080	33,360	35,640	37,980
80%	26,880	30,720	34,560	38,320	41,440	44,480	47,520	50,640
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	252	270	324	373	417	460		
40%	336	360	432	498	556	613		
50%	420	450	540	623	695	766		
60%	504	540	648	747	834	920		
80%	672	720	864	997	1,112	1,227		

****Chaves County****

For properties placed in service on or after 12/18/2013

Median Income 47000*

# in Hshld	1	2	3	4	5	6	7	8
30%	9,930	11,340	12,750	14,160	15,300	16,440	17,580	18,720
40%	13,240	15,120	17,000	18,880	20,400	21,920	23,440	24,960
50%	16,550	18,900	21,250	23,600	25,500	27,400	29,300	31,200
60%	19,860	22,680	25,500	28,320	30,600	32,880	35,160	37,440
80%	26,480	30,240	34,000	37,760	40,800	43,840	46,880	49,920
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	248	265	318	368	411	453		
40%	331	354	425	491	548	605		
50%	413	443	531	613	685	756		
60%	496	531	637	736	822	907		
80%	662	709	850	982	1,096	1,210		



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2014 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Cibola County****

For properties placed in service on or before 12/3/2012

Median Income 41500*

# in Hshld	1	2	3	4	5	6	7	8
30%	10,020	11,460	12,900	14,310	15,480	16,620	17,760	18,900
40%	13,360	15,280	17,200	19,080	20,640	22,160	23,680	25,200
50%	16,700	19,100	21,500	23,850	25,800	27,700	29,600	31,500
60%	20,040	22,920	25,800	28,620	30,960	33,240	35,520	37,800
80%	26,720	30,560	34,400	38,160	41,280	44,320	47,360	50,400
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	250	268	322	372	415	458		
40%	334	358	430	496	554	611		
50%	417	447	537	620	692	763		
60%	501	537	645	744	831	916		
80%	668	716	860	993	1,108	1,222		

****Cibola County****

For properties placed in service on or after 12/4/2012

Median Income 41500*

# in Hshld	1	2	3	4	5	6	7	8
30%	9,930	11,340	12,750	14,160	15,300	16,440	17,580	18,720
40%	13,240	15,120	17,000	18,880	20,400	21,920	23,440	24,960
50%	16,550	18,900	21,250	23,600	25,500	27,400	29,300	31,200
60%	19,860	22,680	25,500	28,320	30,600	32,880	35,160	37,440
80%	26,480	30,240	34,000	37,760	40,800	43,840	46,880	49,920
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	248	265	318	368	411	453		
40%	331	354	425	491	548	605		
50%	413	443	531	613	685	756		
60%	496	531	637	736	822	907		
80%	662	709	850	982	1,096	1,210		

****Colfax County****

For properties placed in service on or before 12/3/2012

Median Income 48600

# in Hshld	1	2	3	4	5	6	7	8
30%	11,130	12,720	14,310	15,870	17,160	18,420	19,680	20,970
40%	14,840	16,960	19,080	21,160	22,880	24,560	26,240	27,960
50%	18,550	21,200	23,850	26,450	28,600	30,700	32,800	34,950
60%	22,260	25,440	28,620	31,740	34,320	36,840	39,360	41,940
80%	29,680	33,920	38,160	42,320	45,760	49,120	52,480	55,920
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	278	298	357	412	460	508		
40%	371	397	477	550	614	677		
50%	463	496	596	688	767	846		
60%	556	596	715	825	921	1,016		
80%	742	795	954	1,101	1,228	1,355		



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2014 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Colfax County****

For properties placed in service 12/4/2012 thru 12/17/2013

Median Income 48600

# in Hshld	1	2	3	4	5	6	7	8
30%	10,830	12,360	13,920	15,450	16,710	17,940	19,170	20,400
40%	14,440	16,480	18,560	20,600	22,280	23,920	25,560	27,200
50%	18,050	20,600	23,200	25,750	27,850	29,900	31,950	34,000
60%	21,660	24,720	27,840	30,900	33,420	35,880	38,340	40,800
80%	28,880	32,960	37,120	41,200	44,560	47,840	51,120	54,400
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	270	289	348	402	448	494		
40%	361	386	464	536	598	659		
50%	451	483	580	670	747	824		
60%	541	579	696	804	897	989		
80%	722	773	928	1,072	1,196	1,319		

****Colfax County****

For properties placed in service on or after 12/18/2013

Median Income 48600

# in Hshld	1	2	3	4	5	6	7	8
30%	10,290	11,760	13,230	14,700	15,900	17,070	18,240	19,410
40%	13,720	15,680	17,640	19,600	21,200	22,760	24,320	25,880
50%	17,150	19,600	22,050	24,500	26,500	28,450	30,400	32,350
60%	20,580	23,520	26,460	29,400	31,800	34,140	36,480	38,820
80%	27,440	31,360	35,280	39,200	42,400	45,520	48,640	51,760
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	257	275	330	382	426	470		
40%	343	367	441	510	569	627		
50%	428	459	551	637	711	784		
60%	514	551	661	765	853	941		
80%	686	735	882	1,020	1,138	1,255		

