



FY 2020 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2020 San Miguel County, NM FMRs for All Bedroom Sizes

Final FY 2020 & Final FY 2019 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2020 FMR	\$601	\$636	\$772	\$1,001	\$1,088
FY 2019 FMR	\$628	\$660	\$817	\$1,037	\$1,208

San Miguel County, NM is a non-metropolitan county.

Fair Market Rent Calculation Methodology

Show/Hide Methodology Narrative

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. 2013-2017 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area are used as the new basis for FY2020 provided the estimate is statistically reliable. For FY2020, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2013-2017 5-year, HUD checks whether the area has had at least minimally reliable estimate in any of the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2020 base rent is the average of the inflated ACS estimates.

If an area has not had a minimally reliable estimate in the past 3 years, the estimate State for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area is used as the basis for FY2020.

2. HUD calculates a recent mover adjustment factor by comparing a 2017 1-year 40th percentile recent mover 2-bedroom rent to the 2013-2017 5-year 40th percentile adjusted standard quality gross rent. If either the recent mover and non-recent mover rent estimates are not reliable, HUD uses the recent mover adjustment for a larger geography. For metropolitan areas, the order of geographies examined is: FMR Area, Entire Metropolitan Area (for Metropolitan Sub-Areas), State Metropolitan Portion, Entire State, and Entire US; for non-metropolitan areas, the order of geographies examined is: FMR Area, State Non-Metropolitan Portion, Entire State, and Entire US. The recent mover adjustment factor is floored at one.
3. HUD calculates the appropriate recent mover adjustment factor between the 5-year data and the 1-year data and applies this to the 5-year base rent estimate.

**Allowances for
Tenant-Furnished Utilities
and Other Services**

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 07/31/2022)

Locality		Unit Type					Date
San Miguel County		Manufactured Home					
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	3	3	3	3	4	4
	b. Bottle Gas	31	33	35	38	40	42
	c. Electric	7	7	8	9	9	10
		-	-	-	-	-	-
Cooking	a. Natural Gas	1	1	2	2	2	3
	b. Bottle Gas	9	12	17	19	24	28
	c. Electric	5	7	9	11	13	15
		-	-	-	-	-	-
Other Electric		15	22	29	36	43	53
Air Conditioning		2	4	7	9	12	15
Water Heating	a. Natural Gas	1	2	3	3	4	5
	b. Bottle Gas	14	21	31	38	45	54
	c. Electric	9	14	18	23	28	32
	d. Oil	-	-	-	-	-	-
Water		35	36	46	62	84	106
Sewer		36	37	47	56	65	75
Trash Collection		26	26	26	26	26	26
Range/Microwave		10	10	10	10	10	10
Refrigerator		14	14	14	14	14	14
Other -	Monthly Gas Fee	12	12	12	12	12	12
	Monthly Electric Fee	7	7	7	7	7	7
Actual Family Allowances To be used by the family to compute allowance.						Utility or Service	per month cost
Complete below for the actual unit rented						Space Heating	
Name of Family						Cooking	
						Other Electric	
						Air Conditioning	
						Water Heating	
						Water	
Unit Address						Sewer	
						Trash Collection	
						Range/Microwave	
						Refrigerator	
Number of Bedrooms						Other	
						Total	

based on form HUD-52667 (04/15)

Previous editions are obsolete

ref. Handbook 7420.8