

## CHANGES IN HUD FAIR MARKET RENTS FROM FISCAL YEAR 2004 TO FISCAL YEAR 2005 Colorado

	Two-Bedroom Fair Market Rent			Three-Bedroom Fair Market Rent			Four-Bedroom Fair Market Rent		
							Four-Bedroom Fair Market Rent		
			Change from			Change from			Change from
County	2004	2005	2004 to 2005	2004	2005	2004 to 2005		2005	2004 to 2005
Adams County	\$964	\$973	0.9%	\$1,337	\$1,382		\$1,579		
Alamosa County	\$543	\$474	-12.7%	\$732	\$644	-12.0%	\$873	\$833	
Arapahoe County	\$964	\$973	0.9%	\$1,337	\$1,382		\$1,579		
Archuleta County	\$648	\$698	7.7%	\$875	\$849		\$1,040		
Baca County	\$543	\$459	-15.5%	\$732	\$655		\$873	\$673	
Bent County	\$543	\$499	-8.1%	\$732	\$654	-10.7%	\$873	\$804	
Boulder County	\$983	\$1,022	4.0%	\$1,371	\$1,490		\$1,615		
Chaffee County	\$543	\$604	11.2%	\$732	\$880		\$873		
Cheyenne County	\$543	\$499	-8.1%	\$732	\$654	-10.7%	\$873	\$804	-7.9%
Clear Creek County	\$552	\$884	60.1%	\$769	\$1,208	57.1%	\$905	\$1,420	
Conejos County	\$543	\$459	-15.5%	\$732	\$655		\$873	\$673	-22.9%
Costilla County	\$543	\$459	-15.5%	\$732	\$655	-10.5%	\$873	\$673	-22.9%
Crowley County	\$543	\$499	-8.1%	\$732	\$654	-10.7%	\$873	\$804	-7.9%
Custer County	\$543	\$647	19.2%	\$732	\$906	23.8%	\$873	\$1,042	19.4%
Delta County	\$543	\$556	2.4%	\$732	\$763	4.2%	\$873	\$786	-10.0%
Denver County	\$964	\$973	0.9%	\$1,337	\$1,382	3.4%	\$1,579	\$1,612	2.1%
Dolores County	\$543	\$642	18.2%	\$732	\$850		\$873		25.7%
Douglas County	\$964	\$973	0.9%	\$1,337	\$1,382	3.4%	\$1,579	\$1,612	2.1%
Eagle County	\$818	\$1,200	46.7%	\$1,139	\$1,509	32.5%	\$1,343	\$2,062	53.5%
El Paso County	\$701	\$734	4.7%	\$977	\$1,047	7.2%	\$1,153	\$1,238	7.4%
Elbert County	\$587	\$499	-15.0%	\$732	\$654		\$961	\$804	
Fremont County	\$543	\$575		\$732	\$825	12.7%			8.4%
Garfield County	\$658	\$756	14.9%	\$822	\$933	13.5%	\$1,077	\$961	-10.8%
Gilpin County	\$708	\$884	24.9%	\$933	\$1,208	29.5%	\$1,032	\$1,420	37.6%