Curry County

For all placed in service properties

Median Income 54100

# in Hshld	1	2	3	4	5	6	7	8
30%	11,040	12,600	14,190	15,750	17,010	18,270	19,530	20,790
40%	14,720	16,800	18,920	21,000	22,680	24,360	26,040	27,720
50%	18,400	21,000	23,650	26,250	28,350	30,450	32,550	34,650
60%	22,080	25,200	28,380	31,500	34,020	36,540	39,060	41,580
80%	29,440	33,600	37,840	42,000	45,360	48,720	52,080	55,440
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	276	295	354	409	456	504		
40%	368	394	473	546	609	672		
50%	460	492	591	682	761	840		
60%	552	591	709	819	913	1,008		
80%	736	788	946	1,092	1,218	1,344		



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2014 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****DeBaca County****

For properties placed in service on or before 12/3/2012

Median Income 42200*

# in Hshld	1	2	3	4	5	6	7	8
30%	10,020	11,460	12,900	14,310	15,480	16,620	17,760	18,900
40%	13,360	15,280	17,200	19,080	20,640	22,160	23,680	25,200
50%	16,700	19,100	21,500	23,850	25,800	27,700	29,600	31,500
60%	20,040	22,920	25,800	28,620	30,960	33,240	35,520	37,800
80%	26,720	30,560	34,400	38,160	41,280	44,320	47,360	50,400
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	250	268	322	372	415	458		
40%	334	358	430	496	554	611		
50%	417	447	537	620	692	763		
60%	501	537	645	744	831	916		
80%	668	716	860	993	1,108	1,222		

****DeBaca County****

For properties placed in service on or after 12/4/2012

Median Income 42200*

# in Hshld	1	2	3	4	5	6	7	8
30%	9,930	11,340	12,750	14,160	15,300	16,440	17,580	18,720
40%	13,240	15,120	17,000	18,880	20,400	21,920	23,440	24,960
50%	16,550	18,900	21,250	23,600	25,500	27,400	29,300	31,200
60%	19,860	22,680	25,500	28,320	30,600	32,880	35,160	37,440
80%	26,480	30,240	34,000	37,760	40,800	43,840	46,880	49,920
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	248	265	318	368	411	453		
40%	331	354	425	491	548	605		
50%	413	443	531	613	685	756		
60%	496	531	637	736	822	907		
80%	662	709	850	982	1,096	1,210		

Eddy County

For all placed in service properties

Median Income 60500

# in Hshld	1	2	3	4	5	6	7	8
30%	12,720	14,520	16,350	18,150	19,620	21,060	22,530	23,970
40%	16,960	19,360	21,800	24,200	26,160	28,080	30,040	31,960
50%	21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950
60%	25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940
80%	33,920	38,720	43,600	48,400	52,320	56,160	60,080	63,920
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	318	340	408	472	526	581		
40%	424	454	545	629	702	775		
50%	530	567	681	786	877	968		
60%	636	681	817	944	1,053	1,162		
80%	848	908	1,090	1,259	1,404	1,550		



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 nonmetropolitan median family income level of 47200.

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2014 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Grant County****

For properties placed in service on or before 12/3/2012

Median Income 46900*

# in Hshld	1	2	3	4	5	6	7	8
30%	10,020	11,460	12,900	14,310	15,480	16,620	17,760	18,900
40%	13,360	15,280	17,200	19,080	20,640	22,160	23,680	25,200
50%	16,700	19,100	21,500	23,850	25,800	27,700	29,600	31,500
60%	20,040	22,920	25,800	28,620	30,960	33,240	35,520	37,800
80%	26,720	30,560	34,400	38,160	41,280	44,320	47,360	50,400
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	250	268	322	372	415	458		
40%	334	358	430	496	554	611		
50%	417	447	537	620	692	763		
60%	501	537	645	744	831	916		
80%	668	716	860	993	1,108	1,222		

****Grant County****

For properties placed in service on or after 12/4/2012

Median Income 46900*

# in Hshld	1	2	3	4	5	6	7	8
30%	9,930	11,340	12,750	14,160	15,300	16,440	17,580	18,720
40%	13,240	15,120	17,000	18,880	20,400	21,920	23,440	24,960
50%	16,550	18,900	21,250	23,600	25,500	27,400	29,300	31,200
60%	19,860	22,680	25,500	28,320	30,600	32,880	35,160	37,440
80%	26,480	30,240	34,000	37,760	40,800	43,840	46,880	49,920
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	248	265	318	368	411	453		
40%	331	354	425	491	548	605		
50%	413	443	531	613	685	756		
60%	496	531	637	736	822	907		
80%	662	709	850	982	1,096	1,210		

****Guadalupe County****

For properties placed in service on or before 12/3/2012

Median Income 39900*

# in Hshld	1	2	3	4	5	6	7	8
30%	10,020	11,460	12,900	14,310	15,480	16,620	17,760	18,900
40%	13,360	15,280	17,200	19,080	20,640	22,160	23,680	25,200
50%	16,700	19,100	21,500	23,850	25,800	27,700	29,600	31,500
60%	20,040	22,920	25,800	28,620	30,960	33,240	35,520	37,800
80%	26,720	30,560	34,400	38,160	41,280	44,320	47,360	50,400
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	250	268	322	372	415	458		
40%	334	358	430	496	554	611		
50%	417	447	537	620	692	763		
60%	501	537	645	744	831	916		
80%	668	716	860	993	1,108	1,222		

New Mexico Mortgage Finance Authority

Effective 12/18/2013 (must be put into effect by January 31, 2014)



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 nonmetropolitan median family income level of 47200.

