



Effective May 1, 2026 (must be put into effect by June 15, 2026)

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

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			



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2026 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

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			



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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 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				

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				



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2026 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

	80%	1,532	1,641	1,970	2,276	2,540	2,802		
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2026 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****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			



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2026 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

****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			



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2026 HOUSING CREDIT INCOME LIMITS AND MAXIMUM RENTS

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			



Effective May 1, 2026 (must be put into effect by June 15, 2026)

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

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				

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				



Effective May 1, 2026 (must be put into effect by June 15, 2026)

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

	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				



Effective May 1, 2026 (must be put into effect by June 15, 2026)

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

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				



Effective May 1, 2026 (must be put into effect by June 15, 2026)

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

	80%	1,042	1,117	1,340	1,548	1,728	1,906		
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Effective May 1, 2026 (must be put into effect by June 15, 2026)

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

****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			



Effective May 1, 2026 (must be put into effect by June 15, 2026)

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

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**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

****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			



Effective May 1, 2026 (must be put into effect by June 15, 2026)

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

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				



Effective May 1, 2026 (must be put into effect by June 15, 2026)

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

	80%	1,022	1,095	1,314	1,517	1,692	1,867		
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Effective May 1, 2026 (must be put into effect by June 15, 2026)

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

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			



Effective May 1, 2026 (must be put into effect by June 15, 2026)

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 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				

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				



Effective May 1, 2026 (must be put into effect by June 15, 2026)

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

	80%	1,034	1,108	1,330	1,536	1,714	1,891		
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Effective May 1, 2026 (must be put into effect by June 15, 2026)

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

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			



Effective May 1, 2026 (must be put into effect by June 15, 2026)

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

****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			



Effective May 1, 2026 (must be put into effect by June 15, 2026)

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

****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			



Effective May 1, 2026 (must be put into effect by June 15, 2026)

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			



Effective May 1, 2026 (must be put into effect by June 15, 2026)

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

****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			



Effective May 1, 2026 (must be put into effect by June 15, 2026)

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			



Effective May 1, 2026 (must be put into effect by June 15, 2026)

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 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				

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				



Effective May 1, 2026 (must be put into effect by June 15, 2026)

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*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

****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			



Effective May 1, 2026 (must be put into effect by June 15, 2026)

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			



Effective May 1, 2026 (must be put into effect by June 15, 2026)

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*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

****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			



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*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				



Effective May 1, 2026 (must be put into effect by June 15, 2026)

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

****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			



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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			



Effective May 1, 2026 (must be put into effect by June 15, 2026)

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

****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			