

Effective April 1, 2018

UNIFORM ACT (URA) INCOME LIMITS
STATE:NEW MEXICO

-----80% L O W I N C O M E L I M I T S-----

	MEDIAN	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Albuquerque, NM MSA	65000	36400	41600	46800	52000	56200	60350	64500	68650
Farmington, NM MSA	60100	33700	38500	43300	48100	51950	55800	59650	63500
Las Cruces, NM MSA	44700	30100	34400	38700	42950	46400	49850	53300	56700
Santa Fe, NM MSA	72000	38850	44400	49950	55450	59900	64350	68800	73200
Catron County, NM	51300	30100	34400	38700	42950	46400	49850	53300	56700
Chaves County, NM	49000	30100	34400	38700	42950	46400	49850	53300	56700
Cibola County, NM	43400	30100	34400	38700	42950	46400	49850	53300	56700
Colfax County, NM	49200	30100	34400	38700	42950	46400	49850	53300	56700
Curry County, NM	52300	30100	34400	38700	42950	46400	49850	53300	56700
De Baca County, NM	56500	31650	36200	40700	45200	48850	52450	56050	59700
Eddy County, NM	68500	38400	43850	49350	54800	59200	63600	68000	72350
Grant County, NM	51000	30100	34400	38700	42950	46400	49850	53300	56700
Guadalupe County, NM	42200	30100	34400	38700	42950	46400	49850	53300	56700
Harding County, NM	51400	30100	34400	38700	42950	46400	49850	53300	56700
Hidalgo County, NM	43900	30100	34400	38700	42950	46400	49850	53300	56700
Lea County, NM	66900	37450	42800	48150	53500	57800	62100	66350	70650
Lincoln County, NM	52100	30100	34400	38700	42950	46400	49850	53300	56700
Los Alamos County, NM	130300	50350	57550	64750	71900	77700	83450	89200	94950
Luna County, NM	37100	30100	34400	38700	42950	46400	49850	53300	56700
McKinley County, NM	37300	30100	34400	38700	42950	46400	49850	53300	56700
Mora County, NM	39200	30100	34400	38700	42950	46400	49850	53300	56700
Otero County, NM	54300	30450	34800	39150	43450	46950	50450	53900	57400
Quay County, NM	43000	30100	34400	38700	42950	46400	49850	53300	56700

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	MEDIAN	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Rio Arriba County, NM	47400	30100	34400	38700	42950	46400	49850	53300	56700
Roosevelt County, NM	42800	30100	34400	38700	42950	46400	49850	53300	56700
San Miguel County, NM	45700	30100	34400	38700	42950	46400	49850	53300	56700
Sierra County, NM	43600	30100	34400	38700	42950	46400	49850	53300	56700
Socorro County, NM	43600	30100	34400	38700	42950	46400	49850	53300	56700
Taos County, NM	47900	30100	34400	38700	42950	46400	49850	53300	56700
Union County, NM	53000	30100	34400	38700	42950	46400	49850	53300	56700

Low Income Calculations - 49 CFR 24.402(b)(2)(ii)

Background:

The Uniform Act provides, in part, for relocation assistance and payments to eligible persons displaced from their homes, businesses and farms as a direct result of a Federally funded program or project. Residential tenants and owner-occupants of 90 days or more that are displaced from their dwellings may be eligible for a replacement housing payment for rental assistance or down payment assistance. In order to determine the amount of a rental assistance payment under the URA regulations (49 CFR 24.402), the base monthly rental for the displacement dwelling must be determined. 49 CFR 24.402(b)(2)(ii) prescribes the method to determine whether a displaced person should be classified as "low income" and thereby requiring thirty (30) percent of the displaced person's average monthly gross household income to be considered in their base monthly rental calculation.)

URA Low Income Calculation Example / 2015

49 CFR 24.402(b)(2)(ii)

The Uniform Act requires that an eligible displaced person who rents a replacement dwelling is entitled to a rental assistance payment calculated in accordance with § 24.402(b). One factor in this calculation is to determine if a displaced person is "low income," as defined by the U.S. Department of Housing and Urban Development's annual survey of income limits for the Public Housing and Section 8 Programs. To make such a determination, the Agency must follow the steps listed below:

1. Go to HUD's FY 2015 List of Counties (And New England Towns). The list is available through the "[Income Limit Area Definition](#)" link on HUD's web site.
2. Select the state of displacement
3. Identify the location of the displaced residence as either: (**Location will be either a metropolitan or non-metropolitan area**)
 - a. **Metropolitan Area**
 - i. **Counties of FMR AREA with State** - income data is included with Metropolitan area to left
Note: Some Metropolitan areas incorporate the additional areas listed on the right hand side under the HUD Metro FMR Area (HMFA) column; in these situations you will use the Metropolitan area name on the left as your location.
 - b. **Non-metropolitan County**
Note: Non-metropolitan areas are located at the alphabetic end of each States Metropolitan area list
4. Go to HUD's FY2015 URA Low Income Limits available through the "[Low Income Limits](#)" link on HUD's web site.
 - a. Select state from U.S. Map or Low Income Limit Table.
5. Using the information from 3 above (the metropolitan area or non-metropolitan area name), locate the applicable URA Low Income Limit for the displaced household based on number of person(s) in the displaced household.
6. The low income limit determined in (5) above, must then be compared to the displaced person's household income (see § 24.2(a)(15)), which is the gross annual income received by the displaced person/family, excluding income from any dependent children under the age of 18 and full time students;
7. If the gross annual household income for the eligible displaced household is less than or equal to the URA low income limit determined in (5) above, the displaced household is considered "low income" for URA purposes (49 CFR § 24.402(b)).

For example:

Tom and Mary Smith and their three children are being displaced. The information obtained from the family and verified by the Agency is as follows:

- Tom Smith, employed, earns \$30,000/yr.
- Mary Smith, receives disability payments of \$8,000/yr.
- Tom Smith Jr., 21, employed, earns \$15,000/yr.
- Mary Jane Smith, 17, student, has a paper route, earns \$3,000/yr. (Income is not included because she is a dependent child and a full time student under 18)
- Sammie Smith, 10, full time student, no income.

Smith family gross annual household income = \$53,000

(\$30,000 + \$8,000 + \$15,000 + \$0 + \$0 = \$53,000)

- Displaced residence is located in the State of MD, Caroline County.
- Low income limit for a 5 person family in Caroline County, MD = \$65,550. (Based on FY 2015 income limits)
- Smith family income of \$53,000 is less than \$65,550

The Smith family is considered "**Low Income**" for purposes of the Uniform Act