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2014 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Guadalupe County****

For properties placed in service on or after 12/4/2012

Median Income 39900*

# in Hshld	1	2	3	4	5	6	7	8
30%	9,930	11,340	12,750	14,160	15,300	16,440	17,580	18,720
40%	13,240	15,120	17,000	18,880	20,400	21,920	23,440	24,960
50%	16,550	18,900	21,250	23,600	25,500	27,400	29,300	31,200
60%	19,860	22,680	25,500	28,320	30,600	32,880	35,160	37,440
80%	26,480	30,240	34,000	37,760	40,800	43,840	46,880	49,920
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	248	265	318	368	411	453		
40%	331	354	425	491	548	605		
50%	413	443	531	613	685	756		
60%	496	531	637	736	822	907		
80%	662	709	850	982	1,096	1,210		

****Harding County****

For properties placed in service on or before 12/17/2013

Median Income 45200*

# in Hshld	1	2	3	4	5	6	7	8
30%	10,800	12,330	13,860	15,390	16,650	17,880	19,110	20,340
40%	14,400	16,440	18,480	20,520	22,200	23,840	25,480	27,120
50%	18,000	20,550	23,100	25,650	27,750	29,800	31,850	33,900
60%	21,600	24,660	27,720	30,780	33,300	35,760	38,220	40,680
80%	28,800	32,880	36,960	41,040	44,400	47,680	50,960	54,240
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	270	289	346	400	447	493		
40%	360	385	462	534	596	657		
50%	450	481	577	667	745	821		
60%	540	578	693	801	894	986		
80%	720	771	924	1,068	1,192	1,315		

****Harding County****

For properties placed in service on or after 12/18/2013

Median Income 45200

# in Hshld	1	2	3	4	5	6	7	8
30%	10,260	11,730	13,200	14,640	15,840	17,010	18,180	19,350
40%	13,680	15,640	17,600	19,520	21,120	22,680	24,240	25,800
50%	17,100	19,550	22,000	24,400	26,400	28,350	30,300	32,250
60%	20,520	23,460	26,400	29,280	31,680	34,020	36,360	38,700
80%	27,360	31,280	35,200	39,040	42,240	45,360	48,480	51,600
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	256	274	330	381	425	469		
40%	342	366	440	508	567	625		
50%	427	458	550	635	708	781		
60%	513	549	660	762	850	938		
80%	684	733	880	1,016	1,134	1,251		



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2014 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

Hidalgo County HERA Special Limits

For properties placed in service on or before 12/31/2008

Median Income 43700*

# in Hshld	1	2	3	4	5	6	7	8
30%	11,370	12,990	14,610	16,230	17,550	18,840	20,130	21,450
40%	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600
50%	18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750
60%	22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900
80%	30,320	34,640	38,960	43,280	46,800	50,240	53,680	57,200
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	284	304	365	422	471	519		
40%	379	406	487	563	628	693		
50%	473	507	608	703	785	866		
60%	568	609	730	844	942	1,039		
80%	758	812	974	1,126	1,256	1,386		

****Hidalgo County****

For properties placed in service on 1/1/2009 thru 12/3/2012

Median Income 43700*

# in Hshld	1	2	3	4	5	6	7	8
30%	10,380	11,880	13,350	14,820	16,020	17,220	18,390	19,590
40%	13,840	15,840	17,800	19,760	21,360	22,960	24,520	26,120
50%	17,300	19,800	22,250	24,700	26,700	28,700	30,650	32,650
60%	20,760	23,760	26,700	29,640	32,040	34,440	36,780	39,180
80%	27,680	31,680	35,600	39,520	42,720	45,920	49,040	52,240
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	259	278	333	385	430	474		
40%	346	371	445	514	574	633		
50%	432	463	556	642	717	791		
60%	519	556	667	771	861	949		
80%	692	742	890	1,028	1,148	1,266		

****Hidalgo County****

For properties placed in service on or after 12/4/2012

Median Income 43700*

# in Hshld	1	2	3	4	5	6	7	8
30%	9,930	11,340	12,750	14,160	15,300	16,440	17,580	18,720
40%	13,240	15,120	17,000	18,880	20,400	21,920	23,440	24,960
50%	16,550	18,900	21,250	23,600	25,500	27,400	29,300	31,200
60%	19,860	22,680	25,500	28,320	30,600	32,880	35,160	37,440
80%	26,480	30,240	34,000	37,760	40,800	43,840	46,880	49,920
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	248	265	318	368	411	453		
40%	331	354	425	491	548	605		
50%	413	443	531	613	685	756		
60%	496	531	637	736	822	907		
80%	662	709	850	982	1,096	1,210		



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 nonmetropolitan median family income level of 47200.

