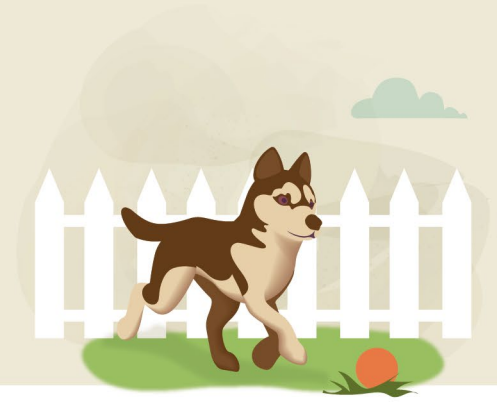


Targeted Areas

Purchasing a home in a targeted area.



A targeted area is a U.S. Census tract that has been identified by the Census Bureau as being in an economically disadvantaged area. In these neighborhoods, at least 70 percent of the households earn no more than 80 percent of the area median income.

There are advantages to purchasing a home in a targeted area. Income limits are higher, which means more buyers can qualify for an MFA loan program. Home sales price limits are also higher, which gives buyers more homes from which to choose. In addition, borrowers in targeted areas are quoted the lowest interest rate offered by MFA in the previous 12 months.

Borrowers in targeted areas do not have to be first-time homebuyers, but they must use MFA's FirstHome program to receive targeted area benefits. Borrowers also have the option to use MFA's FirstDown program, which provides down payment and closing cost assistance.

Requirements for the FirstHome and FirstDown programs include a 620 credit score and a minimum contribution of at least \$500 from the borrower's own funds. Please go to the homebuyers section of MFA's website at housingnm.org for complete program requirements as well as income and sales price limits.

Targeted area properties are located throughout the state. Go to the Homebuyers section of MFA's website to find a list of census tracts by county. If the census tract number is unknown, use the lookup tool to search by address.

Quick Facts

- Targeted areas are neighborhoods that are identified as economically disadvantaged
- Borrowers in targeted areas do not have to be first-time homebuyers, but they must use MFA's FirstHome program to receive targeted area benefits
- Buyers may use MFA's FirstDown program
- Income limits and home sales price limits are higher in targeted areas
- Borrowers are eligible for the lowest interest rate offered by MFA in the previous 12 months

Income Limits for Targeted Areas*

Targeted Areas:

Albuquerque MSA (Bernalillo, Sandoval, Tarrant and Valencia Counties)

Santa Fe MSA

All other counties

1-2 Person Household

3 or More Person Household

\$81,000

\$94,500

\$87,600

\$102,200

\$73,680

\$85,960

* Targeted area limits apply only to the FirstHome and FirstDown programs

Purchase Price Limits for Targeted Areas

Santa Fe County \$442,981

All other counties \$381,308

Income and purchase price limits are effective as of May 24, 2021. Limits are subject to change without notice. Please consult MFA's website at housingnm.org for the latest income and purchase price limits.