Grand County	\$635	\$681	7.2%	\$795	\$991	24.7%	\$963	\$1,021	6.0%
Gunnison County	\$543	\$693	27.6%	\$732	\$959	31.0%	\$873	\$1,217	39.4%
Hinsdale County	\$543	\$901	65.9%	\$732	\$1,122	53.3%	\$873	\$1,581	81.1%
Huerfano County	\$543	\$459	-15.5%	\$732	\$655	-10.5%	\$873	\$673	-22.9%
Jackson County	\$543	\$674	24.1%	\$732	\$869	18.7%	\$873	\$934	7.0%
Jefferson County	\$964	\$973	0.9%	\$1,337	\$1,382	3.4%	\$1,579	\$1,612	2.1%
Kiowa County	\$543	\$499	-8.1%	\$732	\$654	-10.7%	\$873	\$804	-7.9%
Kit Carson County	\$543	\$499	-8.1%	\$732	\$654	-10.7%	\$873	\$804	-7.9%
La Plata County	\$797	\$722	-9.4%	\$1,110	\$1,013	-8.7%	\$1,311	\$1,153	-12.1%
Lake County	\$543	\$901	65.9%	\$732	\$1,122	53.3%	\$873	\$1,581	81.1%
Larimer County	\$739	\$750	1.5%	\$1,026	\$1,092	6.4%	\$1,212	\$1,273	5.0%
Las Animas County	\$543	\$522	-3.9%	\$732	\$673	-8.1%	\$873	\$695	-20.4%
Lincoln County	\$543	\$499	-8.1%	\$732	\$654	-10.7%	\$873	\$804	-7.9%
Logan County	\$543	\$517	-4.8%	\$732	\$673	-8.1%	\$873	\$779	-10.8%
Mesa County	\$579	\$563	-2.8%	\$780	\$820	5.1%	\$929	\$991	6.7%
Mineral County	\$543	\$901	65.9%	\$732	\$1,122	53.3%	\$873	\$1,581	81.1%
Moffat County	\$543	\$521	-4.1%	\$732	\$683	-6.7%	\$873	\$915	4.8%
Montezuma County	\$543	\$558	2.8%	\$732	\$666	-9.0%	\$873	\$890	1.9%
Montrose County	\$549	\$605	10.2%	\$762	\$803	5.4%	\$897	\$995	10.9%
Morgan County	\$543	\$542	-0.2%	\$732	\$722	-1.4%	\$873	\$872	-0.1%
Otero County	\$543	\$455	-16.2%	\$732	\$630	-13.9%	\$873	\$649	-25.7%
Ouray County	\$549	\$901	64.1%	\$732	\$1,122	53.3%	\$889	\$1,581	77.8%
Park County	\$604	\$819	35.6%	\$838	\$979	16.8%	\$954	\$1,042	9.2%
Phillips County	\$543	\$499	-8.1%	\$732	\$654	-10.7%	\$873	\$804	-7.9%
Pitkin County	\$1,145	\$1,269	10.8%	\$1,510	\$1,763	16.8%	\$1,717	\$2,228	29.8%
Prowers County	\$543	\$450	-17.1%	\$732	\$610	-16.7%	\$873	\$791	-9.4%
Pueblo County	\$608	\$610	0.3%	\$818	\$799	-2.3%	\$976	\$904	-7.4%
Rio Blanco County	\$543	\$674	24.1%	\$732	\$869	18.7%	\$873	\$934	7.0%
Rio Grande County	\$543	\$459	-15.5%	\$732	\$666	-9.0%	\$873	\$686	-21.4%
Routt County	\$668	\$937	40.3%	\$929	\$1,121	20.7%	\$1,095	\$1,645	50.2%
Saguache County	\$543	\$459	-15.5%	\$732	\$655	-10.5%	\$873	\$673	-22.9%
San Juan County	\$543	\$642	18.2%	\$732	\$850	16.1%	\$873	\$1,097	25.7%
San Miguel County	\$1,223	\$975	-20.3%	\$1,527	\$1,422	-6.9%	\$1,972	\$1,464	-25.8%
Sedgwick County	\$543	\$499	-8.1%	\$732	\$654	-10.7%	\$873	\$804	-7.9%
Summit County	\$828	\$1,051	26.9%	\$1,152	\$1,497	29.9%	\$1,418	\$1,844	30.0%
Teller County	\$661	\$835	26.3%	\$919	\$1,216	32.3%	\$927	\$1,465	58.0%
Washington County	\$543	\$499	-8.1%	\$732	\$654	-10.7%	\$873	\$804	-7.9%
Weld County	\$745	\$667	-10.5%	\$1,034	\$973	-5.9%	\$1,223	\$1,148	-6.1%
Yuma County	\$543	\$499	-8.1%	\$732	\$654	-10.7%	\$873	\$804	-7.9%

\*HUD recently conducted a Random Digit Dialing survey of rents in this area. However, the results of this survey were not available at the time that final 2005 FMRs were published. Housing agencies in this area have the option of using either 2004 or final 2005 FMRs until HUD publishes revised final FMRs based on the RDD survey.

Counties in yellow have a decrease of at least 9.1% in the FMR for at least one bedroom size shown. Decreases of this size are particularly significant because housing agencies are allowed to set payment standards (the maximum amount of rent a voucher can cover) between 90% and 110% of FMR. In areas where the FMR decrease is 9.1% or more (that is, where 110% of the 2005 FMR is less than 100% of the 2004 FMR), housing agencies will have to reduce the amount of rent vouchers can cover unless the agency gets special approval from HUD or happens to have a current payment standard below 100% of the FMR.

Note: For background information on Fair Market Rents and discussion of the implications of Fair Market Rent changes for participants in the Housing Voucher Program and other federal housing programs, see www.cbpp.org/10-12-04hous.htm. For data on Fair Market Rents for other bedroom sizes see www.nlihc.org/2005fmrs/index.htm.