



NEW MEXICO MORTGAGE FINANCE AUTHORITY

344 4TH Street SW
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DATE: April 9, 2009

TO: Interested Parties
RTC/FDIC Program

FROM: Patrick Ortiz

SUBJECT: **FDIC Income and Rent Limits for 2009**

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 March 19, 2009. Please review them with your management staff. The **MF Transition Income** is the maximum income allowable on 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 1 and July 1 of each year. This means that your reports will be due to MFA no later than July 15, 2009 and January 15, 2010. 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, 2010.

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
Assistant Manager
Asset Management Department

Effective March 19, 2009

**ALBUQUERQUE MSA, NEW MEXICO
INCOME LIMITS & RENT CALCULATIONS
2009**

Income Limits for Albuquerque MSA (Median Income \$59,500)

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)	20850	23800	26800	29750	32150	34500	36900	39250
65% Income Limits	27100	30950	34850	38700	41800	44900	48000	51100
Low Income (80% Median)	33300	38100	42850	47600	51400	55200	59000	62850
M-F Transition Income	46620	53340	59990	66640	71960	77280	82600	87990

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	658	754	849	1006	1161	1227

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	501	575	648	765	884	930

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

Effective March 19, 2009

**CHAVES COUNTY, NEW MEXICO
INCOME LIMITS & RENT CALCULATIONS
2009**

Income Limits for Chaves County (Median Income \$42,600)

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8+ PERSON
Very Low (50% Median)	15450	17650	19850	22050	23800	25600	27350	29100
65% Median	20050	22900	25800	28650	30950	33250	35550	37800
Low Income (80% Median)	24700	28250	31750	35300	38100	40950	43750	46600
M-F Transition Income	34580	39550	44450	49420	53340	57330	61250	65240

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	481	553	623	735	850	894

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	366	421	474	556	645	677

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**CIBOLA COUNTY, NEW MEXICO
INCOME LIMITS & RENT CALCULATIONS
2009**

Income Limits for Cibola County (Median Income \$40,300)

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8+ PERSON
Very Low (50% Median)	15450	17650	19850	22050	23800	25600	27350	29100
65% Median	20050	22900	25800	28650	30950	33250	35550	37800
Low Income (80% Median)	24700	28250	31750	35300	38100	40950	43750	46600
M-F Transition Income	34580	39550	44450	49420	53340	57330	61250	65240

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	481	553	623	735	850	894

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	366	421	474	556	645	677

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**EDDY COUNTY, NEW MEXICO
INCOME LIMITS & RENT CALCULATIONS
2009**

Income Limits for Eddy County (Median Income \$50,000)

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8+ PERSON
Very Low (50% Median)	17500	20000	22500	25000	27000	29000	31000	33000
65% Median	22750	26000	29250	32500	35100	37700	40300	42900
Low Income (80% Median)	28000	32000	36000	40000	43200	46400	49600	52800
M-F Transition Income	39200	44800	50400	56000	60480	64960	69440	73920

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	549	630	709	839	969	1022

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	418	480	541	636	736	774

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**MCKINLEY COUNTY, NEW MEXICO
INCOME LIMITS & RENT CALCULATIONS
2009**

Income Limits for McKinley County (Median Income \$36,100)

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8+ PERSON
Very Low (50% Median)	15450	17650	19850	22050	23800	25600	27350	29100
65% Median	20050	22900	25800	28650	30950	33250	35550	37800
Low Income (80% Median)	24700	28250	31750	35300	38100	40950	43750	46600
M-F Transition Income	34580	39550	44450	49420	53340	57330	61250	65240

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	481	553	623	735	850	894

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	366	421	474	556	645	677

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**FARMINGTON/SAN JUAN COUNTY MSA, NEW MEXICO
INCOME LIMITS & RENT CALCULATIONS
2009**

Income Limits for Farmington MSA (Median Income \$50,800)

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8+ PERSON
Very Low (50% Median)	17800	20300	22850	25400	27450	29450	31500	33550
65% Median	23100	26400	29700	33000	35650	38300	40900	43550
Low Income (80% Median)	28450	32500	36600	40650	43900	47150	50400	53650
M-F Transition Income	39830	45500	51240	56910	61460	66010	70560	75110

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	558	640	721	852	984	1038

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	425	488	549	647	749	788

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**LAS CRUCES MSA, NEW MEXICO
INCOME LIMITS & RENT CALCULATIONS
2009**

Income Limits for Las Cruces MSA (Median Income \$43,000)

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)	15450	17650	19850	22050	23800	25600	27350	29100
65% Median	20050	22900	25800	28650	30950	33250	35550	37800
Low Income (80% Median)	24700	28250	31750	35300	38100	40950	43750	46600
M-F Transition Income	34580	39550	44450	49420	53340	57330	61250	65240

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	481	553	623	735	850	894

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	366	421	474	556	645	677

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