

New Mexico Mortgage Finance Authority

Effective March 28, 2016 (must be put into effect by May 12, 2016)



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 50700.

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

2016 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

FY2013 Income Limits & Rents	# 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 12/18/2013 to Present

Median Income 61600

FY2016 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	12,960	14,790	16,650	18,480	19,980	21,450	22,920	24,420
	40%	17,280	19,720	22,200	24,640	26,640	28,600	30,560	32,560
	50%	21,600	24,650	27,750	30,800	33,300	35,750	38,200	40,700
	60%	25,920	29,580	33,300	36,960	39,960	42,900	45,840	48,840
	80%	34,560	39,440	44,400	49,280	53,280	57,200	61,120	65,120
Maximum Gross Rents by Bedroom Size									
	0	1	2	3	4	5			
30%	324	346	416	480	536	591			
40%	432	462	555	641	715	789			
50%	540	578	693	801	893	986			
60%	648	693	832	961	1,072	1,183			
80%	864	925	1,110	1,282	1,430	1,578			

Farmington MSA (Farmington and San Juan County)										
For properties placed in service on or before 3/5/2015										
FY2014 Income Limits & Rents	# 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				
Farmington MSA (Farmington and San Juan County)										
For properties placed in service 3/6/2015 to Present										
Median Income 57700										
FY2016 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	12,120	13,860	15,600	17,310	18,720	20,100	21,480	22,860	
	40%	16,160	18,480	20,800	23,080	24,960	26,800	28,640	30,480	
	50%	20,200	23,100	26,000	28,850	31,200	33,500	35,800	38,100	
	60%	24,240	27,720	31,200	34,620	37,440	40,200	42,960	45,720	
	80%	32,320	36,960	41,600	46,160	49,920	53,600	57,280	60,960	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	30%	303	324	390	450	502	554			
	40%	404	433	520	600	670	739			
	50%	505	541	650	750	837	923			
	60%	606	649	780	900	1,005	1,108			
80%	808	866	1,040	1,201	1,340	1,478				
Las Cruces MSA (Las Cruces and Dona Ana County)										
For all placed in service properties										
Median Income 44700*										
FY2016 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	10,650	12,180	13,710	15,210	16,440	17,670	18,870	20,100	
	40%	14,200	16,240	18,280	20,280	21,920	23,560	25,160	26,800	
	50%	17,750	20,300	22,850	25,350	27,400	29,450	31,450	33,500	
	60%	21,300	24,360	27,420	30,420	32,880	35,340	37,740	40,200	
	80%	28,400	32,480	36,560	40,560	43,840	47,120	50,320	53,600	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	30%	266	285	342	395	441	487			
	40%	355	380	457	527	589	649			
	50%	443	475	571	659	736	811			
	60%	532	570	685	791	883	974			
80%	710	761	914	1,055	1,178	1,299				

Santa Fe MSA (City of Santa Fe and Santa Fe County)										
For properties placed in service on or before 12/31/2008										
FY2016 HERA Special Income Limits & Rents	# 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				
Santa Fe MSA (City of Santa Fe and Santa Fe County)										
For properties placed in service 1/1/2009 to 12/3/2012										
FY2012 Income Limits & Rents	# 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 12/4/2012 to 3/5/2015										
FY2014 Income Limits & Rents	# 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 3/6/2015 to Present

Median Income 64600

FY2016 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	13,590	15,510	17,460	19,380	20,940	22,500	24,060	25,590	
	40%	18,120	20,680	23,280	25,840	27,920	30,000	32,080	34,120	
	50%	22,650	25,850	29,100	32,300	34,900	37,500	40,100	42,650	
	60%	27,180	31,020	34,920	38,760	41,880	45,000	48,120	51,180	
	80%	36,240	41,360	46,560	51,680	55,840	60,000	64,160	68,240	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	30%	339	363	436	504	562	620			
	40%	453	485	582	672	750	827			
	50%	566	606	727	840	937	1,034			
60%	679	727	873	1,008	1,125	1,241				
80%	906	970	1,164	1,344	1,500	1,655				

