



Maximum gross rents are to be reduced by tenant paid utilities. Please update your utility allowances at this time.

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2026 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS										
Albuquerque MSA (Bernalillo, Sandoval, Torrance and Valencia Counties)										
For all Placed in Service Properties										
Median Income \$100,400										
FY2026 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	14,060	16,080	18,080	20,080	21,700	23,300	24,900	26,520	
	30%	21,090	24,120	27,120	30,120	32,550	34,950	37,350	39,780	
	40%	28,120	32,160	36,160	40,160	43,400	46,600	49,800	53,040	
	50%	35,150	40,200	45,200	50,200	54,250	58,250	62,250	66,300	
	60%	42,180	48,240	54,240	60,240	65,100	69,900	74,700	79,560	
	70%	49,210	56,280	63,280	70,280	75,950	81,550	87,150	92,820	
	80%	56,240	64,320	72,320	80,320	86,800	93,200	99,600	106,080	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	20%	351	376	452	522	582	642			
	30%	527	565	678	783	873	964			
	40%	703	753	904	1,044	1,165	1,285			
	50%	878	941	1,130	1,305	1,456	1,606			
	60%	1,054	1,130	1,356	1,566	1,747	1,928			
	70%	1,230	1,318	1,582	1,827	2,038	2,249			
	80%	1,406	1,507	1,808	2,089	2,330	2,571			
Farmington MSA (Farmington and San Juan County)										
For all Placed in Service Properties										
Median Income \$80,300										
FY2026 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	11,260	12,860	14,460	16,060	17,360	18,640	19,920	21,200	
	30%	16,890	19,290	21,690	24,090	26,040	27,960	29,880	31,800	
	40%	22,520	25,720	28,920	32,120	34,720	37,280	39,840	42,400	
	50%	28,150	32,150	36,150	40,150	43,400	46,600	49,800	53,000	
	60%	33,780	38,580	43,380	48,180	52,080	55,920	59,760	63,600	
	70%	39,410	45,010	50,610	56,210	60,760	65,240	69,720	74,200	
	80%	45,040	51,440	57,840	64,240	69,440	74,560	79,680	84,800	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	20%	281	301	361	417	466	514			
	30%	422	452	542	626	699	771			
	40%	563	603	723	835	932	1,028			
	50%	703	753	903	1,044	1,165	1,285			
	60%	844	904	1,084	1,253	1,398	1,542			
	70%	985	1,055	1,265	1,462	1,631	1,799			
	80%	1,126	1,206	1,446	1,671	1,864	2,056			



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2026 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS										
Las Cruces MSA (Las Cruces and Dona Ana County)										
For all Placed in Service Properties										
Median Income \$79,900										
FY2026 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	10,880	12,440	14,000	15,540	16,800	18,040	19,280	20,520	
	30%	16,320	18,660	21,000	23,310	25,200	27,060	28,920	30,780	
	40%	21,760	24,880	28,000	31,080	33,600	36,080	38,560	41,040	
	50%	27,200	31,100	35,000	38,850	42,000	45,100	48,200	51,300	
	60%	32,640	37,320	42,000	46,620	50,400	54,120	57,840	61,560	
	70%	38,080	43,540	49,000	54,390	58,800	63,140	67,480	71,820	
	80%	43,520	49,760	56,000	62,160	67,200	72,160	77,120	82,080	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	20%	272	291	350	404	451	497			
	30%	408	437	525	606	676	746			
	40%	544	583	700	808	902	995			
	50%	680	728	875	1,010	1,127	1,243			
	60%	816	874	1,050	1,212	1,353	1,492			
	70%	952	1,020	1,225	1,414	1,578	1,741			
	80%	1,088	1,166	1,400	1,617	1,804	1,990			
Santa Fe MSA (City of Santa Fe and Santa Fe County)										
For properties Placed in Service on or before 12/31/2008										
Median Income \$118,600										
FY2026 HERA Special Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	17,040	19,480	21,920	24,340	26,300	28,240	30,200	32,140	
	30%	25,560	29,220	32,880	36,510	39,450	42,360	45,300	48,210	
	40%	34,080	38,960	43,840	48,680	52,600	56,480	60,400	64,280	
	50%	42,600	48,700	54,800	60,850	65,750	70,600	75,500	80,350	
	60%	51,120	58,440	65,760	73,020	78,900	84,720	90,600	96,420	
	70%	59,640	68,180	76,720	85,190	92,050	98,840	105,700	112,490	
	80%	68,160	77,920	87,680	97,360	105,200	112,960	120,800	128,560	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	20%	426	456	548	633	706	779			
	30%	639	684	822	949	1,059	1,168			
	40%	852	913	1,096	1,266	1,412	1,558			
	50%	1,065	1,141	1,370	1,582	1,765	1,948			
	60%	1,278	1,369	1,644	1,899	2,118	2,337			
	70%	1,491	1,597	1,918	2,215	2,471	2,727			
	80%	1,704	1,826	2,192	2,532	2,824	3,117			



