



FY 2019 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2019 FMRs for All Bedroom Sizes

Final FY 2019 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2019 FMR	\$628	\$660	\$817	\$1,037	\$1,208
FY 2018 FMR	\$562	\$573	\$724	\$916	\$1,164

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. 2012-2016 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 FY2019 provided the estimate is statistically reliable. For FY2019, 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 2012-2016 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 FY2019 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 FY2019.

2. HUD calculates a recent mover adjustment factor by comparing a 2016 1-year 40th percentile recent mover 2-bedroom rent to the 2012-2016 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.

4. Rents are calculated as of 2017 using the relevant (regional or local) change in gross rent Consumer Price Index (CPI) from annual 2016 to annual 2017.
5. All estimates are then inflated from 2017 to FY2019 using a trend factor based on the forecast of gross rent changes through FY2019.
6. FY2019 FMRs are then compared to a State minimum rent, and any area whose preliminary FMR falls below this value is raised to the level of the State minimum.
7. FY2019 FMRs may not be less than 90% of FY2018 FMRs.

The results of the Fair Market Rent Step-by-Step Process

1. The following are the 2016 American Community Survey 5-year 2-Bedroom Adjusted Standard Quality Gross Rent estimate and margin of error for San Miguel County, NM.

Area	ACS ₂₀₁₆ 5-Year 2-Bedroom Adjusted Standard Quality Gross Rent	ACS ₂₀₁₆ 5-Year 2-Bedroom Adjusted Standard Quality Gross Rent Margin of Error	Ratio	Sample Size Category	Result
San Miguel County, NM	\$642	\$93	\$93 / \$642=0.145	2	2 < 4 Check for reliable local ACS estimates from previous years

ACS ₂₀₁₆ 5-year Estimate	ACS ₂₀₁₆ 5-year Error	ACS ₂₀₁₆ 5-year Estimate Minimally Reliable?	ACS ₂₀₁₅ 5-year Estimate	ACS ₂₀₁₅ 5-year Error	ACS ₂₀₁₅ 5-year Estimate Minimally Reliable?	ACS ₂₀₁₄ 5-year Estimate	ACS ₂₀₁₄ 5-year Error	ACS ₂₀₁₄ 5-year Estimate Minimally Reliable?
\$642	\$93	\$93 / \$642=0.145	\$623	\$53	\$53 / \$623=0.085	\$621	\$76	\$76 / \$621=0.122

Since 3 of 3 ACS estimates are minimally reliable, the base rent is the average of those estimates, with each estimate first inflated to 2016 dollars (not shown).

Area	FY2019 Base Rent
San Miguel County, NM	\$647

2. A recent mover adjustment factor is applied based on the smallest area of geography which contains San Miguel County, NM and has an ACS₂₀₁₆ 1-year Adjusted Standard Quality Recent-Mover estimate with a Margin of Error Ratio that is less than .5.

San Miguel County Average Monthly Utilities Consumptions

Consumptions

Single Story

<i>Utility or Service</i>		<i>Units</i>	<i>OBR</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>
Heating/Natural Gas		therm	10	11	12	13	14	15
Heating/Bottle Gas**		gal	10	12	13	14	15	16
Heating/Electric	Block 1	kWh	56	62	68	74	80	86
	Block 2	kWh						
	Block 3	kWh						
	Block 4	kWh						
Heating/Heat Pump		kWh						
Cooking/Natural Gas		therm	4	5	7	8	10	11
Cooking/Bottle Gas**		gal	4	5	7	8	10	12
Cooking/Electric	Block 1	kWh	55	76	97	118	139	160
	Block 2	kWh						
	Block 3	kWh						
	Block 4	kWh						
Other Electric	Block 1	kWh	156	232	307	383	450	450
	Block 2	kWh					9	84
	Block 3	kWh						
	Block 4	kWh						
Air Conditioning	Block 1	kWh	60	143	226	310	393	450
	Block 2	kWh						26
	Block 3	kWh						
	Block 4	kWh						
Water Heat/ Natural Gas		therm	6	9	12	15	18	22
Water Heat/Bottle Gas		gal	6	9	13	16	19	23
Water Heat/Electric	Block 1	kWh	92	149	194	245	296	347
	Block 2	kWh						
	Block 3	kWh						
	Block 4	kWh						
Water Heating/Fuel Oil		gal						
Water***	Block 1	gal	2000	2000	2000	2000	2000	2000
	Block 2	gal	1600	1750	3250	4000	4000	4000
	Block 3	gal				750	2250	3750
	Block 4	gal						
Sewer***	Block 1	gal	3600	3750	5250	6750	8250	9750
	Block 2	gal						
	Block 3	gal						
	Block 4	gal						

San Miguel County Average Monthly Utilities Consumptions

Semi-Detached								
Utility or Service		Units	0BR	1BR	2BR	3BR	4BR	5BR
Heating/Natural Gas		therm	14	16	17	18	19	20
Heating/Bottle Gas**		gal	15	17	18	19	20	21
Heating/Electric	Block 1	kWh	109	121	133	144	156	168
	Block 2	kWh						
	Block 3	kWh						
	Block 4	kWh						
Heating/Heat Pump		kWh						
Cooking/Natural Gas		therm	4	5	7	8	10	11
Cooking/Bottle Gas**		gal	4	5	7	8	10	12
Cooking/Electric	Block 1	kWh	55	76	97	118	139	160
	Block 2	kWh						
	Block 3	kWh						
	Block 4	kWh						
Other Electric	Block 1	kWh	220	323	425	450	450	450
	Block 2	kWh				115	217	320
	Block 3	kWh						
	Block 4	kWh						
Air Conditioning	Block 1	kWh	86	207	328	448	450	450
	Block 2	kWh					119	239
	Block 3	kWh						
	Block 4	kWh						
Water Heat/ Natural Gas		therm	6	9	12	15	18	22
Water Heat/Bottle Gas		gal	6	9	13	16	19	23
Water Heat/Electric	Block 1	kWh	92	149	194	245	296	347
	Block 2	kWh						
	Block 3	kWh						
	Block 4	kWh						
Water Heating/Fuel Oil		0						
Water***	Block 1	gal	2000	2000	2000	2000	2000	2000
	Block 2	gal	1600	1750	3250	4000	4000	4000
	Block 3	gal				750	2250	3750
Sewer***	Block 1	gal	3600	3750	5250	6750	8250	9750
	Block 2	gal						
	Block 3	gal						
	Block 4	gal						

