



Ventana Fund Rent Limits and
Income Limits Effective
May 2026-May 2027
If you have any questions about
how these limits were calculated,
or how they apply to your
community, please contact:
Ventana Fund
(505) 464-7649
aporras@ventanafund.org

2026 Ventana Fund Rent Limits	AMI	60% AMI Rent Limits by Number of Bedrooms				
		Studio	1BR	2BR	3BR	4BR
Albuquerque Metro Area (Bernalillo, Sandoval, Torrance & Valencia)	\$ 100,400	\$ 1,054	\$ 1,130	\$ 1,356	\$ 1,566	\$ 1,747
Farmington MSA (Farmington and San Juan County)	\$ 80,300	\$ 844	\$ 904	\$ 1,084	\$ 1,253	\$ 1,398
Las Cruces MSA (Las Cruces and Dona Ana County)	\$ 79,900	\$ 816	\$ 874	\$ 1,050	\$ 1,212	\$ 1,353
Santa Fe MSA (Santa Fe County)	\$ 118,600	\$ 1,149	\$ 1,230	\$ 1,477	\$ 1,707	\$ 1,905
Catron County	\$ 70,200	\$ 766	\$ 821	\$ 985	\$ 1,137	\$ 1,269
Chaves County	\$ 65,600	\$ 766	\$ 821	\$ 985	\$ 1,137	\$ 1,269
Cibola County	\$ 62,600	\$ 766	\$ 821	\$ 985	\$ 1,137	\$ 1,269
Colfax County	\$ 64,700	\$ 766	\$ 821	\$ 985	\$ 1,137	\$ 1,269
Curry County	\$ 79,000	\$ 829	\$ 888	\$ 1,066	\$ 1,233	\$ 1,375
De Baca County	\$ 89,500	\$ 940	\$ 1,007	\$ 1,209	\$ 1,396	\$ 1,558
Eddy County	\$ 100,100	\$ 1,051	\$ 1,126	\$ 1,351	\$ 1,562	\$ 1,743
Grant County	\$ 68,400	\$ 781	\$ 837	\$ 1,005	\$ 1,161	\$ 1,296
Guadalupe County	\$ 60,500	\$ 766	\$ 821	\$ 985	\$ 1,137	\$ 1,269
Harding County	\$ 95,500	\$ 894	\$ 958	\$ 1,149	\$ 1,329	\$ 1,482
Hidalgo County	\$ 71,200	\$ 766	\$ 821	\$ 985	\$ 1,137	\$ 1,269
Lea County	\$ 92,200	\$ 922	\$ 988	\$ 1,186	\$ 1,370	\$ 1,528
Lincoln County	\$ 73,800	\$ 775	\$ 831	\$ 997	\$ 1,152	\$ 1,285
Los Alamos County	\$ 182,500	\$ 1,795	\$ 1,923	\$ 2,308	\$ 2,666	\$ 2,974
Luna County	\$ 48,300	\$ 766	\$ 821	\$ 985	\$ 1,137	\$ 1,269
McKinley County	\$ 56,400	\$ 766	\$ 821	\$ 985	\$ 1,137	\$ 1,269
Mora County	\$ 57,700	\$ 766	\$ 821	\$ 985	\$ 1,137	\$ 1,269
Otero County	\$ 71,000	\$ 766	\$ 821	\$ 985	\$ 1,137	\$ 1,269
Quay County	\$ 60,400	\$ 766	\$ 821	\$ 985	\$ 1,137	\$ 1,269
Rio Arriba County	\$ 73,700	\$ 774	\$ 829	\$ 996	\$ 1,149	\$ 1,282
Roosevelt County	\$ 69,700	\$ 766	\$ 821	\$ 985	\$ 1,137	\$ 1,269
San Miguel County	\$ 74,300	\$ 781	\$ 837	\$ 1,003	\$ 1,159	\$ 1,293
Sierra County	\$ 71,300	\$ 766	\$ 821	\$ 985	\$ 1,137	\$ 1,269
Socorro County	\$ 50,000	\$ 766	\$ 821	\$ 985	\$ 1,137	\$ 1,269
Taos County	\$ 80,500	\$ 846	\$ 906	\$ 1,087	\$ 1,256	\$ 1,401
Union County	\$ 66,700	\$ 766	\$ 821	\$ 985	\$ 1,137	\$ 1,269
National, Non-Metro Limits	\$ 84,700	\$ 889	\$ 953	\$ 1,144	\$ 1,321	\$ 1,474

