

City of Albuquerque Metropolitan Redevelopment Agency



Housing Conversion RFP #01-2024 Formal Inquiry #5 Posted March 17, 2024

Question Received (*Related to Page 6, Section C-2: Creates new affordable housing units*)

Hello, I want to confirm my understanding of the phrase “20% of units affordable to households at or below 80% of Area Median Income (AMI)”

Based on the attached “2023 Adjusted Home Income Limits” chart (page 2), I see that the 80% income limit for Albuquerque is \$44,750.

The next part I am slightly inferring, after conducting some research I believe that rent is not supposed to exceed 30 percent of annual income.

Am I correct to understand that in order for units to be considered affordable, the annual rent for those units can not exceed \$13,425 ($\$44,750 * 30\%$)?

Inquiry also included an attachment, which is included in this response.

Agency Response: The HUD attachment provided in the Inquiry Form (also attached to this response) is the correct reference. The “Low Income” line is the 80% Area Median Income (AMI) limit. This gives you the maximum adjusted income allowable for a household to qualify for a designated affordable unit. Allowable AMI is based on household size. Projects must income-qualify tenants based on household size on an annual basis.

For the purposes of this RFP, 80% AMI rent schedule will follow the New Mexico Mortgage Finance Authority (“NMMFA”) rent schedule. Refer to the 80% Maximum Gross Rents by Bedroom Size for the Albuquerque MSA here: https://housingnm.org/uploads/documents/2023_IncomeLimitsAndRents.pdf

Please note that rents identified by NMFA are inclusive of utility costs. If developers choose to separate out utilities from rent, designated affordable units must follow the Albuquerque Housing Authority Utility Allowance, and when

combined with rent, must not exceed the Maximum Gross Rents identified by NMFA. https://housingnm.org/uploads/documents/Bernalillo_County_2024.pdf

Rent schedules and utility allowances are updated by both entities on an annual basis. Designated affordable units must be at or below the NMMFA rent schedule and AHA utility allowances based on unit size for a 30-year period.

Affordable units will be monitored annually for a 30-year compliance period by the City of Albuquerque's Department of Health, Housing, and Homelessness.

U. S. DEPARTMENT OF HUD
STATE: NEW MEXICO

2023 ADJUSTED HOME INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Albuquerque, NM MSA								
30% LIMITS	16800	19200	21600	23950	25900	27800	29700	31650
VERY LOW INCOME	28000	32000	36000	39950	43150	46350	49550	52750
60% LIMITS	33600	38400	43200	47940	51780	55620	59460	63300
LOW INCOME	44750	51150	57550	63900	69050	74150	79250	84350
Farmington, NM MSA								
30% LIMITS	14150	16150	18150	20150	21800	23400	25000	26600
VERY LOW INCOME	23500	26850	30200	33550	36250	38950	41650	44300
60% LIMITS	28200	32220	36240	40260	43500	46740	49980	53160
LOW INCOME	37600	43000	48350	53700	58000	62300	66600	70900
Las Cruces, NM MSA								
30% LIMITS	13600	15550	17500	19400	21000	22550	24100	25650
VERY LOW INCOME	22650	25850	29100	32300	34900	37500	40100	42650
60% LIMITS	27180	31020	34920	38760	41880	45000	48120	51180
LOW INCOME	36200	41350	46500	51650	55800	59950	64050	68200
Santa Fe, NM MSA								
30% LIMITS	17950	20500	23050	25600	27650	29700	31750	33800
VERY LOW INCOME	29900	34150	38400	42650	46100	49500	52900	56300
60% LIMITS	35880	40980	46080	51180	55320	59400	63480	67560
LOW INCOME	47800	54600	61450	68250	73750	79200	84650	90100
Catron County, NM								
30% LIMITS	13600	15550	17500	19400	21000	22550	24100	25650
VERY LOW INCOME	22650	25850	29100	32300	34900	37500	40100	42650
60% LIMITS	27180	31020	34920	38760	41880	45000	48120	51180
LOW INCOME	36200	41350	46500	51650	55800	59950	64050	68200
Chaves County, NM								
30% LIMITS	13600	15550	17500	19400	21000	22550	24100	25650
VERY LOW INCOME	22650	25850	29100	32300	34900	37500	40100	42650
60% LIMITS	27180	31020	34920	38760	41880	45000	48120	51180
LOW INCOME	36200	41350	46500	51650	55800	59950	64050	68200
Cibola County, NM								
30% LIMITS	13600	15550	17500	19400	21000	22550	24100	25650
VERY LOW INCOME	22650	25850	29100	32300	34900	37500	40100	42650
60% LIMITS	27180	31020	34920	38760	41880	45000	48120	51180
LOW INCOME	36200	41350	46500	51650	55800	59950	64050	68200

New Mexico Mortgage Finance Authority

Effective May 15, 2023 (must be put into effect by June 28, 2023)



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 \$64,600.