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2014 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

Lea County

For all placed in service properties

Median Income 60700

# in Hshld	1	2	3	4	5	6	7	8
30%	11,370	12,990	14,610	16,230	17,550	18,840	20,130	21,450
40%	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600
50%	18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750
60%	22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900
80%	30,320	34,640	38,960	43,280	46,800	50,240	53,680	57,200
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	284	304	365	422	471	519		
40%	379	406	487	563	628	693		
50%	473	507	608	703	785	866		
60%	568	609	730	844	942	1,039		
80%	758	812	974	1,126	1,256	1,386		

Lincoln County

For properties placed in service on or before 12/17/2013

Median Income 54600

# in Hshld	1	2	3	4	5	6	7	8
30%	12,060	13,770	15,480	17,190	18,570	19,950	21,330	22,710
40%	16,080	18,360	20,640	22,920	24,760	26,600	28,440	30,280
50%	20,100	22,950	25,800	28,650	30,950	33,250	35,550	37,850
60%	24,120	27,540	30,960	34,380	37,140	39,900	42,660	45,420
80%	32,160	36,720	41,280	45,840	49,520	53,200	56,880	60,560
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	301	322	387	447	498	550		
40%	402	430	516	596	665	734		
50%	502	538	645	745	831	917		
60%	603	645	774	894	997	1,101		
80%	804	861	1,032	1,192	1,330	1,468		

Lincoln County

For properties placed in service on or after 12/18/2013

Median Income 54600

# in Hshld	1	2	3	4	5	6	7	8
30%	11,490	13,110	14,760	16,380	17,700	19,020	20,340	21,630
40%	15,320	17,480	19,680	21,840	23,600	25,360	27,120	28,840
50%	19,150	21,850	24,600	27,300	29,500	31,700	33,900	36,050
60%	22,980	26,220	29,520	32,760	35,400	38,040	40,680	43,260
80%	30,640	34,960	39,360	43,680	47,200	50,720	54,240	57,680
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	287	307	369	426	475	524		
40%	383	410	492	568	634	699		
50%	478	512	615	710	792	874		
60%	574	615	738	852	951	1,049		
80%	766	820	984	1,136	1,268	1,399		



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

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2014 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

Los Alamos County HERA Special Limits

For properties placed in service on or before 12/31/2008

Median Income 126300

# in Hshld	1	2	3	4	5	6	7	8
30%	21,840	24,960	28,080	31,200	33,720	36,210	38,700	41,190
40%	29,120	33,280	37,440	41,600	44,960	48,280	51,600	54,920
50%	36,400	41,600	46,800	52,000	56,200	60,350	64,500	68,650
60%	43,680	49,920	56,160	62,400	67,440	72,420	77,400	82,380
80%	58,240	66,560	74,880	83,200	89,920	96,560	103,200	109,840

Maximum Gross Rents by Bedroom Size

	0	1	2	3	4	5		
30%	546	585	702	811	905	998		
40%	728	780	936	1,082	1,207	1,331		
50%	910	975	1,170	1,352	1,508	1,664		
60%	1,092	1,170	1,404	1,623	1,810	1,997		
80%	1,456	1,560	1,872	2,164	2,414	2,663		

Los Alamos County

For properties placed in service on 1/1/2009 thru 12/3/2012

Median Income 126300

# in Hshld	1	2	3	4	5	6	7	8
30%	21,840	24,960	28,080	31,200	33,720	36,210	38,700	41,190
40%	29,120	33,280	37,440	41,600	44,960	48,280	51,600	54,920
50%	36,400	41,600	46,800	52,000	56,200	60,350	64,500	68,650
60%	43,680	49,920	56,160	62,400	67,440	72,420	77,400	82,380
80%	58,240	66,560	74,880	83,200	89,920	96,560	103,200	109,840

Maximum Gross Rents by Bedroom Size

	0	1	2	3	4	5		
30%	546	585	702	811	905	998		
40%	728	780	936	1,082	1,207	1,331		
50%	910	975	1,170	1,352	1,508	1,664		
60%	1,092	1,170	1,404	1,623	1,810	1,997		
80%	1,456	1,560	1,872	2,164	2,414	2,663		

Los Alamos County

For properties placed in service on 12/4/2012 thru 12/17/2013

Median Income 126300

# in Hshld	1	2	3	4	5	6	7	8
30%	21,630	24,720	27,810	30,900	33,390	35,850	38,340	40,800
40%	28,840	32,960	37,080	41,200	44,520	47,800	51,120	54,400
50%	36,050	41,200	46,350	51,500	55,650	59,750	63,900	68,000
60%	43,260	49,440	55,620	61,800	66,780	71,700	76,680	81,600
80%	57,680	65,920	74,160	82,400	89,040	95,600	102,240	108,800