* Maximum gross rents are to be reduced by tenant paid utilities.

80% AMI Rent Limits by Number of Bedrooms				
Studio	1BR	2BR	3BR	4BR
\$ 1,406	\$ 1,507	\$ 1,808	\$ 2,089	\$ 2,330
\$ 1,126	\$ 1,206	\$ 1,446	\$ 1,671	\$ 1,864
\$ 1,088	\$ 1,166	\$ 1,400	\$ 1,617	\$ 1,804
\$ 1,532	\$ 1,641	\$ 1,970	\$ 2,276	\$ 2,540
\$ 1,022	\$ 1,095	\$ 1,314	\$ 1,517	\$ 1,692
\$ 1,022	\$ 1,095	\$ 1,314	\$ 1,517	\$ 1,692
\$ 1,022	\$ 1,095	\$ 1,314	\$ 1,517	\$ 1,692
\$ 1,022	\$ 1,095	\$ 1,314	\$ 1,517	\$ 1,692
\$ 1,106	\$ 1,185	\$ 1,422	\$ 1,644	\$ 1,834
\$ 1,254	\$ 1,343	\$ 1,612	\$ 1,862	\$ 2,078
\$ 1,402	\$ 1,502	\$ 1,802	\$ 2,083	\$ 2,324
\$ 1,042	\$ 1,117	\$ 1,340	\$ 1,548	\$ 1,728
\$ 1,022	\$ 1,095	\$ 1,314	\$ 1,517	\$ 1,692
\$ 1,192	\$ 1,278	\$ 1,532	\$ 1,772	\$ 1,976
\$ 1,022	\$ 1,095	\$ 1,314	\$ 1,517	\$ 1,692
\$ 1,230	\$ 1,318	\$ 1,582	\$ 1,827	\$ 2,038
\$ 1,034	\$ 1,108	\$ 1,330	\$ 1,536	\$ 1,714
\$ 2,394	\$ 2,565	\$ 3,078	\$ 3,555	\$ 3,966
\$ 1,022	\$ 1,095	\$ 1,314	\$ 1,517	\$ 1,692
\$ 1,022	\$ 1,095	\$ 1,314	\$ 1,517	\$ 1,692
\$ 1,022	\$ 1,095	\$ 1,314	\$ 1,517	\$ 1,692
\$ 1,022	\$ 1,095	\$ 1,314	\$ 1,517	\$ 1,692
\$ 1,022	\$ 1,095	\$ 1,314	\$ 1,517	\$ 1,692
\$ 1,032	\$ 1,106	\$ 1,328	\$ 1,533	\$ 1,710
\$ 1,022	\$ 1,095	\$ 1,314	\$ 1,517	\$ 1,692
\$ 1,042	\$ 1,116	\$ 1,338	\$ 1,546	\$ 1,724
\$ 1,022	\$ 1,095	\$ 1,314	\$ 1,517	\$ 1,692
\$ 1,022	\$ 1,095	\$ 1,314	\$ 1,517	\$ 1,692
\$ 1,128	\$ 1,208	\$ 1,450	\$ 1,675	\$ 1,868
\$ 1,022	\$ 1,095	\$ 1,314	\$ 1,517	\$ 1,692
\$ 1,186	\$ 1,271	\$ 1,526	\$ 1,762	\$ 1,966