****Catron County****

For all placed in service properties

Median Income 47000*

FY2016 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	10,650	12,180	13,710	15,210	16,440	17,670	18,870	20,100	
	40%	14,200	16,240	18,280	20,280	21,920	23,560	25,160	26,800	
	50%	17,750	20,300	22,850	25,350	27,400	29,450	31,450	33,500	
	60%	21,300	24,360	27,420	30,420	32,880	35,340	37,740	40,200	
	80%	28,400	32,480	36,560	40,560	43,840	47,120	50,320	53,600	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	30%	266	285	342	395	441	487			
	40%	355	380	457	527	589	649			
	50%	443	475	571	659	736	811			
60%	532	570	685	791	883	974				
80%	710	761	914	1,055	1,178	1,299				

****Chaves County****

For all placed in service properties

Median Income 53200*

FY2016 Income Limits & Rents	# 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				

Cibola County										
For all placed in service properties										
Median Income 43100*										
FY2016 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	10,650	12,180	13,710	15,210	16,440	17,670	18,870	20,100	
	40%	14,200	16,240	18,280	20,280	21,920	23,560	25,160	26,800	
	50%	17,750	20,300	22,850	25,350	27,400	29,450	31,450	33,500	
	60%	21,300	24,360	27,420	30,420	32,880	35,340	37,740	40,200	
	80%	28,400	32,480	36,560	40,560	43,840	47,120	50,320	53,600	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	30%	266	285	342	395	441	487			
	40%	355	380	457	527	589	649			
	50%	443	475	571	659	736	811			
	60%	532	570	685	791	883	974			
	80%	710	761	914	1,055	1,178	1,299			
	Colfax County									
For properties placed in service on or before 12/3/2012										
FY2012 Income Limits & Rents	# 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			
	Colfax County									
For properties placed in service 12/4/2012 to 3/27/2016										
FY2015 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	10,860	12,420	13,980	15,510	16,770	18,000	19,260	20,490	
	40%	14,480	16,560	18,640	20,680	22,360	24,000	25,680	27,320	
	50%	18,100	20,700	23,300	25,850	27,950	30,000	32,100	34,150	
	60%	21,720	24,840	27,960	31,020	33,540	36,000	38,520	40,980	
	80%	28,960	33,120	37,280	41,360	44,720	48,000	51,360	54,640	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	30%	271	291	349	403	450	496			
	40%	362	388	466	538	600	662			
	50%	452	485	582	672	750	828			
	60%	543	582	699	807	900	993			
	80%	724	776	932	1,076	1,200	1,325			

****Colfax County******For properties placed in service 3/28/2016 to Present****Median Income 48300***

FY2016 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	10,650	12,180	13,710	15,210	16,440	17,670	18,870	20,100
	40%	14,200	16,240	18,280	20,280	21,920	23,560	25,160	26,800
	50%	17,750	20,300	22,850	25,350	27,400	29,450	31,450	33,500
	60%	21,300	24,360	27,420	30,420	32,880	35,340	37,740	40,200
	80%	28,400	32,480	36,560	40,560	43,840	47,120	50,320	53,600
Maximum Gross Rents by Bedroom Size									
	0	1	2	3	4	5			
30%	266	285	342	395	441	487			
40%	355	380	457	527	589	649			
50%	443	475	571	659	736	811			
60%	532	570	685	791	883	974			
80%	710	761	914	1,055	1,178	1,299			

Curry County**For properties placed in service on or before 3/27/2016**

FY2015 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,700	13,350	15,030	16,680	18,030	19,350	20,700	22,020
	40%	15,600	17,800	20,040	22,240	24,040	25,800	27,600	29,360
	50%	19,500	22,250	25,050	27,800	30,050	32,250	34,500	36,700
	60%	23,400	26,700	30,060	33,360	36,060	38,700	41,400	44,040
	80%	31,200	35,600	40,080	44,480	48,080	51,600	55,200	58,720
Maximum Gross Rents by Bedroom Size									
	0	1	2	3	4	5			
30%	292	313	375	433	483	534			
40%	390	417	501	578	645	712			
50%	487	521	626	723	806	890			
60%	585	626	751	867	967	1,068			
80%	780	835	1,002	1,157	1,290	1,424			