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2026 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS										
Santa Fe MSA (City of Santa Fe and Santa Fe County)										
For properties Placed in Service on or after 1/1/2009										
Median Income \$118,600										
FY2026 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	15,320	17,500	19,700	21,880	23,640	25,400	27,140	28,900	
	30%	22,980	26,250	29,550	32,820	35,460	38,100	40,710	43,350	
	40%	30,640	35,000	39,400	43,760	47,280	50,800	54,280	57,800	
	50%	38,300	43,750	49,250	54,700	59,100	63,500	67,850	72,250	
	60%	45,960	52,500	59,100	65,640	70,920	76,200	81,420	86,700	
	70%	53,620	61,250	68,950	76,580	82,740	88,900	94,990	101,150	
	80%	61,280	70,000	78,800	87,520	94,560	101,600	108,560	115,600	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	20%	383	410	492	569	635	700			
	30%	574	615	738	853	952	1,050			
	40%	766	820	985	1,138	1,270	1,401			
	50%	957	1,025	1,231	1,422	1,587	1,751			
	60%	1,149	1,230	1,477	1,707	1,905	2,101			
	70%	1,340	1,435	1,723	1,991	2,222	2,451			
	80%	1,532	1,641	1,970	2,276	2,540	2,802			
Catron County										
For all Placed in Service Properties										
Median Income \$70,200*										
FY2026 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	10,220	11,680	13,140	14,580	15,760	16,920	18,080	19,260	
	30%	15,330	17,520	19,710	21,870	23,640	25,380	27,120	28,890	
	40%	20,440	23,360	26,280	29,160	31,520	33,840	36,160	38,520	
	50%	25,550	29,200	32,850	36,450	39,400	42,300	45,200	48,150	
	60%	30,660	35,040	39,420	43,740	47,280	50,760	54,240	57,780	
	70%	35,770	40,880	45,990	51,030	55,160	59,220	63,280	67,410	
	80%	40,880	46,720	52,560	58,320	63,040	67,680	72,320	77,040	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	20%	255	273	328	379	423	466			
	30%	383	410	492	568	634	700			
	40%	511	547	657	758	846	933			
	50%	638	684	821	948	1,057	1,166			
	60%	766	821	985	1,137	1,269	1,400			
	70%	894	958	1,149	1,327	1,480	1,633			
	80%	1,022	1,095	1,314	1,517	1,692	1,867			



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2026 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS										
Chaves County										
For all Placed in Service Properties										
Median Income \$65,600*										
FY2026 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	10,220	11,680	13,140	14,580	15,760	16,920	18,080	19,260	
	30%	15,330	17,520	19,710	21,870	23,640	25,380	27,120	28,890	
	40%	20,440	23,360	26,280	29,160	31,520	33,840	36,160	38,520	
	50%	25,550	29,200	32,850	36,450	39,400	42,300	45,200	48,150	
	60%	30,660	35,040	39,420	43,740	47,280	50,760	54,240	57,780	
	70%	35,770	40,880	45,990	51,030	55,160	59,220	63,280	67,410	
	80%	40,880	46,720	52,560	58,320	63,040	67,680	72,320	77,040	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	20%	255	273	328	379	423	466			
	30%	383	410	492	568	634	700			
	40%	511	547	657	758	846	933			
	50%	638	684	821	948	1,057	1,166			
	60%	766	821	985	1,137	1,269	1,400			
	70%	894	958	1,149	1,327	1,480	1,633			
	80%	1,022	1,095	1,314	1,517	1,692	1,867			
Cibola County										
For all Placed in Service Properties										
Median Income \$62,600*										
FY2026 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	10,220	11,680	13,140	14,580	15,760	16,920	18,080	19,260	
	30%	15,330	17,520	19,710	21,870	23,640	25,380	27,120	28,890	
	40%	20,440	23,360	26,280	29,160	31,520	33,840	36,160	38,520	
	50%	25,550	29,200	32,850	36,450	39,400	42,300	45,200	48,150	
	60%	30,660	35,040	39,420	43,740	47,280	50,760	54,240	57,780	
	70%	35,770	40,880	45,990	51,030	55,160	59,220	63,280	67,410	
	80%	40,880	46,720	52,560	58,320	63,040	67,680	72,320	77,040	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	20%	255	273	328	379	423	466			
	30%	383	410	492	568	634	700			
	40%	511	547	657	758	846	933			
	50%	638	684	821	948	1,057	1,166			
	60%	766	821	985	1,137	1,269	1,400			
	70%	894	958	1,149	1,327	1,480	1,633			
	80%	1,022	1,095	1,314	1,517	1,692	1,867			



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2026 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS										
Colfax County										
For all Placed in Service Properties										
Median Income \$64,700*										
FY2026 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	10,220	11,680	13,140	14,580	15,760	16,920	18,080	19,260	
	30%	15,330	17,520	19,710	21,870	23,640	25,380	27,120	28,890	
	40%	20,440	23,360	26,280	29,160	31,520	33,840	36,160	38,520	
	50%	25,550	29,200	32,850	36,450	39,400	42,300	45,200	48,150	
	60%	30,660	35,040	39,420	43,740	47,280	50,760	54,240	57,780	
	70%	35,770	40,880	45,990	51,030	55,160	59,220	63,280	67,410	
	80%	40,880	46,720	52,560	58,320	63,040	67,680	72,320	77,040	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	20%	255	273	328	379	423	466			
	30%	383	410	492	568	634	700			
	40%	511	547	657	758	846	933			
	50%	638	684	821	948	1,057	1,166			
	60%	766	821	985	1,137	1,269	1,400			
	70%	894	958	1,149	1,327	1,480	1,633			
	80%	1,022	1,095	1,314	1,517	1,692	1,867			
Curry County										
For all Placed in Service Properties										
Median Income \$79,000*										
FY2026 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	11,060	12,640	14,220	15,800	17,080	18,340	19,600	20,860	
	30%	16,590	18,960	21,330	23,700	25,620	27,510	29,400	31,290	
	40%	22,120	25,280	28,440	31,600	34,160	36,680	39,200	41,720	
	50%	27,650	31,600	35,550	39,500	42,700	45,850	49,000	52,150	
	60%	33,180	37,920	42,660	47,400	51,240	55,020	58,800	62,580	
	70%	38,710	44,240	49,770	55,300	59,780	64,190	68,600	73,010	
	80%	44,240	50,560	56,880	63,200	68,320	73,360	78,400	83,440	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	20%	276	296	355	411	458	505			
	30%	414	444	533	616	687	758			
	40%	553	592	711	822	917	1,011			
	50%	691	740	888	1,027	1,146	1,264			
	60%	829	888	1,066	1,233	1,375	1,517			
	70%	967	1,036	1,244	1,438	1,604	1,770			
	80%	1,106	1,185	1,422	1,644	1,834	2,023			