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2026 Ventana Fund Income Limits	AMI	60% AMI Income Limits by Household Size				
		1	2	3	4	5
Albuquerque Metro Area (Bernalillo, Sandoval, Torrance & Valencia)	\$ 100,400	\$ 42,180	\$ 48,240	\$ 54,240	\$ 60,240	\$ 65,100
Farmington MSA (Farmington and San Juan County)	\$ 80,300	\$ 33,780	\$ 38,580	\$ 43,380	\$ 48,180	\$ 52,080
Las Cruces MSA (Las Cruces and Dona Ana County)	\$ 79,900	\$ 32,640	\$ 37,320	\$ 42,000	\$ 46,620	\$ 50,400
Santa Fe MSA (Santa Fe County)	\$ 118,600	\$ 45,960	\$ 52,500	\$ 59,100	\$ 65,640	\$ 70,920
Catron County	\$ 70,200	\$ 30,660	\$ 35,040	\$ 39,420	\$ 43,740	\$ 47,280
Chaves County	\$ 65,600	\$ 30,660	\$ 35,040	\$ 39,420	\$ 43,740	\$ 47,280
Cibola County	\$ 62,600	\$ 30,660	\$ 35,040	\$ 39,420	\$ 43,740	\$ 47,280
Colfax County	\$ 64,700	\$ 30,660	\$ 35,040	\$ 39,420	\$ 43,740	\$ 47,280
Curry County	\$ 79,000	\$ 33,180	\$ 37,920	\$ 42,660	\$ 47,400	\$ 51,240
De Baca County	\$ 89,500	\$ 37,620	\$ 42,960	\$ 48,360	\$ 53,700	\$ 58,020
Eddy County	\$ 100,100	\$ 42,060	\$ 48,060	\$ 54,060	\$ 60,060	\$ 64,920
Grant County	\$ 68,400	\$ 31,260	\$ 35,760	\$ 40,200	\$ 44,640	\$ 48,240
Guadalupe County	\$ 60,500	\$ 30,660	\$ 35,040	\$ 39,420	\$ 43,740	\$ 47,280
Harding County	\$ 95,500	\$ 35,760	\$ 40,920	\$ 45,960	\$ 51,120	\$ 55,200
Hidalgo County	\$ 71,200	\$ 30,660	\$ 35,040	\$ 39,420	\$ 43,740	\$ 47,280
Lea County	\$ 92,200	\$ 36,900	\$ 42,180	\$ 47,460	\$ 52,680	\$ 56,940
Lincoln County	\$ 73,800	\$ 31,020	\$ 35,460	\$ 39,900	\$ 44,280	\$ 47,880
Los Alamos County	\$ 182,500	\$ 71,820	\$ 82,080	\$ 92,340	\$ 102,540	\$ 110,760
Luna County	\$ 48,300	\$ 30,660	\$ 35,040	\$ 39,420	\$ 43,740	\$ 47,280
McKinley County	\$ 56,400	\$ 30,660	\$ 35,040	\$ 39,420	\$ 43,740	\$ 47,280
Mora County	\$ 57,700	\$ 30,660	\$ 35,040	\$ 39,420	\$ 43,740	\$ 47,280
Otero County	\$ 71,000	\$ 30,660	\$ 35,040	\$ 39,420	\$ 43,740	\$ 47,280
Quay County	\$ 60,400	\$ 30,660	\$ 35,040	\$ 39,420	\$ 43,740	\$ 47,280
Rio Arriba County	\$ 73,700	\$ 30,960	\$ 35,400	\$ 39,840	\$ 44,220	\$ 47,760
Roosevelt County	\$ 69,700	\$ 30,660	\$ 35,040	\$ 39,420	\$ 43,740	\$ 47,280
San Miguel County	\$ 74,300	\$ 31,260	\$ 35,700	\$ 40,140	\$ 44,580	\$ 48,180
Sierra County	\$ 71,300	\$ 30,660	\$ 35,040	\$ 39,420	\$ 43,740	\$ 47,280
Socorro County	\$ 50,000	\$ 30,660	\$ 35,040	\$ 39,420	\$ 43,740	\$ 47,280
Taos County	\$ 80,500	\$ 33,840	\$ 38,640	\$ 43,500	\$ 48,300	\$ 52,200
Union County	\$ 66,700	\$ 30,660	\$ 35,040	\$ 39,420	\$ 43,740	\$ 47,280
National, Non-Metro Limits	\$ 84,700	\$ 35,580	\$ 40,680	\$ 45,780	\$ 50,820	\$ 54,900