Curry County**For properties placed in service 3/28/2016 to Present****Median Income 52300**

FY2016 Income Limits & Rents	# 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			

DeBaca County										
For all placed in service properties										
Median Income 47800*										
FY2016 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	10,650	12,180	13,710	15,210	16,440	17,670	18,870	20,100	
	40%	14,200	16,240	18,280	20,280	21,920	23,560	25,160	26,800	
	50%	17,750	20,300	22,850	25,350	27,400	29,450	31,450	33,500	
	60%	21,300	24,360	27,420	30,420	32,880	35,340	37,740	40,200	
	80%	28,400	32,480	36,560	40,560	43,840	47,120	50,320	53,600	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	30%	266	285	342	395	441	487			
	40%	355	380	457	527	589	649			
	50%	443	475	571	659	736	811			
	60%	532	570	685	791	883	974			
	80%	710	761	914	1,055	1,178	1,299			
	Eddy County									
For properties placed in service on or before 12/31/2008										
FY2016 HERA Special Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	13,230	15,120	17,010	18,900	20,430	21,930	23,460	24,960	
	40%	17,640	20,160	22,680	25,200	27,240	29,240	31,280	33,280	
	50%	22,050	25,200	28,350	31,500	34,050	36,550	39,100	41,600	
	60%	26,460	30,240	34,020	37,800	40,860	43,860	46,920	49,920	
	80%	35,280	40,320	45,360	50,400	54,480	58,480	62,560	66,560	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	30%	330	354	425	491	548	605			
	40%	441	472	567	655	731	807			
	50%	551	590	708	819	913	1,008			
	60%	661	708	850	983	1,096	1,210			
	80%	882	945	1,134	1,311	1,462	1,614			
	Eddy County									
For properties placed in service 1/1/2009 to 3/27/2016										
FY2015 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	13,230	15,120	17,010	18,900	20,430	21,930	23,460	24,960	
	40%	17,640	20,160	22,680	25,200	27,240	29,240	31,280	33,280	
	50%	22,050	25,200	28,350	31,500	34,050	36,550	39,100	41,600	
	60%	26,460	30,240	34,020	37,800	40,860	43,860	46,920	49,920	
	80%	35,280	40,320	45,360	50,400	54,480	58,480	62,560	66,560	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	30%	330	354	425	491	548	605			
	40%	441	472	567	655	731	807			
	50%	551	590	708	819	913	1,008			
	60%	661	708	850	983	1,096	1,210			
	80%	882	945	1,134	1,311	1,462	1,614			

Eddy County										
For properties placed in service on or after 3/28/2016										
Median Income 62500										
FY2016 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	13,140	15,000	16,890	18,750	20,250	21,750	23,250	24,750	
	40%	17,520	20,000	22,520	25,000	27,000	29,000	31,000	33,000	
	50%	21,900	25,000	28,150	31,250	33,750	36,250	38,750	41,250	
	60%	26,280	30,000	33,780	37,500	40,500	43,500	46,500	49,500	
	80%	35,040	40,000	45,040	50,000	54,000	58,000	62,000	66,000	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	30%	328	351	422	487	543	600			
	40%	438	469	563	650	725	800			
	50%	547	586	703	812	906	1,000			
60%	657	703	844	975	1,087	1,200				
80%	876	938	1,126	1,300	1,450	1,600				
Grant County										
For all placed in service properties										
Median Income 46800*										
FY2016 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	10,650	12,180	13,710	15,210	16,440	17,670	18,870	20,100	
	40%	14,200	16,240	18,280	20,280	21,920	23,560	25,160	26,800	
	50%	17,750	20,300	22,850	25,350	27,400	29,450	31,450	33,500	
	60%	21,300	24,360	27,420	30,420	32,880	35,340	37,740	40,200	
	80%	28,400	32,480	36,560	40,560	43,840	47,120	50,320	53,600	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	30%	266	285	342	395	441	487			
	40%	355	380	457	527	589	649			
	50%	443	475	571	659	736	811			
60%	532	570	685	791	883	974				
80%	710	761	914	1,055	1,178	1,299				
Guadalupe County										
For all placed in service properties										
Median Income 37400*										
FY2016 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	10,650	12,180	13,710	15,210	16,440	17,670	18,870	20,100	
	40%	14,200	16,240	18,280	20,280	21,920	23,560	25,160	26,800	
	50%	17,750	20,300	22,850	25,350	27,400	29,450	31,450	33,500	
	60%	21,300	24,360	27,420	30,420	32,880	35,340	37,740	40,200	
	80%	28,400	32,480	36,560	40,560	43,840	47,120	50,320	53,600	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	30%	266	285	342	395	441	487			
	40%	355	380	457	527	589	649			
	50%	443	475	571	659	736	811			
60%	532	570	685	791	883	974				
80%	710	761	914	1,055	1,178	1,299				

