



# CENTER ON BUDGET AND POLICY PRIORITIES

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

County	Two-Bedroom Fair Market Rent			Three-Bedroom Fair Market Rent			Four-Bedroom Fair Market Rent		
	2004	2005	Change from 2004 to 2005	2004	2005	Change from 2004 to 2005	2004	2005	Change from 2004 to 2005
Bernalillo County	\$673	\$699	3.9%	\$928	\$1,017	9.6%	\$1,096	\$1,224	11.7%
Catron County	\$422	\$427	1.2%	\$568	\$621	9.3%	\$641	\$640	-0.2%
Chaves County	\$436	\$451	3.4%	\$601	\$590	-1.8%	\$641	\$608	-5.1%
Cibola County	\$422	\$400	-5.2%	\$568	\$581	2.3%	\$641	\$631	-1.6%
Colfax County	\$422	\$469	11.1%	\$568	\$592	4.2%	\$641	\$616	-3.9%
Curry County	\$442	\$441	-0.2%	\$568	\$597	5.1%	\$641	\$776	21.1%
De Baca County	\$422	\$439	4.0%	\$568	\$592	4.2%	\$641	\$721	12.5%
Dona Ana County	\$471	\$487	3.4%	\$645	\$672	4.2%	\$761	\$746	-2.0%
Eddy County	\$422	\$424	0.5%	\$568	\$569	0.2%	\$660	\$691	4.7%
Grant County	\$503	\$465	-7.6%	\$675	\$655	-3.0%	\$762	\$674	-11.5%
Guadalupe County	\$422	\$520	23.2%	\$568	\$653	15.0%	\$645	\$681	5.6%
Harding County	\$422	\$439	4.0%	\$568	\$592	4.2%	\$641	\$721	12.5%
Hidalgo County	\$422	\$427	1.2%	\$568	\$621	9.3%	\$641	\$640	-0.2%
Lea County	\$422	\$413	-2.1%	\$568	\$543	-4.4%	\$641	\$572	-10.8%
Lincoln County	\$446	\$526	17.9%	\$587	\$662	12.8%	\$735	\$924	25.7%
Los Alamos County	\$798	\$818	2.5%	\$1,072	\$1,038	-3.2%	\$1,214	\$1,090	-10.2%
Luna County	\$451	\$382	-15.3%	\$605	\$487	-19.5%	\$683	\$585	-14.3%
McKinley County	\$465	\$538	15.7%	\$579	\$643	11.1%	\$650	\$833	28.2%
Mora County	\$422	\$520	23.2%	\$568	\$653	15.0%	\$641	\$681	6.2%
Otero County	\$422	\$437	3.6%	\$588	\$639	8.7%	\$641	\$769	20.0%
Quay County	\$474	\$439	-7.4%	\$594	\$592	-0.3%	\$664	\$721	8.6%
Rio Arriba County	\$428	\$473	10.5%	\$568	\$612	7.7%	\$641	\$679	5.9%
Roosevelt County	\$422	\$409	-3.1%	\$568	\$567	-0.2%	\$641	\$701	9.4%
San Juan County	\$439	\$534	21.6%	\$610	\$706	15.7%	\$723	\$796	10.1%



San Miguel County	\$435	\$490	12.6%	\$568	\$651	14.6%	\$641	\$756	17.9%
Sandoval County	\$673	\$699	3.9%	\$928	\$1,017	9.6%	\$1,096	\$1,224	11.7%
Santa Fe County	\$798	\$818	2.5%	\$1,072	\$1,038	-3.2%	\$1,214	\$1,090	-10.2%
Sierra County	\$422	\$438	3.8%	\$568	\$640	12.7%	\$641	\$770	20.1%
Socorro County	\$422	\$435	3.1%	\$568	\$521	-8.3%	\$658	\$738	12.2%
Taos County	\$675	\$629	-6.8%	\$844	\$753	-10.8%	\$1,111	\$776	-30.2%
Torrance County	\$422	\$427	1.2%	\$568	\$621	9.3%	\$641	\$640	-0.2%
Union County	\$422	\$439	4.0%	\$568	\$592	4.2%	\$641	\$721	12.5%
Valencia County	\$673	\$699	3.9%	\$928	\$1,017	9.6%	\$1,096	\$1,224	11.7%

\*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](http://www.cbpp.org/10-12-04hous.htm). For data on Fair Market Rents for other bedroom sizes see [www.nlihc.org/2005fmrs/index.htm](http://www.nlihc.org/2005fmrs/index.htm).