



NEW MEXICO MORTGAGE FINANCE AUTHORITY

344 4TH Street SW

Albuquerque, New Mexico 87102

Phone: (505) 843-6880

Fax: (505) 242-2766

DATE: January 6, 2012

TO: Interested Parties
RTC/FDIC Program

FROM: New Mexico Mortgage Finance Authority

SUBJECT: **FDIC Income and Rent Limits for 2012**

Enclosed are the income and rent guidelines we received from the FDIC. These guidelines are to be utilized in identifying income eligible households in your project. They are effective as of December 1, 2011. Please review them with your management staff. The **MF Transition Income** is the maximum income allowable on a recertification of an existing qualifying household. These tenants remain under the program guidelines for rent limits, and are still included in the total set aside.

Please remember that your semi-annual compliance reporting deadline is January 31 and July 31 of each year. This means that your reports will be due to MFA no later than January 31, 2012 and July 31, 2012. If you do not have a copy of the semi-annual compliance report, please contact our office and we can email or mail you a copy.

You will also receive an advance reminder notice and billing statement in December for your annual compliance fees, which will be due by January 31, 2012.

If you have any questions regarding RTC/FDIC compliance you can visit the following website for compliance manuals and information at www.fdic.gov/buying/owned/affordable.

Sincerely,

Patrick Ortiz
Lead Housing Programs Analyst
Asset Management Department

Effective December 1, 2011

**ALBUQUERQUE MSA, NEW MEXICO
INCOME LIMITS & RENT CALCULATIONS
2012**

Income Limits for Albuquerque MSA (Median Income \$61,000)

Albuquerque MSA includes Bernalillo, Sandoval, Torrance and Valencia Counties

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8+ PERSON
Very Low (50% Median)	21700	24800	27900	30950	33450	35950	38400	40900
65% Income Limits	28200	32200	36250	40250	43500	46700	49950	53150
Low Income (80% Median)	34650	39600	44550	49500	53500	57450	61400	65350
M-F Transition Income	48510	55440	62370	69300	74900	80430	85960	91490

Maximum Rents for LOW INCOME Units

	0 - BR	1 - BR	2 - BR	3 - BR	4 - BR	5 - BR
Maximum Monthly Gross Rent for Low Income Units (65% Rent Limit)	685	785	884	1049	1210	1278

Maximum Rents for VERY LOW INCOME Units

	0 - BR	1 - BR	2 - BR	3 - BR	4 - BR	5 - BR
Maximum Monthly Gross Rent for Very Low Income Units (50% Rent Limit)	523	600	676	797	921	972

THESE INCOME AND RENT GUIDELINES ARE FOR USE IN ACHIEVING COMPLIANCE WITH THE FDIC LAND USE RESTRICTION AGREEMENT

Effective December 1, 2011

**CHAVES COUNTY, NEW MEXICO
INCOME LIMITS & RENT CALCULATIONS
2012**

Income Limits for Chaves County (Median Income \$42,900)

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8+ PERSON
Very Low (50% Median)	16700	19100	21500	23850	25800	27700	29600	31500
65% Median	21700	24800	27900	31000	33500	36000	38450	40950
Low Income (80% Median)	26750	30550	34350	38150	41250	44300	47350	50400
M-F Transition Income	37450	42770	48090	53410	57750	62020	66290	70560

Maximum Rents for LOW INCOME Units

	0 - BR	1 - BR	2 - BR	3 - BR	4 - BR	5 - BR
Maximum Monthly Gross Rent for Low Income Units (65% Rent Limit)	523	600	676	799	922	973

Maximum Rents for VERY LOW INCOME Units

	0 - BR	1 - BR	2 - BR	3 - BR	4 - BR	5 - BR
Maximum Monthly Gross Rent for Very Low Income Units (50% Rent Limit)	398	458	516	606	701	737

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Effective December 1, 2011

**CIBOLA COUNTY, NEW MEXICO
INCOME LIMITS & RENT CALCULATIONS
2012**

Income Limits for Cibola County (Median Income \$43,500)

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8+ PERSON
Very Low (50% Median)	16700	19100	21500	23850	25800	27700	29600	31500
65% Median	21700	24800	27900	31000	33500	36000	38450	40950
Low Income (80% Median)	26750	30550	34350	38150	41250	44300	47350	50400
M-F Transition Income	37450	42770	48090	53410	57750	62020	66290	70560

Maximum Rents for LOW INCOME Units

	0 – BR	1 – BR	2 – BR	3 - BR	4 - BR	5 – BR
Maximum Monthly Gross Rent for Low Income Units (65% Rent Limit)	523	600	676	799	922	973