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2026 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS										
DeBaca County										
For all Placed in Service Properties										
Median Income \$89,500										
FY2026 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	12,540	14,320	16,120	17,900	19,340	20,780	22,200	23,640	
	30%	18,810	21,480	24,180	26,850	29,010	31,170	33,300	35,460	
	40%	25,080	28,640	32,240	35,800	38,680	41,560	44,400	47,280	
	50%	31,350	35,800	40,300	44,750	48,350	51,950	55,500	59,100	
	60%	37,620	42,960	48,360	53,700	58,020	62,340	66,600	70,920	
	70%	43,890	50,120	56,420	62,650	67,690	72,730	77,700	82,740	
	80%	50,160	57,280	64,480	71,600	77,360	83,120	88,800	94,560	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	20%	313	335	403	465	519	573			
	30%	470	503	604	698	779	859			
	40%	627	671	806	931	1,039	1,146			
	50%	783	839	1,007	1,163	1,298	1,432			
	60%	940	1,007	1,209	1,396	1,558	1,719			
	70%	1,097	1,175	1,410	1,629	1,818	2,005			
	80%	1,254	1,343	1,612	1,862	2,078	2,292			
Eddy County										
For Properties Placed in Service on or before 12/31/2008										
Median Income \$100,100										
FY2026 HERA Special Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	14,760	16,860	18,960	21,060	22,760	24,440	26,120	27,800	
	30%	22,140	25,290	28,440	31,590	34,140	36,660	39,180	41,700	
	40%	29,520	33,720	37,920	42,120	45,520	48,880	52,240	55,600	
	50%	36,900	42,150	47,400	52,650	56,900	61,100	65,300	69,500	
	60%	44,280	50,580	56,880	63,180	68,280	73,320	78,360	83,400	
	70%	51,660	59,010	66,360	73,710	79,660	85,540	91,420	97,300	
	80%	59,040	67,440	75,840	84,240	91,040	97,760	104,480	111,200	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	20%	369	395	474	547	611	674			
	30%	553	592	711	821	916	1,011			
	40%	738	790	948	1,095	1,222	1,348			
	50%	922	988	1,185	1,369	1,527	1,685			
	60%	1,107	1,185	1,422	1,643	1,833	2,022			
	70%	1,291	1,383	1,659	1,917	2,138	2,359			
	80%	1,476	1,581	1,896	2,191	2,444	2,696			



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2026 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS										
Eddy County										
For properties Placed in Service between 1/1/2009 and 4/30/2026										
Median Income \$100,100										
FY2025 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	14,520	16,580	18,640	20,720	22,380	24,040	25,700	27,360	
	30%	21,780	24,870	27,960	31,080	33,570	36,060	38,550	41,040	
	40%	29,040	33,160	37,280	41,440	44,760	48,080	51,400	54,720	
	50%	36,300	41,450	46,600	51,800	55,950	60,100	64,250	68,400	
	60%	43,560	49,740	55,920	62,160	67,140	72,120	77,100	82,080	
	70%	50,820	58,030	65,240	72,520	78,330	84,140	89,950	95,760	
	80%	58,080	66,320	74,560	82,880	89,520	96,160	102,800	109,440	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	20%	363	388	466	538	601	663			
	30%	544	583	699	808	901	994			
	40%	726	777	932	1,077	1,202	1,326			
	50%	907	971	1,165	1,346	1,502	1,658			
	60%	1,089	1,166	1,398	1,616	1,803	1,989			
70%	1,270	1,360	1,631	1,885	2,103	2,321				
80%	1,452	1,555	1,864	2,155	2,404	2,653				
Eddy County										
For properties Placed in Service on or after 5/1/2026										
Median Income \$100,100										
FY2026 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	14,020	16,020	18,020	20,020	21,640	23,240	24,840	26,440	
	30%	21,030	24,030	27,030	30,030	32,460	34,860	37,260	39,660	
	40%	28,040	32,040	36,040	40,040	43,280	46,480	49,680	52,880	
	50%	35,050	40,050	45,050	50,050	54,100	58,100	62,100	66,100	
	60%	42,060	48,060	54,060	60,060	64,920	69,720	74,520	79,320	
	70%	49,070	56,070	63,070	70,070	75,740	81,340	86,940	92,540	
	80%	56,080	64,080	72,080	80,080	86,560	92,960	99,360	105,760	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	20%	350	375	450	520	581	641			
	30%	525	563	675	781	871	961			
	40%	701	751	901	1,041	1,162	1,282			
	50%	876	938	1,126	1,301	1,452	1,602			
	60%	1,051	1,126	1,351	1,562	1,743	1,923			
70%	1,226	1,314	1,576	1,822	2,033	2,243				
80%	1,402	1,502	1,802	2,083	2,324	2,564				



Maximum gross rents are to be reduced by tenant paid utilities. Please update your utility allowances at this time.

*State Median Based: 2025 Limits based on State Non-metropolitan Median Family Income level of \$68,800. 2026 Limits based on the level of \$72,900.