Harding County										
For properties placed in service on or before 12/17/2013										
FY2013 Income Limits & Rents	# 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 12/18/2013 to Present										
Median Income 50500*										
FY2016 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	10,650	12,180	13,710	15,210	16,440	17,670	18,870	20,100	
	40%	14,200	16,240	18,280	20,280	21,920	23,560	25,160	26,800	
	50%	17,750	20,300	22,850	25,350	27,400	29,450	31,450	33,500	
	60%	21,300	24,360	27,420	30,420	32,880	35,340	37,740	40,200	
	80%	28,400	32,480	36,560	40,560	43,840	47,120	50,320	53,600	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	30%	266	285	342	395	441	487			
	40%	355	380	457	527	589	649			
	50%	443	475	571	659	736	811			
	60%	532	570	685	791	883	974			
	80%	710	761	914	1,055	1,178	1,299			
Hidalgo County HERA Special Limits										
For properties placed in service on or before 12/31/2008										
FY2016 HERA Special Income Limits & Rents	# 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 1/1/2009 to Present										
Median Income 38400*										
FY2016 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	10,650	12,180	13,710	15,210	16,440	17,670	18,870	20,100	
	40%	14,200	16,240	18,280	20,280	21,920	23,560	25,160	26,800	
	50%	17,750	20,300	22,850	25,350	27,400	29,450	31,450	33,500	
	60%	21,300	24,360	27,420	30,420	32,880	35,340	37,740	40,200	
	80%	28,400	32,480	36,560	40,560	43,840	47,120	50,320	53,600	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	30%	266	285	342	395	441	487			
	40%	355	380	457	527	589	649			
	50%	443	475	571	659	736	811			
	60%	532	570	685	791	883	974			
	80%	710	761	914	1,055	1,178	1,299			
	Lea County									
	For all placed in service properties									
Median Income 67900										
FY2016 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	12,630	14,430	16,230	18,030	19,500	20,940	22,380	23,820	
	40%	16,840	19,240	21,640	24,040	26,000	27,920	29,840	31,760	
	50%	21,050	24,050	27,050	30,050	32,500	34,900	37,300	39,700	
	60%	25,260	28,860	32,460	36,060	39,000	41,880	44,760	47,640	
	80%	33,680	38,480	43,280	48,080	52,000	55,840	59,680	63,520	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	30%	315	338	405	469	523	577			
	40%	421	451	541	625	698	770			
	50%	526	563	676	781	872	962			
	60%	631	676	811	938	1,047	1,155			
	80%	842	902	1,082	1,251	1,396	1,540			
	Lincoln County									
	For properties placed in service on or before 12/17/2013									
FY2013 Income Limits & Rents	# 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 12/18/2013 to 3/27/2016										
FY2015 Income Limits & Rents	# 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				
Lincoln County										
For properties placed in service 3/28/2016 to Present										
Median Income 50500										
FY2016 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	10,920	12,480	14,040	15,570	16,830	18,090	19,320	20,580	
	40%	14,560	16,640	18,720	20,760	22,440	24,120	25,760	27,440	
	50%	18,200	20,800	23,400	25,950	28,050	30,150	32,200	34,300	
	60%	21,840	24,960	28,080	31,140	33,660	36,180	38,640	41,160	
	80%	29,120	33,280	37,440	41,520	44,880	48,240	51,520	54,880	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	30%	273	292	351	405	452	498			
	40%	364	390	468	540	603	665			
	50%	455	487	585	675	753	831			
	60%	546	585	702	810	904	997			
80%	728	780	936	1,080	1,206	1,330				
Los Alamos County HERA Special Limits										
For properties placed in service on or before 12/31/2008										
FY2016 HERA Special Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	22,350	25,560	28,740	31,920	34,500	37,050	39,600	42,150	
	40%	29,800	34,080	38,320	42,560	46,000	49,400	52,800	56,200	
	50%	37,250	42,600	47,900	53,200	57,500	61,750	66,000	70,250	
	60%	44,700	51,120	57,480	63,840	69,000	74,100	79,200	84,300	
	80%	59,600	68,160	76,640	85,120	92,000	98,800	105,600	112,400	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	30%	558	598	718	830	926	1,021			
	40%	745	798	958	1,107	1,235	1,362			
	50%	931	998	1,197	1,383	1,543	1,703			
	60%	1,117	1,197	1,437	1,660	1,852	2,043			
80%	1,490	1,597	1,916	2,214	2,470	2,725				