Maximum Gross Rents by Bedroom Size

	0	1	2	3	4	5		
30%	540	579	695	803	896	989		
40%	721	772	927	1,071	1,195	1,319		
50%	901	965	1,158	1,339	1,493	1,648		
60%	1,081	1,158	1,390	1,607	1,792	1,978		
80%	1,442	1,545	1,854	2,143	2,390	2,638		

New Mexico Mortgage Finance Authority

Effective 12/18/2013 (must be put into effect by January 31, 2014)



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2014 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

Los Alamos County

For properties placed in service on or after 12/18/2013

Median Income 126300

# in Hshld	1	2	3	4	5	6	7	8
30%	21,480	24,540	27,600	30,660	33,120	35,580	38,040	40,500
40%	28,640	32,720	36,800	40,880	44,160	47,440	50,720	54,000
50%	35,800	40,900	46,000	51,100	55,200	59,300	63,400	67,500
60%	42,960	49,080	55,200	61,320	66,240	71,160	76,080	81,000
80%	57,280	65,440	73,600	81,760	88,320	94,880	101,440	108,000
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	537	575	690	797	889	981		
40%	716	767	920	1,063	1,186	1,309		
50%	895	958	1,150	1,328	1,482	1,636		
60%	1,074	1,150	1,380	1,594	1,779	1,963		
80%	1,432	1,534	1,840	2,126	2,372	2,618		

****Luna County****

For properties placed in service on or before 12/3/2012

Median Income 37700*

# in Hshld	1	2	3	4	5	6	7	8
30%	10,020	11,460	12,900	14,310	15,480	16,620	17,760	18,900
40%	13,360	15,280	17,200	19,080	20,640	22,160	23,680	25,200
50%	16,700	19,100	21,500	23,850	25,800	27,700	29,600	31,500
60%	20,040	22,920	25,800	28,620	30,960	33,240	35,520	37,800
80%	26,720	30,560	34,400	38,160	41,280	44,320	47,360	50,400
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	250	268	322	372	415	458		
40%	334	358	430	496	554	611		
50%	417	447	537	620	692	763		
60%	501	537	645	744	831	916		
80%	668	716	860	993	1,108	1,222		

****Luna County****

For properties placed in service on or after 12/4/2012

Median Income 37700*

# in Hshld	1	2	3	4	5	6	7	8
30%	9,930	11,340	12,750	14,160	15,300	16,440	17,580	18,720
40%	13,240	15,120	17,000	18,880	20,400	21,920	23,440	24,960
50%	16,550	18,900	21,250	23,600	25,500	27,400	29,300	31,200
60%	19,860	22,680	25,500	28,320	30,600	32,880	35,160	37,440
80%	26,480	30,240	34,000	37,760	40,800	43,840	46,880	49,920
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	248	265	318	368	411	453		
40%	331	354	425	491	548	605		
50%	413	443	531	613	685	756		
60%	496	531	637	736	822	907		
80%	662	709	850	982	1,096	1,210		

New Mexico Mortgage Finance Authority

Effective 12/18/2013 (must be put into effect by January 31, 2014)



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 nonmetropolitan median family income level of 47200.

**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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2014 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****McKinley County****

For properties placed in service on or before 12/3/2012

Median Income 36900*

# in Hshld	1	2	3	4	5	6	7	8
30%	10,020	11,460	12,900	14,310	15,480	16,620	17,760	18,900
40%	13,360	15,280	17,200	19,080	20,640	22,160	23,680	25,200
50%	16,700	19,100	21,500	23,850	25,800	27,700	29,600	31,500
60%	20,040	22,920	25,800	28,620	30,960	33,240	35,520	37,800
80%	26,720	30,560	34,400	38,160	41,280	44,320	47,360	50,400
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	250	268	322	372	415	458		
40%	334	358	430	496	554	611		
50%	417	447	537	620	692	763		
60%	501	537	645	744	831	916		
80%	668	716	860	993	1,108	1,222		

****McKinley County****

For properties placed in service on or after 12/4/2012

Median Income 36900*

# in Hshld	1	2	3	4	5	6	7	8
30%	9,930	11,340	12,750	14,160	15,300	16,440	17,580	18,720
40%	13,240	15,120	17,000	18,880	20,400	21,920	23,440	24,960
50%	16,550	18,900	21,250	23,600	25,500	27,400	29,300	31,200
60%	19,860	22,680	25,500	28,320	30,600	32,880	35,160	37,440
80%	26,480	30,240	34,000	37,760	40,800	43,840	46,880	49,920
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	248	265	318	368	411	453		
40%	331	354	425	491	548	605		
50%	413	443	531	613	685	756		
60%	496	531	637	736	822	907		
80%	662	709	850	982	1,096	1,210		

****Mora County****

For properties placed in service on or before 12/3/2012

Median Income 45700*

# in Hshld	1	2	3	4	5	6	7	8
30%	10,020	11,460	12,900	14,310	15,480	16,620	17,760	18,900
40%	13,360	15,280	17,200	19,080	20,640	22,160	23,680	25,200
50%	16,700	19,100	21,500	23,850	25,800	27,700	29,600	31,500
60%	20,040	22,920	25,800	28,620	30,960	33,240	35,520	37,800
80%	26,720	30,560	34,400	38,160	41,280	44,320	47,360	50,400
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	250	268	322	372	415	458		
40%	334	358	430	496	554	611		
50%	417	447	537	620	692	763		
60%	501	537	645	744	831	916		
80%	668	716	860	993	1,108	1,222		



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 nonmetropolitan median family income level of 47200.