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2026 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS										
Grant County										
For Properties Placed in Service on or before 4/30/2026										
Median Income \$80,400										
FY2025 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	10,960	12,520	14,080	15,660	16,920	18,160	19,420	20,680	
	30%	16,440	18,780	21,120	23,490	25,380	27,240	29,130	31,020	
	40%	21,920	25,040	28,160	31,320	33,840	36,320	38,840	41,360	
	50%	27,400	31,300	35,200	39,150	42,300	45,400	48,550	51,700	
	60%	32,880	37,560	42,240	46,980	50,760	54,480	58,260	62,040	
	70%	38,360	43,820	49,280	54,810	59,220	63,560	67,970	72,380	
	80%	43,840	50,080	56,320	62,640	67,680	72,640	77,680	82,720	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	20%	274	293	352	407	454	501			
	30%	411	440	528	610	681	751			
	40%	548	587	704	814	908	1,002			
	50%	685	733	880	1,018	1,135	1,253			
	60%	822	880	1,056	1,221	1,362	1,503			
	70%	959	1,027	1,232	1,425	1,589	1,754			
	80%	1,096	1,174	1,408	1,629	1,816	2,005			
Grant County										
For properties Placed in Service on or after 5/1/2026										
Median Income \$68,400										
FY2026 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	10,420	11,920	13,400	14,880	16,080	17,280	18,460	19,660	
	30%	15,630	17,880	20,100	22,320	24,120	25,920	27,690	29,490	
	40%	20,840	23,840	26,800	29,760	32,160	34,560	36,920	39,320	
	50%	26,050	29,800	33,500	37,200	40,200	43,200	46,150	49,150	
	60%	31,260	35,760	40,200	44,640	48,240	51,840	55,380	58,980	
	70%	36,470	41,720	46,900	52,080	56,280	60,480	64,610	68,810	
	80%	41,680	47,680	53,600	59,520	64,320	69,120	73,840	78,640	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	20%	260	279	335	387	432	476			
	30%	390	418	502	580	648	714			
	40%	521	558	670	774	864	953			
	50%	651	698	837	967	1,080	1,191			
	60%	781	837	1,005	1,161	1,296	1,429			
	70%	911	977	1,172	1,354	1,512	1,667			
	80%	1,042	1,117	1,340	1,548	1,728	1,906			



Maximum gross rents are to be reduced by tenant paid utilities. Please update your utility allowances at this time.

*State Median Based: 2025 Limits based on State Non-metropolitan Median Family Income level of \$68,800. 2026 Limits based on the level of \$72,900.

**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:
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2026 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS										
Guadalupe County										
For all Placed in Service Properties										
Median Income \$60,500*										
FY2026 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	10,220	11,680	13,140	14,580	15,760	16,920	18,080	19,260	
	30%	15,330	17,520	19,710	21,870	23,640	25,380	27,120	28,890	
	40%	20,440	23,360	26,280	29,160	31,520	33,840	36,160	38,520	
	50%	25,550	29,200	32,850	36,450	39,400	42,300	45,200	48,150	
	60%	30,660	35,040	39,420	43,740	47,280	50,760	54,240	57,780	
	70%	35,770	40,880	45,990	51,030	55,160	59,220	63,280	67,410	
	80%	40,880	46,720	52,560	58,320	63,040	67,680	72,320	77,040	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	20%	255	273	328	379	423	466			
	30%	383	410	492	568	634	700			
	40%	511	547	657	758	846	933			
	50%	638	684	821	948	1,057	1,166			
	60%	766	821	985	1,137	1,269	1,400			
	70%	894	958	1,149	1,327	1,480	1,633			
	80%	1,022	1,095	1,314	1,517	1,692	1,867			
Harding County										
For all Placed in Service Properties										
Median Income \$95,500										
FY2026 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	11,920	13,640	15,320	17,040	18,400	19,760	21,140	22,500	
	30%	17,880	20,460	22,980	25,560	27,600	29,640	31,710	33,750	
	40%	23,840	27,280	30,640	34,080	36,800	39,520	42,280	45,000	
	50%	29,800	34,100	38,300	42,600	46,000	49,400	52,850	56,250	
	60%	35,760	40,920	45,960	51,120	55,200	59,280	63,420	67,500	
	70%	41,720	47,740	53,620	59,640	64,400	69,160	73,990	78,750	
	80%	47,680	54,560	61,280	68,160	73,600	79,040	84,560	90,000	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	20%	298	319	383	443	494	545			
	30%	447	479	574	664	741	818			
	40%	596	639	766	886	988	1,091			
	50%	745	798	957	1,107	1,235	1,363			
	60%	894	958	1,149	1,329	1,482	1,636			
	70%	1,043	1,118	1,340	1,550	1,729	1,909			
	80%	1,192	1,278	1,532	1,772	1,976	2,182			



Maximum gross rents are to be reduced by tenant paid utilities. Please update your utility allowances at this time.

*State Median Based: 2025 Limits based on State Non-metropolitan Median Family Income level of \$68,800. 2026 Limits based on the level of \$72,900.

**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:
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2026 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS										
Hidalgo County										
For properties Placed in Service on or before 12/31/2008										
Median Income \$71,200*										
FY2026 HERA Special Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	10,740	12,280	13,820	15,340	16,580	17,800	19,040	20,260	
	30%	16,110	18,420	20,730	23,010	24,870	26,700	28,560	30,390	
	40%	21,480	24,560	27,640	30,680	33,160	35,600	38,080	40,520	
	50%	26,850	30,700	34,550	38,350	41,450	44,500	47,600	50,650	
	60%	32,220	36,840	41,460	46,020	49,740	53,400	57,120	60,780	
	70%	37,590	42,980	48,370	53,690	58,030	62,300	66,640	70,910	
	80%	42,960	49,120	55,280	61,360	66,320	71,200	76,160	81,040	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	20%	268	287	345	399	445	491			
	30%	402	431	518	598	667	736			
	40%	537	575	691	798	890	982			
	50%	671	719	863	997	1,112	1,228			
	60%	805	863	1,036	1,197	1,335	1,473			
	70%	939	1,007	1,209	1,396	1,557	1,719			
	80%	1,074	1,151	1,382	1,596	1,780	1,965			
Hidalgo County										
For properties Placed in Service on or after 1/1/2009										
Median Income \$71,200*										
FY2026 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	10,220	11,680	13,140	14,580	15,760	16,920	18,080	19,260	
	30%	15,330	17,520	19,710	21,870	23,640	25,380	27,120	28,890	
	40%	20,440	23,360	26,280	29,160	31,520	33,840	36,160	38,520	
	50%	25,550	29,200	32,850	36,450	39,400	42,300	45,200	48,150	
	60%	30,660	35,040	39,420	43,740	47,280	50,760	54,240	57,780	
	70%	35,770	40,880	45,990	51,030	55,160	59,220	63,280	67,410	
	80%	40,880	46,720	52,560	58,320	63,040	67,680	72,320	77,040	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	20%	255	273	328	379	423	466			
	30%	383	410	492	568	634	700			
	40%	511	547	657	758	846	933			
	50%	638	684	821	948	1,057	1,166			
	60%	766	821	985	1,137	1,269	1,400			
	70%	894	958	1,149	1,327	1,480	1,633			
	80%	1,022	1,095	1,314	1,517	1,692	1,867			



Maximum gross rents are to be reduced by tenant paid utilities. Please update your utility allowances at this time.