Maximum Rents for VERY LOW INCOME Units

	0 – BR	1 – BR	2 – BR	3 - BR	4 - BR	5 - BR
Maximum Monthly Gross Rent for Very Low Income Units (50% Rent Limit)	398	458	516	606	701	737

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New Mexico Mortgage Finance Authority, 344 4th St. SW, Albuquerque, NM 87102 (505) 843-6880

Effective December 1, 2011

**EDDY COUNTY, NEW MEXICO
INCOME LIMITS & RENT CALCULATIONS
2012**

Income Limits for Eddy County (Median Income \$58,400)

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8+ PERSON
Very Low (50% Median)	20250	23150	26050	28900	31250	33550	35850	38150
65% Median	26300	30050	33800	37550	40600	43600	46600	49600
Low Income (80% Median)	32400	37000	41650	46250	49950	53650	57350	61050
M-F Transition Income	45360	51800	58310	64750	69930	75110	80290	85470

Maximum Rents for LOW INCOME Units

	0 - BR	1 - BR	2 - BR	3 - BR	4 - BR	5 - BR
Maximum Monthly Gross Rent for Low Income Units (65% Rent Limit)	638	731	823	976	1126	1189

Maximum Rents for VERY LOW INCOME Units

	0 - BR	1 - BR	2 - BR	3 - BR	4 - BR	5 - BR
Maximum Monthly Gross Rent for Very Low Income Units (50% Rent Limit)	486	559	629	742	857	903

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Effective December 1, 2011

**MCKINLEY COUNTY, NEW MEXICO
INCOME LIMITS & RENT CALCULATIONS
2012**

Income Limits for McKinley County (Median Income \$41,000)

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8+ PERSON
Very Low (50% Median)	16700	19100	21500	23850	25800	27700	29600	31500
65% Median	21700	24800	27900	31000	33500	36000	38450	40950
Low Income (80% Median)	26750	30550	34350	38150	41250	44300	47350	50400
M-F Transition Income	37450	42770	48090	53410	57750	62020	66290	70560

Maximum Rents for LOW INCOME Units

	0 - BR	1 - BR	2 - BR	3 - BR	4 - BR	5 - BR
Maximum Monthly Gross Rent for Low Income Units (65% Rent Limit)	523	600	676	799	922	973

Maximum Rents for VERY LOW INCOME Units

	0 - BR	1 - BR	2 - BR	3 - BR	4 - BR	5 - BR
Maximum Monthly Gross Rent for Very Low Income Units (50% Rent Limit)	398	458	516	606	701	737

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**FARMINGTON MSA, NEW MEXICO
INCOME LIMITS & RENT CALCULATIONS
2012**

Income Limits for Farmington MSA (Median Income \$56,900)

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8+ PERSON
Very Low (50% Median)	19800	22600	25450	28250	30550	32800	35050	37300
65% Median	25750	29400	33100	36750	39700	42650	45600	48550
Low Income (80% Median)	31650	36200	40700	45200	48850	52450	56050	59700
M-F Transition Income	44310	50680	56980	63280	68390	73430	78470	83580

Maximum Rents for LOW INCOME Units

	0 - BR	1 - BR	2 - BR	3 - BR	4 - BR	5 - BR
Maximum Monthly Gross Rent for Low Income Units (65% Rent Limit)	624	715	806	954	1101	1163

Maximum Rents for VERY LOW INCOME Units

	0 - BR	1 - BR	2 - BR	3 - BR	4 - BR	5 - BR
Maximum Monthly Gross Rent for Very Low Income Units (50% Rent Limit)	475	545	614	725	837	882

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**LAS CRUCES MSA, NEW MEXICO
INCOME LIMITS & RENT CALCULATIONS
2012**

Income Limits for Las Cruces MSA (Median Income \$43,800)

Las Cruces MSA includes the city of Las Cruces and all of Dona Ana County

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8+ PERSON
Very Low (50% Median)	16700	19100	21500	23850	25800	27700	29600	31500
65% Median	21700	24800	27900	31000	33500	36000	38450	40950
Low Income (80% Median)	26750	30550	34350	38150	41250	44300	47350	50400
M-F Transition Income	37450	42770	48090	53410	57750	62020	66290	70560

Maximum Rents for LOW INCOME Units

	0 - BR	1 - BR	2 - BR	3 - BR	4 - BR	5 - BR
Maximum Monthly Gross Rent for Low Income Units (65% Rent Limit)	523	600	676	799	922	973

Maximum Rents for VERY LOW INCOME Units

	0 - BR	1 - BR	2 - BR	3 - BR	4 - BR	5 - BR
Maximum Monthly Gross Rent for Very Low Income Units (50% Rent Limit)	398	458	516	606	701	737

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