Los Alamos County										
For properties placed in service 1/1/2009 to 3/27/2016										
FY2015 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	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	
	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			
	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			
80%	1,476	1,581	1,896	2,191	2,444	2,696				
Los Alamos County										
For properties placed in service 3/28/2016 to Present										
Median Income 128300										
FY2016 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	22,080	25,230	28,380	31,530	34,080	36,600	39,120	41,640	
	40%	29,440	33,640	37,840	42,040	45,440	48,800	52,160	55,520	
	50%	36,800	42,050	47,300	52,550	56,800	61,000	65,200	69,400	
	60%	44,160	50,460	56,760	63,060	68,160	73,200	78,240	83,280	
	80%	58,880	67,280	75,680	84,080	90,880	97,600	104,320	111,040	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	30%	552	591	709	820	915	1,009			
	40%	736	788	946	1,093	1,220	1,346			
	50%	920	985	1,182	1,366	1,525	1,682			
	60%	1,104	1,182	1,419	1,640	1,830	2,019			
80%	1,472	1,577	1,892	2,187	2,440	2,692				
Luna County										
For all placed in service properties										
Median Income 36700*										
FY2016 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	10,650	12,180	13,710	15,210	16,440	17,670	18,870	20,100	
	40%	14,200	16,240	18,280	20,280	21,920	23,560	25,160	26,800	
	50%	17,750	20,300	22,850	25,350	27,400	29,450	31,450	33,500	
	60%	21,300	24,360	27,420	30,420	32,880	35,340	37,740	40,200	
	80%	28,400	32,480	36,560	40,560	43,840	47,120	50,320	53,600	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	30%	266	285	342	395	441	487			
	40%	355	380	457	527	589	649			
	50%	443	475	571	659	736	811			
	60%	532	570	685	791	883	974			
80%	710	761	914	1,055	1,178	1,299				

McKinley County										
For all placed in service properties										
Median Income 34000*										
FY2016 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	10,650	12,180	13,710	15,210	16,440	17,670	18,870	20,100	
	40%	14,200	16,240	18,280	20,280	21,920	23,560	25,160	26,800	
	50%	17,750	20,300	22,850	25,350	27,400	29,450	31,450	33,500	
	60%	21,300	24,360	27,420	30,420	32,880	35,340	37,740	40,200	
	80%	28,400	32,480	36,560	40,560	43,840	47,120	50,320	53,600	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	30%	266	285	342	395	441	487			
	40%	355	380	457	527	589	649			
	50%	443	475	571	659	736	811			
	60%	532	570	685	791	883	974			
80%	710	761	914	1,055	1,178	1,299				
Mora County										
For all placed in service properties										
Median Income 42900*										
FY2016 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	10,650	12,180	13,710	15,210	16,440	17,670	18,870	20,100	
	40%	14,200	16,240	18,280	20,280	21,920	23,560	25,160	26,800	
	50%	17,750	20,300	22,850	25,350	27,400	29,450	31,450	33,500	
	60%	21,300	24,360	27,420	30,420	32,880	35,340	37,740	40,200	
	80%	28,400	32,480	36,560	40,560	43,840	47,120	50,320	53,600	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	30%	266	285	342	395	441	487			
	40%	355	380	457	527	589	649			
	50%	443	475	571	659	736	811			
	60%	532	570	685	791	883	974			
80%	710	761	914	1,055	1,178	1,299				
Otero County										
For all placed in service properties										
Median Income 52700										
FY2016 Income Limits & Rents	# 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				