*State Median Based: 2025 Limits based on State Non-metropolitan Median Family Income level of \$68,800. 2026 Limits based on the level of \$72,900.

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2026 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS										
Lea County										
For all Placed in Service Properties										
Median Income \$92,200										
FY2026 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	12,300	14,060	15,820	17,560	18,980	20,380	21,780	23,180	
	30%	18,450	21,090	23,730	26,340	28,470	30,570	32,670	34,770	
	40%	24,600	28,120	31,640	35,120	37,960	40,760	43,560	46,360	
	50%	30,750	35,150	39,550	43,900	47,450	50,950	54,450	57,950	
	60%	36,900	42,180	47,460	52,680	56,940	61,140	65,340	69,540	
	70%	43,050	49,210	55,370	61,460	66,430	71,330	76,230	81,130	
	80%	49,200	56,240	63,280	70,240	75,920	81,520	87,120	92,720	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	20%	307	329	395	456	509	562			
	30%	461	494	593	685	764	843			
	40%	615	659	791	913	1,019	1,124			
	50%	768	823	988	1,141	1,273	1,405			
	60%	922	988	1,186	1,370	1,528	1,686			
	70%	1,076	1,153	1,384	1,598	1,783	1,967			
	80%	1,230	1,318	1,582	1,827	2,038	2,248			
Lincoln County										
For Properties Placed in Service on or before 4/30/2026										
Median Income \$75,400*										
FY2025 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	10,560	12,080	13,580	15,080	16,300	17,500	18,700	19,920	
	30%	15,840	18,120	20,370	22,620	24,450	26,250	28,050	29,880	
	40%	21,120	24,160	27,160	30,160	32,600	35,000	37,400	39,840	
	50%	26,400	30,200	33,950	37,700	40,750	43,750	46,750	49,800	
	60%	31,680	36,240	40,740	45,240	48,900	52,500	56,100	59,760	
	70%	36,960	42,280	47,530	52,780	57,050	61,250	65,450	69,720	
	80%	42,240	48,320	54,320	60,320	65,200	70,000	74,800	79,680	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	20%	264	283	339	392	437	482			
	30%	396	424	509	588	656	724			
	40%	528	566	679	784	875	965			
	50%	660	707	848	980	1,093	1,206			
	60%	792	849	1,018	1,176	1,312	1,448			
	70%	924	990	1,188	1,372	1,531	1,689			
	80%	1,056	1,132	1,358	1,569	1,750	1,931			



Maximum gross rents are to be reduced by tenant paid utilities. Please update your utility allowances at this time.

*State Median Based: 2025 Limits based on State Non-metropolitan Median Family Income level of \$68,800. 2026 Limits based on the level of \$72,900.

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2026 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS										
Lincoln County										
For properties Placed in Service on or after 5/1/2026										
Median Income \$73,800*										
FY2026 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	10,340	11,820	13,300	14,760	15,960	17,140	18,320	19,500	
	30%	15,510	17,730	19,950	22,140	23,940	25,710	27,480	29,250	
	40%	20,680	23,640	26,600	29,520	31,920	34,280	36,640	39,000	
	50%	25,850	29,550	33,250	36,900	39,900	42,850	45,800	48,750	
	60%	31,020	35,460	39,900	44,280	47,880	51,420	54,960	58,500	
	70%	36,190	41,370	46,550	51,660	55,860	59,990	64,120	68,250	
	80%	41,360	47,280	53,200	59,040	63,840	68,560	73,280	78,000	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	20%	258	277	332	384	428	472			
	30%	387	415	498	576	642	709			
	40%	517	554	665	768	857	945			
	50%	646	692	831	960	1,071	1,181			
	60%	775	831	997	1,152	1,285	1,418			
	70%	904	969	1,163	1,344	1,499	1,654			
	80%	1,034	1,108	1,330	1,536	1,714	1,891			
Los Alamos County										
For all Placed in Service Properties										
Median Income \$182,500										
FY2026 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	23,940	27,360	30,780	34,180	36,920	39,660	42,400	45,120	
	30%	35,910	41,040	46,170	51,270	55,380	59,490	63,600	67,680	
	40%	47,880	54,720	61,560	68,360	73,840	79,320	84,800	90,240	
	50%	59,850	68,400	76,950	85,450	92,300	99,150	106,000	112,800	
	60%	71,820	82,080	92,340	102,540	110,760	118,980	127,200	135,360	
	70%	83,790	95,760	107,730	119,630	129,220	138,810	148,400	157,920	
	80%	95,760	109,440	123,120	136,720	147,680	158,640	169,600	180,480	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	20%	598	641	769	888	991	1,094			
	30%	897	961	1,154	1,333	1,487	1,641			
	40%	1,197	1,282	1,539	1,777	1,983	2,188			
	50%	1,496	1,603	1,923	2,221	2,478	2,735			
	60%	1,795	1,923	2,308	2,666	2,974	3,282			
	70%	2,094	2,244	2,693	3,110	3,470	3,829			
	80%	2,394	2,565	3,078	3,555	3,966	4,376			



Maximum gross rents are to be reduced by tenant paid utilities. Please update your utility allowances at this time.