80% AMI Income Limits by Household Size				
1	2	3	4	5
\$ 56,240	\$ 64,320	\$ 72,320	\$ 80,320	\$ 86,800
\$ 45,040	\$ 51,440	\$ 57,840	\$ 64,240	\$ 69,440
\$ 43,520	\$ 49,760	\$ 56,000	\$ 62,160	\$ 67,200
\$ 61,280	\$ 70,000	\$ 78,800	\$ 87,520	\$ 94,560
\$ 40,880	\$ 46,720	\$ 52,560	\$ 58,320	\$ 63,040
\$ 40,880	\$ 46,720	\$ 52,560	\$ 58,320	\$ 63,040
\$ 40,880	\$ 46,720	\$ 52,560	\$ 58,320	\$ 63,040
\$ 40,880	\$ 46,720	\$ 52,560	\$ 58,320	\$ 63,040
\$ 44,240	\$ 50,560	\$ 56,880	\$ 63,200	\$ 68,320
\$ 50,160	\$ 57,280	\$ 64,480	\$ 71,600	\$ 77,360
\$ 56,080	\$ 64,080	\$ 72,080	\$ 80,080	\$ 86,560
\$ 41,680	\$ 47,680	\$ 53,600	\$ 59,520	\$ 64,320
\$ 40,880	\$ 46,720	\$ 52,560	\$ 58,320	\$ 63,040
\$ 47,680	\$ 54,560	\$ 61,280	\$ 68,160	\$ 73,600
\$ 40,880	\$ 46,720	\$ 52,560	\$ 58,320	\$ 63,040
\$ 49,200	\$ 56,240	\$ 63,280	\$ 70,240	\$ 75,920
\$ 41,360	\$ 47,280	\$ 53,200	\$ 59,040	\$ 63,840
\$ 95,760	\$ 109,440	\$ 123,120	\$ 136,720	\$ 147,680
\$ 40,880	\$ 46,720	\$ 52,560	\$ 58,320	\$ 63,040
\$ 40,880	\$ 46,720	\$ 52,560	\$ 58,320	\$ 63,040
\$ 40,880	\$ 46,720	\$ 52,560	\$ 58,320	\$ 63,040
\$ 40,880	\$ 46,720	\$ 52,560	\$ 58,320	\$ 63,040
\$ 41,280	\$ 47,200	\$ 53,120	\$ 58,960	\$ 63,680
\$ 40,880	\$ 46,720	\$ 52,560	\$ 58,320	\$ 63,040
\$ 41,680	\$ 47,600	\$ 53,520	\$ 59,440	\$ 64,240
\$ 40,880	\$ 46,720	\$ 52,560	\$ 58,320	\$ 63,040
\$ 40,880	\$ 46,720	\$ 52,560	\$ 58,320	\$ 63,040
\$ 45,120	\$ 51,520	\$ 58,000	\$ 64,400	\$ 69,600
\$ 40,880	\$ 46,720	\$ 52,560	\$ 58,320	\$ 63,040
\$ 47,440	\$ 54,240	\$ 61,040	\$ 67,760	\$ 73,200

* Income limits up to 120% AMI may be allowed to address workforce housing and other housing needs for