**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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2014 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Mora County****

For properties placed in service on or after 12/4/2012

Median Income 45700*

# in Hshld	1	2	3	4	5	6	7	8
30%	9,930	11,340	12,750	14,160	15,300	16,440	17,580	18,720
40%	13,240	15,120	17,000	18,880	20,400	21,920	23,440	24,960
50%	16,550	18,900	21,250	23,600	25,500	27,400	29,300	31,200
60%	19,860	22,680	25,500	28,320	30,600	32,880	35,160	37,440
80%	26,480	30,240	34,000	37,760	40,800	43,840	46,880	49,920
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	248	265	318	368	411	453		
40%	331	354	425	491	548	605		
50%	413	443	531	613	685	756		
60%	496	531	637	736	822	907		
80%	662	709	850	982	1,096	1,210		

****Otero County****

For properties placed in service on or before 12/17/2013

Median Income 44600*

# in Hshld	1	2	3	4	5	6	7	8
30%	10,320	11,790	13,260	14,730	15,930	17,100	18,270	19,470
40%	13,760	15,720	17,680	19,640	21,240	22,800	24,360	25,960
50%	17,200	19,650	22,100	24,550	26,550	28,500	30,450	32,450
60%	20,640	23,580	26,520	29,460	31,860	34,200	36,540	38,940
80%	27,520	31,440	35,360	39,280	42,480	45,600	48,720	51,920
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	258	276	331	383	427	471		
40%	344	368	442	511	570	629		
50%	430	460	552	638	712	786		
60%	516	552	663	766	855	943		
80%	688	737	884	1,022	1,140	1,258		

****Otero County****

For properties placed in service on or after 12/18/2013

Median Income 44600*

# in Hshld	1	2	3	4	5	6	7	8
30%	9,930	11,340	12,750	14,160	15,300	16,440	17,580	18,720
40%	13,240	15,120	17,000	18,880	20,400	21,920	23,440	24,960
50%	16,550	18,900	21,250	23,600	25,500	27,400	29,300	31,200
60%	19,860	22,680	25,500	28,320	30,600	32,880	35,160	37,440
80%	26,480	30,240	34,000	37,760	40,800	43,840	46,880	49,920
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	248	265	318	368	411	453		
40%	331	354	425	491	548	605		
50%	413	443	531	613	685	756		
60%	496	531	637	736	822	907		
80%	662	709	850	982	1,096	1,210		



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 nonmetropolitan median family income level of 47200.

**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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2014 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Quay County****

For properties placed in service on or before 12/3/2012

Median Income 41700*

# in Hshld	1	2	3	4	5	6	7	8
30%	10,020	11,460	12,900	14,310	15,480	16,620	17,760	18,900
40%	13,360	15,280	17,200	19,080	20,640	22,160	23,680	25,200
50%	16,700	19,100	21,500	23,850	25,800	27,700	29,600	31,500
60%	20,040	22,920	25,800	28,620	30,960	33,240	35,520	37,800
80%	26,720	30,560	34,400	38,160	41,280	44,320	47,360	50,400
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	250	268	322	372	415	458		
40%	334	358	430	496	554	611		
50%	417	447	537	620	692	763		
60%	501	537	645	744	831	916		
80%	668	716	860	993	1,108	1,222		

****Quay County****

For properties placed in service on or after 12/4/2012

Median Income 41700*

# in Hshld	1	2	3	4	5	6	7	8
30%	9,930	11,340	12,750	14,160	15,300	16,440	17,580	18,720
40%	13,240	15,120	17,000	18,880	20,400	21,920	23,440	24,960
50%	16,550	18,900	21,250	23,600	25,500	27,400	29,300	31,200
60%	19,860	22,680	25,500	28,320	30,600	32,880	35,160	37,440
80%	26,480	30,240	34,000	37,760	40,800	43,840	46,880	49,920
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	248	265	318	368	411	453		
40%	331	354	425	491	548	605		
50%	413	443	531	613	685	756		
60%	496	531	637	736	822	907		
80%	662	709	850	982	1,096	1,210		

****Rio Arriba County****

For properties placed in service on or before 12/17/2013

Median Income 48300

# in Hshld	1	2	3	4	5	6	7	8
30%	10,680	12,210	13,740	15,240	16,470	17,700	18,900	20,130
40%	14,240	16,280	18,320	20,320	21,960	23,600	25,200	26,840
50%	17,800	20,350	22,900	25,400	27,450	29,500	31,500	33,550
60%	21,360	24,420	27,480	30,480	32,940	35,400	37,800	40,260
80%	28,480	32,560	36,640	40,640	43,920	47,200	50,400	53,680
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	267	286	343	396	442	487		
40%	356	381	458	528	590	650		
50%	445	476	572	660	737	813		
60%	534	572	687	792	885	975		
80%	712	763	916	1,057	1,180	1,301		