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2026 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS										
Luna County										
For all Placed in Service Properties										
Median Income \$48,300*										
FY2026 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	10,220	11,680	13,140	14,580	15,760	16,920	18,080	19,260	
	30%	15,330	17,520	19,710	21,870	23,640	25,380	27,120	28,890	
	40%	20,440	23,360	26,280	29,160	31,520	33,840	36,160	38,520	
	50%	25,550	29,200	32,850	36,450	39,400	42,300	45,200	48,150	
	60%	30,660	35,040	39,420	43,740	47,280	50,760	54,240	57,780	
	70%	35,770	40,880	45,990	51,030	55,160	59,220	63,280	67,410	
	80%	40,880	46,720	52,560	58,320	63,040	67,680	72,320	77,040	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	20%	255	273	328	379	423	466			
	30%	383	410	492	568	634	700			
	40%	511	547	657	758	846	933			
	50%	638	684	821	948	1,057	1,166			
	60%	766	821	985	1,137	1,269	1,400			
	70%	894	958	1,149	1,327	1,480	1,633			
	80%	1,022	1,095	1,314	1,517	1,692	1,867			
McKinley County										
For all Placed in Service Properties										
Median Income \$56,400*										
FY2026 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	10,220	11,680	13,140	14,580	15,760	16,920	18,080	19,260	
	30%	15,330	17,520	19,710	21,870	23,640	25,380	27,120	28,890	
	40%	20,440	23,360	26,280	29,160	31,520	33,840	36,160	38,520	
	50%	25,550	29,200	32,850	36,450	39,400	42,300	45,200	48,150	
	60%	30,660	35,040	39,420	43,740	47,280	50,760	54,240	57,780	
	70%	35,770	40,880	45,990	51,030	55,160	59,220	63,280	67,410	
	80%	40,880	46,720	52,560	58,320	63,040	67,680	72,320	77,040	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	20%	255	273	328	379	423	466			
	30%	383	410	492	568	634	700			
	40%	511	547	657	758	846	933			
	50%	638	684	821	948	1,057	1,166			
	60%	766	821	985	1,137	1,269	1,400			
	70%	894	958	1,149	1,327	1,480	1,633			
	80%	1,022	1,095	1,314	1,517	1,692	1,867			



Maximum gross rents are to be reduced by tenant paid utilities. Please update your utility allowances at this time.

*State Median Based: 2025 Limits based on State Non-metropolitan Median Family Income level of \$68,800. 2026 Limits based on the level of \$72,900.

**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:
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2026 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS										
Mora County										
For all Placed in Service Properties										
Median Income \$57,700*										
FY2026 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	10,220	11,680	13,140	14,580	15,760	16,920	18,080	19,260	
	30%	15,330	17,520	19,710	21,870	23,640	25,380	27,120	28,890	
	40%	20,440	23,360	26,280	29,160	31,520	33,840	36,160	38,520	
	50%	25,550	29,200	32,850	36,450	39,400	42,300	45,200	48,150	
	60%	30,660	35,040	39,420	43,740	47,280	50,760	54,240	57,780	
	70%	35,770	40,880	45,990	51,030	55,160	59,220	63,280	67,410	
	80%	40,880	46,720	52,560	58,320	63,040	67,680	72,320	77,040	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	20%	255	273	328	379	423	466			
	30%	383	410	492	568	634	700			
	40%	511	547	657	758	846	933			
	50%	638	684	821	948	1,057	1,166			
	60%	766	821	985	1,137	1,269	1,400			
	70%	894	958	1,149	1,327	1,480	1,633			
	80%	1,022	1,095	1,314	1,517	1,692	1,867			
Otero County										
For all Placed in Service Properties										
Median Income \$71,000*										
FY2026 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	10,220	11,680	13,140	14,580	15,760	16,920	18,080	19,260	
	30%	15,330	17,520	19,710	21,870	23,640	25,380	27,120	28,890	
	40%	20,440	23,360	26,280	29,160	31,520	33,840	36,160	38,520	
	50%	25,550	29,200	32,850	36,450	39,400	42,300	45,200	48,150	
	60%	30,660	35,040	39,420	43,740	47,280	50,760	54,240	57,780	
	70%	35,770	40,880	45,990	51,030	55,160	59,220	63,280	67,410	
	80%	40,880	46,720	52,560	58,320	63,040	67,680	72,320	77,040	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	20%	255	273	328	379	423	466			
	30%	383	410	492	568	634	700			
	40%	511	547	657	758	846	933			
	50%	638	684	821	948	1,057	1,166			
	60%	766	821	985	1,137	1,269	1,400			
	70%	894	958	1,149	1,327	1,480	1,633			
	80%	1,022	1,095	1,314	1,517	1,692	1,867			



Maximum gross rents are to be reduced by tenant paid utilities. Please update your utility allowances at this time.

*State Median Based: 2025 Limits based on State Non-metropolitan Median Family Income level of \$68,800. 2026 Limits based on the level of \$72,900.