****Quay County******For all placed in service properties****Median Income 42400***

FY2016 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	10,650	12,180	13,710	15,210	16,440	17,670	18,870	20,100
	40%	14,200	16,240	18,280	20,280	21,920	23,560	25,160	26,800
	50%	17,750	20,300	22,850	25,350	27,400	29,450	31,450	33,500
	60%	21,300	24,360	27,420	30,420	32,880	35,340	37,740	40,200
	80%	28,400	32,480	36,560	40,560	43,840	47,120	50,320	53,600
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
30%	266	285	342	395	441	487			
40%	355	380	457	527	589	649			
50%	443	475	571	659	736	811			
60%	532	570	685	791	883	974			
80%	710	761	914	1,055	1,178	1,299			

****Rio Arriba County******For properties placed in service on or before 12/17/2013**

FY2013 Income Limits & Rents	# 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			

****Rio Arriba County******For properties placed in service 12/18/2013 to Present****Median Income 48600***

FY2016 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	10,650	12,180	13,710	15,210	16,440	17,670	18,870	20,100
	40%	14,200	16,240	18,280	20,280	21,920	23,560	25,160	26,800
	50%	17,750	20,300	22,850	25,350	27,400	29,450	31,450	33,500
	60%	21,300	24,360	27,420	30,420	32,880	35,340	37,740	40,200
	80%	28,400	32,480	36,560	40,560	43,840	47,120	50,320	53,600
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
30%	266	285	342	395	441	487			
40%	355	380	457	527	589	649			
50%	443	475	571	659	736	811			
60%	532	570	685	791	883	974			
80%	710	761	914	1,055	1,178	1,299			

Roosevelt County										
For all placed in service properties										
Median Income 43800*										
FY2016 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	10,650	12,180	13,710	15,210	16,440	17,670	18,870	20,100	
	40%	14,200	16,240	18,280	20,280	21,920	23,560	25,160	26,800	
	50%	17,750	20,300	22,850	25,350	27,400	29,450	31,450	33,500	
	60%	21,300	24,360	27,420	30,420	32,880	35,340	37,740	40,200	
	80%	28,400	32,480	36,560	40,560	43,840	47,120	50,320	53,600	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	30%	266	285	342	395	441	487			
	40%	355	380	457	527	589	649			
	50%	443	475	571	659	736	811			
	60%	532	570	685	791	883	974			
80%	710	761	914	1,055	1,178	1,299				
San Miguel County										
For all placed in service properties										
Median Income 41300*										
FY2016 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	10,650	12,180	13,710	15,210	16,440	17,670	18,870	20,100	
	40%	14,200	16,240	18,280	20,280	21,920	23,560	25,160	26,800	
	50%	17,750	20,300	22,850	25,350	27,400	29,450	31,450	33,500	
	60%	21,300	24,360	27,420	30,420	32,880	35,340	37,740	40,200	
	80%	28,400	32,480	36,560	40,560	43,840	47,120	50,320	53,600	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	30%	266	285	342	395	441	487			
	40%	355	380	457	527	589	649			
	50%	443	475	571	659	736	811			
	60%	532	570	685	791	883	974			
80%	710	761	914	1,055	1,178	1,299				
Sierra County										
For all placed in service properties										
Median Income 41900*										
FY2016 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	10,650	12,180	13,710	15,210	16,440	17,670	18,870	20,100	
	40%	14,200	16,240	18,280	20,280	21,920	23,560	25,160	26,800	
	50%	17,750	20,300	22,850	25,350	27,400	29,450	31,450	33,500	
	60%	21,300	24,360	27,420	30,420	32,880	35,340	37,740	40,200	
	80%	28,400	32,480	36,560	40,560	43,840	47,120	50,320	53,600	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	30%	266	285	342	395	441	487			
	40%	355	380	457	527	589	649			
	50%	443	475	571	659	736	811			
	60%	532	570	685	791	883	974			
80%	710	761	914	1,055	1,178	1,299				