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

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2014 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Rio Arriba County****

For properties placed in service on or after 12/18/2013

Median Income 48300

# in Hshld	1	2	3	4	5	6	7	8
30%	10,170	11,610	13,050	14,490	15,660	16,830	17,970	19,140
40%	13,560	15,480	17,400	19,320	20,880	22,440	23,960	25,520
50%	16,950	19,350	21,750	24,150	26,100	28,050	29,950	31,900
60%	20,340	23,220	26,100	28,980	31,320	33,660	35,940	38,280
80%	27,120	30,960	34,800	38,640	41,760	44,880	47,920	51,040
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	254	272	326	376	420	463		
40%	339	363	435	502	561	618		
50%	423	453	543	628	701	773		
60%	508	544	652	753	841	927		
80%	678	726	870	1,005	1,122	1,237		

****Roosevelt County****

For properties placed in service on or before 12/3/2012

Median Income 44800*

# in Hshld	1	2	3	4	5	6	7	8
30%	10,020	11,460	12,900	14,310	15,480	16,620	17,760	18,900
40%	13,360	15,280	17,200	19,080	20,640	22,160	23,680	25,200
50%	16,700	19,100	21,500	23,850	25,800	27,700	29,600	31,500
60%	20,040	22,920	25,800	28,620	30,960	33,240	35,520	37,800
80%	26,720	30,560	34,400	38,160	41,280	44,320	47,360	50,400
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	250	268	322	372	415	458		
40%	334	358	430	496	554	611		
50%	417	447	537	620	692	763		
60%	501	537	645	744	831	916		
80%	668	716	860	993	1,108	1,222		

****Roosevelt County****

For properties placed in service on or after 12/4/2012

Median Income 44800*

# in Hshld	1	2	3	4	5	6	7	8
30%	9,930	11,340	12,750	14,160	15,300	16,440	17,580	18,720
40%	13,240	15,120	17,000	18,880	20,400	21,920	23,440	24,960
50%	16,550	18,900	21,250	23,600	25,500	27,400	29,300	31,200
60%	19,860	22,680	25,500	28,320	30,600	32,880	35,160	37,440
80%	26,480	30,240	34,000	37,760	40,800	43,840	46,880	49,920
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	248	265	318	368	411	453		
40%	331	354	425	491	548	605		
50%	413	443	531	613	685	756		
60%	496	531	637	736	822	907		
80%	662	709	850	982	1,096	1,210		



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 nonmetropolitan median family income level of 47200.

**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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2014 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****San Miguel County****

For properties placed in service on or before 12/3/2012

Median Income 43000*

# in Hshld	1	2	3	4	5	6	7	8
30%	10,020	11,460	12,900	14,310	15,480	16,620	17,760	18,900
40%	13,360	15,280	17,200	19,080	20,640	22,160	23,680	25,200
50%	16,700	19,100	21,500	23,850	25,800	27,700	29,600	31,500
60%	20,040	22,920	25,800	28,620	30,960	33,240	35,520	37,800
80%	26,720	30,560	34,400	38,160	41,280	44,320	47,360	50,400
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	250	268	322	372	415	458		
40%	334	358	430	496	554	611		
50%	417	447	537	620	692	763		
60%	501	537	645	744	831	916		
80%	668	716	860	993	1,108	1,222		

****San Miguel County****

For properties placed in service on or after 12/4/2012

Median Income 43000*

# in Hshld	1	2	3	4	5	6	7	8
30%	9,930	11,340	12,750	14,160	15,300	16,440	17,580	18,720
40%	13,240	15,120	17,000	18,880	20,400	21,920	23,440	24,960
50%	16,550	18,900	21,250	23,600	25,500	27,400	29,300	31,200
60%	19,860	22,680	25,500	28,320	30,600	32,880	35,160	37,440
80%	26,480	30,240	34,000	37,760	40,800	43,840	46,880	49,920
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	248	265	318	368	411	453		
40%	331	354	425	491	548	605		
50%	413	443	531	613	685	756		
60%	496	531	637	736	822	907		
80%	662	709	850	982	1,096	1,210		

****Sierra County****

For properties placed in service on or before 12/3/2012

Median Income 45400*

# in Hshld	1	2	3	4	5	6	7	8
30%	10,020	11,460	12,900	14,310	15,480	16,620	17,760	18,900
40%	13,360	15,280	17,200	19,080	20,640	22,160	23,680	25,200
50%	16,700	19,100	21,500	23,850	25,800	27,700	29,600	31,500
60%	20,040	22,920	25,800	28,620	30,960	33,240	35,520	37,800
80%	26,720	30,560	34,400	38,160	41,280	44,320	47,360	50,400
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	250	268	322	372	415	458		
40%	334	358	430	496	554	611		
50%	417	447	537	620	692	763		
60%	501	537	645	744	831	916		
80%	668	716	860	993	1,108	1,222		



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 nonmetropolitan median family income level of 47200.