**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:

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2026 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS										
Quay County										
For all Placed in Service Properties										
Median Income \$60,400*										
FY2026 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	10,220	11,680	13,140	14,580	15,760	16,920	18,080	19,260	
	30%	15,330	17,520	19,710	21,870	23,640	25,380	27,120	28,890	
	40%	20,440	23,360	26,280	29,160	31,520	33,840	36,160	38,520	
	50%	25,550	29,200	32,850	36,450	39,400	42,300	45,200	48,150	
	60%	30,660	35,040	39,420	43,740	47,280	50,760	54,240	57,780	
	70%	35,770	40,880	45,990	51,030	55,160	59,220	63,280	67,410	
	80%	40,880	46,720	52,560	58,320	63,040	67,680	72,320	77,040	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	20%	255	273	328	379	423	466			
	30%	383	410	492	568	634	700			
	40%	511	547	657	758	846	933			
	50%	638	684	821	948	1,057	1,166			
60%	766	821	985	1,137	1,269	1,400				
70%	894	958	1,149	1,327	1,480	1,633				
80%	1,022	1,095	1,314	1,517	1,692	1,867				
Rio Arriba County										
For Properties Placed in Service on or before 4/30/2026										
Median Income \$74,900										
FY2025 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	10,500	12,000	13,500	14,980	16,180	17,380	18,580	19,780	
	30%	15,750	18,000	20,250	22,470	24,270	26,070	27,870	29,670	
	40%	21,000	24,000	27,000	29,960	32,360	34,760	37,160	39,560	
	50%	26,250	30,000	33,750	37,450	40,450	43,450	46,450	49,450	
	60%	31,500	36,000	40,500	44,940	48,540	52,140	55,740	59,340	
	70%	36,750	42,000	47,250	52,430	56,630	60,830	65,030	69,230	
	80%	42,000	48,000	54,000	59,920	64,720	69,520	74,320	79,120	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	20%	262	281	337	389	434	479			
	30%	393	421	506	584	651	719			
	40%	525	562	675	779	869	959			
	50%	656	703	843	973	1,086	1,198			
60%	787	843	1,012	1,168	1,303	1,438				
70%	918	984	1,181	1,363	1,520	1,678				
80%	1,050	1,125	1,350	1,558	1,738	1,918				



Maximum gross rents are to be reduced by tenant paid utilities. Please update your utility allowances at this time.

*State Median Based: 2025 Limits based on State Non-metropolitan Median Family Income level of \$68,800. 2026 Limits based on the level of \$72,900.

**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:
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2026 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS										
Rio Arriba County										
For properties Placed in Service on or after 5/1/2026										
Median Income \$73,700										
FY2026 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	10,320	11,800	13,280	14,740	15,920	17,100	18,280	19,460	
	30%	15,480	17,700	19,920	22,110	23,880	25,650	27,420	29,190	
	40%	20,640	23,600	26,560	29,480	31,840	34,200	36,560	38,920	
	50%	25,800	29,500	33,200	36,850	39,800	42,750	45,700	48,650	
	60%	30,960	35,400	39,840	44,220	47,760	51,300	54,840	58,380	
	70%	36,120	41,300	46,480	51,590	55,720	59,850	63,980	68,110	
	80%	41,280	47,200	53,120	58,960	63,680	68,400	73,120	77,840	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	20%	258	276	332	383	427	471			
	30%	387	414	498	574	641	707			
	40%	516	553	664	766	855	943			
	50%	645	691	830	958	1,068	1,179			
60%	774	829	996	1,149	1,282	1,415				
70%	903	967	1,162	1,341	1,496	1,651				
80%	1,032	1,106	1,328	1,533	1,710	1,887				
Roosevelt County										
For all Placed in Service Properties										
Median Income \$69,700										
FY2026 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	10,220	11,680	13,140	14,580	15,760	16,920	18,080	19,260	
	30%	15,330	17,520	19,710	21,870	23,640	25,380	27,120	28,890	
	40%	20,440	23,360	26,280	29,160	31,520	33,840	36,160	38,520	
	50%	25,550	29,200	32,850	36,450	39,400	42,300	45,200	48,150	
	60%	30,660	35,040	39,420	43,740	47,280	50,760	54,240	57,780	
	70%	35,770	40,880	45,990	51,030	55,160	59,220	63,280	67,410	
	80%	40,880	46,720	52,560	58,320	63,040	67,680	72,320	77,040	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	20%	255	273	328	379	423	466			
	30%	383	410	492	568	634	700			
	40%	511	547	657	758	846	933			
	50%	638	684	821	948	1,057	1,166			
60%	766	821	985	1,137	1,269	1,400				
70%	894	958	1,149	1,327	1,480	1,633				
80%	1,022	1,095	1,314	1,517	1,692	1,867				



Maximum gross rents are to be reduced by tenant paid utilities. Please update your utility allowances at this time.

*State Median Based: 2025 Limits based on State Non-metropolitan Median Family Income level of \$68,800. 2026 Limits based on the level of \$72,900.

**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:
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2026 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS										
San Miguel County										
For all Placed in Service Properties										
Median Income \$74,300*										
FY2026 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	10,420	11,900	13,380	14,860	16,060	17,240	18,440	19,620	
	30%	15,630	17,850	20,070	22,290	24,090	25,860	27,660	29,430	
	40%	20,840	23,800	26,760	29,720	32,120	34,480	36,880	39,240	
	50%	26,050	29,750	33,450	37,150	40,150	43,100	46,100	49,050	
	60%	31,260	35,700	40,140	44,580	48,180	51,720	55,320	58,860	
	70%	36,470	41,650	46,830	52,010	56,210	60,340	64,540	68,670	
	80%	41,680	47,600	53,520	59,440	64,240	68,960	73,760	78,480	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	20%	260	279	334	386	431	475			
	30%	390	418	501	579	646	713			
	40%	521	558	669	773	862	951			
	50%	651	697	836	966	1,077	1,189			
	60%	781	837	1,003	1,159	1,293	1,427			
	70%	911	976	1,170	1,352	1,508	1,665			
	80%	1,042	1,116	1,338	1,546	1,724	1,903			
Sierra County										
For all Placed in Service Properties										
Median Income \$71,300*										
FY2026 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	10,220	11,680	13,140	14,580	15,760	16,920	18,080	19,260	
	30%	15,330	17,520	19,710	21,870	23,640	25,380	27,120	28,890	
	40%	20,440	23,360	26,280	29,160	31,520	33,840	36,160	38,520	
	50%	25,550	29,200	32,850	36,450	39,400	42,300	45,200	48,150	
	60%	30,660	35,040	39,420	43,740	47,280	50,760	54,240	57,780	
	70%	35,770	40,880	45,990	51,030	55,160	59,220	63,280	67,410	
	80%	40,880	46,720	52,560	58,320	63,040	67,680	72,320	77,040	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	20%	255	273	328	379	423	466			
	30%	383	410	492	568	634	700			
	40%	511	547	657	758	846	933			
	50%	638	684	821	948	1,057	1,166			
	60%	766	821	985	1,137	1,269	1,400			
	70%	894	958	1,149	1,327	1,480	1,633			
	80%	1,022	1,095	1,314	1,517	1,692	1,867			



Maximum gross rents are to be reduced by tenant paid utilities. Please update your utility allowances at this time.