Socorro County										
For all placed in service properties										
Median Income 45200*										
FY2016 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	30%	10,650	12,180	13,710	15,210	16,440	17,670	18,870	20,100	
	40%	14,200	16,240	18,280	20,280	21,920	23,560	25,160	26,800	
	50%	17,750	20,300	22,850	25,350	27,400	29,450	31,450	33,500	
	60%	21,300	24,360	27,420	30,420	32,880	35,340	37,740	40,200	
	80%	28,400	32,480	36,560	40,560	43,840	47,120	50,320	53,600	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	30%	266	285	342	395	441	487			
	40%	355	380	457	527	589	649			
	50%	443	475	571	659	736	811			
	60%	532	570	685	791	883	974			
	80%	710	761	914	1,055	1,178	1,299			
	Taos County									
For properties placed in service on or before 3/5/2015										
FY2014 Income Limits & Rents	# 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			
	Taos County									
For properties placed in service 3/6/2015 to Present										
Median Income 45700										
FY2016 Income Limits & Rents	# 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			

****Union County******For all placed in service properties****Median Income 49600***

FY2016 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	10,650	12,180	13,710	15,210	16,440	17,670	18,870	20,100
	40%	14,200	16,240	18,280	20,280	21,920	23,560	25,160	26,800
	50%	17,750	20,300	22,850	25,350	27,400	29,450	31,450	33,500
	60%	21,300	24,360	27,420	30,420	32,880	35,340	37,740	40,200
	80%	28,400	32,480	36,560	40,560	43,840	47,120	50,320	53,600
Maximum Gross Rents by Bedroom Size									
	0	1	2	3	4	5			
30%	266	285	342	395	441	487			
40%	355	380	457	527	589	649			
50%	443	475	571	659	736	811			
60%	532	570	685	791	883	974			
80%	710	761	914	1,055	1,178	1,299			

2015 National Non-Metropolitan Income Limit

For properties that are not Tax-Exempt Bond Financed & meets rural definition & state non-metro is lower and placed in service on or before 3/27/2016

FY2015 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,370	12,990	14,610	16,230	17,520	18,840	20,130	21,420
	40%	15,160	17,320	19,480	21,640	23,360	25,120	26,840	28,560
	50%	18,950	21,650	24,350	27,050	29,200	31,400	33,550	35,700
	60%	22,740	25,980	29,220	32,460	35,040	37,680	40,260	42,840
	80%	30,320	34,640	38,960	43,280	46,720	50,240	53,680	57,120
Maximum Gross Rents by Bedroom Size									
	0	1	2	3	4	5			
30%	284	304	365	421	471	519			
40%	379	406	487	562	628	692			
50%	473	507	608	703	785	865			
60%	568	609	730	843	942	1,038			
80%	758	812	974	1,125	1,256	1,385			

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

For properties that are not Tax-Exempt Bond Financed & meets rural definition & state non-metro is lower and placed in service 3/28/2016 - Present

National Non-Metropolitan Gross Median Income 53300

FY2016 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	30%	11,190	12,780	14,400	15,990	17,280	18,540	19,830	21,120
	40%	14,920	17,040	19,200	21,320	23,040	24,720	26,440	28,160
	50%	18,650	21,300	24,000	26,650	28,800	30,900	33,050	35,200
	60%	22,380	25,560	28,800	31,980	34,560	37,080	39,660	42,240
	80%	29,840	34,080	38,400	42,640	46,080	49,440	52,880	56,320
Maximum Gross Rents by Bedroom Size									
	0	1	2	3	4	5			
30%	279	299	360	415	463	511			
40%	373	399	480	554	618	682			
50%	466	499	600	693	772	853			
60%	559	599	720	831	927	1,023			
80%	746	799	960	1,109	1,236	1,365			