**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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2014 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Sierra County****

For properties placed in service on or after 12/4/2012

Median Income 45400*

# in Hshld	1	2	3	4	5	6	7	8
30%	9,930	11,340	12,750	14,160	15,300	16,440	17,580	18,720
40%	13,240	15,120	17,000	18,880	20,400	21,920	23,440	24,960
50%	16,550	18,900	21,250	23,600	25,500	27,400	29,300	31,200
60%	19,860	22,680	25,500	28,320	30,600	32,880	35,160	37,440
80%	26,480	30,240	34,000	37,760	40,800	43,840	46,880	49,920
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	248	265	318	368	411	453		
40%	331	354	425	491	548	605		
50%	413	443	531	613	685	756		
60%	496	531	637	736	822	907		
80%	662	709	850	982	1,096	1,210		

****Socorro County****

For properties placed in service on or before 12/3/2012

Median Income 45300*

# in Hshld	1	2	3	4	5	6	7	8
30%	10,020	11,460	12,900	14,310	15,480	16,620	17,760	18,900
40%	13,360	15,280	17,200	19,080	20,640	22,160	23,680	25,200
50%	16,700	19,100	21,500	23,850	25,800	27,700	29,600	31,500
60%	20,040	22,920	25,800	28,620	30,960	33,240	35,520	37,800
80%	26,720	30,560	34,400	38,160	41,280	44,320	47,360	50,400
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	250	268	322	372	415	458		
40%	334	358	430	496	554	611		
50%	417	447	537	620	692	763		
60%	501	537	645	744	831	916		
80%	668	716	860	993	1,108	1,222		

****Socorro County****

For properties placed in service on or after 12/4/2012

Median Income 45300*

# in Hshld	1	2	3	4	5	6	7	8
30%	9,930	11,340	12,750	14,160	15,300	16,440	17,580	18,720
40%	13,240	15,120	17,000	18,880	20,400	21,920	23,440	24,960
50%	16,550	18,900	21,250	23,600	25,500	27,400	29,300	31,200
60%	19,860	22,680	25,500	28,320	30,600	32,880	35,160	37,440
80%	26,480	30,240	34,000	37,760	40,800	43,840	46,880	49,920
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	248	265	318	368	411	453		
40%	331	354	425	491	548	605		
50%	413	443	531	613	685	756		
60%	496	531	637	736	822	907		
80%	662	709	850	982	1,096	1,210		



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 nonmetropolitan median family income level of 47200.

**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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2014 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****Taos County****

For all placed in service properties

Median Income 47200

# in Hshld	1	2	3	4	5	6	7	8
30%	10,710	12,240	13,770	15,270	16,500	17,730	18,960	20,160
40%	14,280	16,320	18,360	20,360	22,000	23,640	25,280	26,880
50%	17,850	20,400	22,950	25,450	27,500	29,550	31,600	33,600
60%	21,420	24,480	27,540	30,540	33,000	35,460	37,920	40,320
80%	28,560	32,640	36,720	40,720	44,000	47,280	50,560	53,760
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	267	286	344	397	443	489		
40%	357	382	459	529	591	652		
50%	446	478	573	661	738	815		
60%	535	573	688	794	886	978		
80%	714	765	918	1,059	1,182	1,304		

****Union County****

For all placed in service properties

Median Income 48000

# in Hshld	1	2	3	4	5	6	7	8
30%	10,080	11,520	12,960	14,400	15,570	16,710	17,880	19,020
40%	13,440	15,360	17,280	19,200	20,760	22,280	23,840	25,360
50%	16,800	19,200	21,600	24,000	25,950	27,850	29,800	31,700
60%	20,160	23,040	25,920	28,800	31,140	33,420	35,760	38,040
80%	26,880	30,720	34,560	38,400	41,520	44,560	47,680	50,720
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	252	270	324	374	417	461		
40%	336	360	432	499	557	615		
50%	420	450	540	624	696	768		
60%	504	540	648	749	835	922		
80%	672	720	864	999	1,114	1,230		

****National Non-Metropolitan Income Limit****

Median Income 52500

# in Hshld	1	2	3	4	5	6	7	8
30%	11,040	12,600	14,190	15,750	17,010	18,270	19,530	20,790
40%	14,720	16,800	18,920	21,000	22,680	24,360	26,040	27,720
50%	18,400	21,000	23,650	26,250	28,350	30,450	32,550	34,650
60%	22,080	25,200	28,380	31,500	34,020	36,540	39,060	41,580
80%	29,440	33,600	37,840	42,000	45,360	48,720	52,080	55,440
Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5		
30%	276	295	354	409	456	504		
40%	368	394	473	546	609	672		
50%	460	492	591	682	761	840		
60%	552	591	709	819	913	1,008		
80%	736	788	946	1,092	1,218	1,344		