*State Median Based: 2025 Limits based on State Non-metropolitan Median Family Income level of \$68,800. 2026 Limits based on the level of \$72,900.

**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:
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2026 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS										
Socorro County										
For all Placed in Service Properties										
Median Income \$50,000*										
FY2026 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	10,220	11,680	13,140	14,580	15,760	16,920	18,080	19,260	
	30%	15,330	17,520	19,710	21,870	23,640	25,380	27,120	28,890	
	40%	20,440	23,360	26,280	29,160	31,520	33,840	36,160	38,520	
	50%	25,550	29,200	32,850	36,450	39,400	42,300	45,200	48,150	
	60%	30,660	35,040	39,420	43,740	47,280	50,760	54,240	57,780	
	70%	35,770	40,880	45,990	51,030	55,160	59,220	63,280	67,410	
	80%	40,880	46,720	52,560	58,320	63,040	67,680	72,320	77,040	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	20%	255	273	328	379	423	466			
	30%	383	410	492	568	634	700			
	40%	511	547	657	758	846	933			
	50%	638	684	821	948	1,057	1,166			
60%	766	821	985	1,137	1,269	1,400				
70%	894	958	1,149	1,327	1,480	1,633				
80%	1,022	1,095	1,314	1,517	1,692	1,867				
Taos County										
For all Placed in Service Properties										
Median Income \$80,500										
FY2026 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	11,280	12,880	14,500	16,100	17,400	18,680	19,980	21,260	
	30%	16,920	19,320	21,750	24,150	26,100	28,020	29,970	31,890	
	40%	22,560	25,760	29,000	32,200	34,800	37,360	39,960	42,520	
	50%	28,200	32,200	36,250	40,250	43,500	46,700	49,950	53,150	
	60%	33,840	38,640	43,500	48,300	52,200	56,040	59,940	63,780	
	70%	39,480	45,080	50,750	56,350	60,900	65,380	69,930	74,410	
	80%	45,120	51,520	58,000	64,400	69,600	74,720	79,920	85,040	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	20%	282	302	362	418	467	515			
	30%	423	453	543	628	700	773			
	40%	564	604	725	837	934	1,031			
	50%	705	755	906	1,046	1,167	1,288			
60%	846	906	1,087	1,256	1,401	1,546				
70%	987	1,057	1,268	1,465	1,634	1,804				
80%	1,128	1,208	1,450	1,675	1,868	2,062				



Maximum gross rents are to be reduced by tenant paid utilities. Please update your utility allowances at this time.

*State Median Based: 2025 Limits based on State Non-metropolitan Median Family Income level of \$68,800. 2026 Limits based on the level of \$72,900.

**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:
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2026 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS										
Union County										
For all Placed in Service Properties										
Median Income \$66,700*										
FY2026 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	10,220	11,680	13,140	14,580	15,760	16,920	18,080	19,260	
	30%	15,330	17,520	19,710	21,870	23,640	25,380	27,120	28,890	
	40%	20,440	23,360	26,280	29,160	31,520	33,840	36,160	38,520	
	50%	25,550	29,200	32,850	36,450	39,400	42,300	45,200	48,150	
	60%	30,660	35,040	39,420	43,740	47,280	50,760	54,240	57,780	
	70%	35,770	40,880	45,990	51,030	55,160	59,220	63,280	67,410	
	80%	40,880	46,720	52,560	58,320	63,040	67,680	72,320	77,040	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	20%	255	273	328	379	423	466			
	30%	383	410	492	568	634	700			
	40%	511	547	657	758	846	933			
	50%	638	684	821	948	1,057	1,166			
	60%	766	821	985	1,137	1,269	1,400			
	70%	894	958	1,149	1,327	1,480	1,633			
	80%	1,022	1,095	1,314	1,517	1,692	1,867			
2026 National Non-Metropolitan Income Limit										
For properties that are not Tax-Exempt Bond Financed, meets rural definition & state non-metro										
National Non-Metropolitan Gross Median Income \$84,700										
FY2026 Income Limits & Rents	# in Hshld	1	2	3	4	5	6	7	8	
	20%	11,860	13,560	15,260	16,940	18,300	19,660	21,020	22,380	
	30%	17,790	20,340	22,890	25,410	27,450	29,490	31,530	33,570	
	40%	23,720	27,120	30,520	33,880	36,600	39,320	42,040	44,760	
	50%	29,650	33,900	38,150	42,350	45,750	49,150	52,550	55,950	
	60%	35,580	40,680	45,780	50,820	54,900	58,980	63,060	67,140	
	70%	41,510	47,460	53,410	59,290	64,050	68,810	73,570	78,330	
	80%	47,440	54,240	61,040	67,760	73,200	78,640	84,080	89,520	
	Maximum Gross Rents by Bedroom Size									
		0	1	2	3	4	5			
	20%	296	317	381	440	491	542			
	30%	444	476	572	660	737	813			
	40%	593	635	763	881	983	1,085			
	50%	741	794	953	1,101	1,228	1,356			
	60%	889	953	1,144	1,321	1,474	1,627			
	70%	1,037	1,112	1,335	1,541	1,720	1,898			
	80%	1,186	1,271	1,526	1,762	1,966	2,170			