**Tax credit projects located in a rural area (as defined in section 520 of the Housing Act of 1949) are eligible to use the greater of area median gross income or national non-metropolitan median income as allowed under the Housing Act of 2008. The following USDA link can be helpful in determining if your property is located in a rural area. MFA does not certify the accuracy and/or applicability of the website:

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

2023 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS
Albuquerque MSA (Bernalillo, Sandoval, Torrance and Valencia Counties)
For all Placed in Service Properties
Median Income \$86,500

FY2023 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8
	20%	11,200	12,800	14,400	15,980	17,260	18,540	19,820	21,100
	30%	16,800	19,200	21,600	23,970	25,890	27,810	29,730	31,650
	40%	22,400	25,600	28,800	31,960	34,520	37,080	39,640	42,200
	50%	28,000	32,000	36,000	39,950	43,150	46,350	49,550	52,750
	60%	33,600	38,400	43,200	47,940	51,780	55,620	59,460	63,300
	70%	39,200	44,800	50,400	55,930	60,410	64,890	69,370	73,850
	80%	44,800	51,200	57,600	63,920	69,040	74,160	79,280	84,400
	Maximum Gross Rents by Bedroom Size								
	0	1	2	3	4	5			
20%	280	300	360	415	463	511			
30%	420	450	540	623	695	767			
40%	560	600	720	831	927	1,023			
50%	700	750	900	1,038	1,158	1,278			
60%	840	900	1,080	1,246	1,390	1,534			
70%	980	1,050	1,260	1,454	1,622	1,790			
80%	1,120	1,200	1,440	1,662	1,854	2,046			



ALBUQUERQUE HOUSING AUTHORITY
 Empowering people in our community through affordable housing and self-sufficiency opportunities

EFFECTIVE DATE: 1/1/2024							
Albuquerque Housing Authority Section 8 Monthly Utility Allowances for Tenant Furnished Utilities and Other Services							
Multi-Family (High-Rise/Apartment/Row House/ Townhouse/Semi-Detached /Duplex)							
		0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Heating							
	Nat Gas	20	23	26	30	33	37
	Electric	15	17	23	29	34	40
	Botl Gas	57	70	77	87	97	110
	Elec Pmp	13	15	18	20	23	25
Air Cond.							
	Electric	6	7	10	12	15	18
Cooking							
	Nat Gas	2	4	5	6	7	10
	Electric	5	5	8	10	13	15
	Botl Gas	7	10	13	17	23	30
Other Elec/Light							
	Electric	17	20	28	36	45	52
Water Heater							
	Nat Gas	6	7	11	15	17	21
	Electric	11	13	17	21	24	28
	Botl Gas	17	23	33	43	50	63
Water							
	Water	26	28	33	37	41	46
Sewer							
	Sewer	19	21	24	28	31	35
Trash Collection							
	Trash	19	19	19	19	19	19
Range							
		11	11	11	11	11	11
Refrigerator							
		12	12	12	12	12	12
System Charge							
	Gas	13	13	13	13	13	13
	Electric	8	8	8	8	8	8



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/HousingABQ



Equal Housing Opportunity Agency





ALBUQUERQUE HOUSING AUTHORITY
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EFFECTIVE DATE: 1/1/2024							
Albuquerque Housing Authority Section 8 Monthly Utility Allowances for Tenant Furnished Utilities and Other Services Single-Family (Detached House/Mobile Home)							
		0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Heating							
	Nat Gas	28	33	38	43	47	52
	Electric	34	39	46	52	59	66
	Botl Gas	84	97	114	127	137	154
	Elec Pmp	19	22	26	29	32	36
Air Cond.							
	Electric	5	5	12	19	26	32
Cooking							
	Nat Gas	2	4	5	6	7	10
	Electric	5	5	8	10	13	15
	Botl Gas	7	10	13	17	23	30
Other Elec/Light.							
	Electric	26	30	42	54	66	81
Water Heater							
	Nat Gas	9	10	14	18	22	27
	Electric	14	17	21	26	31	35
	Botl Gas	27	30	40	53	67	80
Water							
	Water	26	28	33	37	41	46
Sewer							
	Sewer	19	21	24	28	31	35
Trash Collection							
	Trash	19	19	19	19	19	19
Range							
		11	11	11	11	11	11
Refrigerator							
		12	12	12	12	12	12
System Charge							
	Gas	13	13	13	13	13	13
	Electric	8	8	8	8	8	8



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/HousingABQ



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