San Miguel County Average Monthly Utilities Consumptions

Townhomes								
Utility or Service		Units	0BR	1BR	2BR	3BR	4BR	5BR
Heating/Natural Gas		therm	13	14	15	16	17	18
Heating/Bottle Gas**		gal	14	15	16	17	18	19
Heating/Electric	Block 1	kWh	98	108	118	129	140	150
	Block 2	kWh						
	Block 3	kWh						
	Block 4	kWh						
Heating/Heat Pump		kWh						
Cooking/Natural Gas		therm	4	5	7	8	10	11
Cooking/Bottle Gas**		gal	4	5	7	8	10	12
Cooking/Electric	Block 1	kWh	55	76	97	118	139	160
	Block 2	kWh						
	Block 3	kWh						
	Block 4	kWh						
Other Electric	Block 1	kWh	156	232	307	383	450	450
	Block 2	kWh					9	84
	Block 3	kWh						
	Block 4	kWh						
Air Conditioning	Block 1	kWh	77	185	293	401	450	450
	Block 2	kWh					59	167
	Block 3	kWh						
	Block 4	kWh						
Water Heat/ Natural Gas		therm	6	9	12	15	18	22
Water Heat/Bottle Gas		gal	6	9	13	16	19	23
Water Heat/Electric	Block 1	kWh	92	149	194	245	296	347
	Block 2	kWh						
	Block 3	kWh						
	Block 4	kWh						
Water Heating/Fuel Oil		0						
Water***	Block 1	gal	2000	2000	2000	2000	2000	2000
	Block 2	gal	1600	1750	3250	4000	4000	4000
	Block 3	gal				750	2250	3750
	Block 4	gal						
Sewer***	Block 1	gal	3600	3750	5250	6750	8250	9750
	Block 2	gal						
	Block 3	gal						
	Block 4	gal						

San Miguel County Average Monthly Utilities Consumptions

Apartment Walk-Ups

Utility or Service		Units	0BR	1BR	2BR	3BR	4BR	5BR
Heating/Natural Gas		therm	10	11	12	13	14	15
Heating/Bottle Gas**		gal	10	12	13	14	15	16
Heating/Electric	Block 1	kWh	56	62	68	74	80	86
	Block 2	kWh						
	Block 3	kWh						
	Block 4	kWh						
Heating/Heat Pump		kWh						
Cooking/Natural Gas		therm	4	5	7	8	10	11
Cooking/Bottle Gas**		gal	4	5	7	8	10	12
Cooking/Electric	Block 1	kWh	55	76	97	118	139	160
	Block 2	kWh						
	Block 3	kWh						
	Block 4	kWh						
Other Electric	Block 1	kWh	156	232	307	383	450	450
	Block 2	kWh					9	84
	Block 3	kWh						
	Block 4	kWh						
Air Conditioning	Block 1	kWh	60	143	226	310	393	450
	Block 2	kWh						26
	Block 3	kWh						
	Block 4	kWh						
Water Heat/ Natural Gas		therm	6	9	12	15	18	22
Water Heat/Bottle Gas		gal	6	9	13	16	19	23
Water Heat/Electric	Block 1	kWh	92	149	194	245	296	347
	Block 2	kWh						
	Block 3	kWh						
	Block 4	kWh						
Water Heating/Fuel Oil		0						
Water***	Block 1	gal	2000	2000	2000	2000	2000	2000
	Block 2	gal	1600	1750	3250	4000	4000	4000
	Block 3	gal				750	2250	3750
	Block 4	gal						
Sewer***	Block 1	gal	3600	3750	5250	6750	8250	9750
	Block 2	gal						
	Block 3	gal						
	Block 4	gal						

San Miguel County Average Monthly Utilities Consumptions

Manufactured Home			0BR	1BR	2BR	3BR	4BR	5BR
Utility or Service		Units						
Heating/Natural Gas		therm	12	13	14	15	16	17
Heating/Bottle Gas**		gal	13	14	15	16	17	18
Heating/Electric	Block 1	kWh	94	104	114	124	134	144
	Block 2	kWh						
	Block 3	kWh						
	Block 4	kWh						
Heating/Heat Pump		kWh						
Cooking/Natural Gas		therm	4	5	7	8	10	11
Cooking/Bottle Gas**		gal	4	5	7	8	10	12
Cooking/Electric	Block 1	kWh	55	76	97	118	139	160
	Block 2	kWh						
	Block 3	kWh						
	Block 4	kWh						
Other Electric	Block 1	kWh	156	232	307	383	450	450
	Block 2	kWh					9	84
	Block 3	kWh						
	Block 4	kWh						
Air Conditioning	Block 1	kWh	74	178	282	385	450	450
	Block 2	kWh					39	143
	Block 3	kWh						
	Block 4	kWh						
Water Heat/ Natural Gas		therm	6	9	12	15	18	22
Water Heat/Bottle Gas		gal	6	9	13	16	19	23
Water Heat/Electric	Block 1	kWh	92	149	194	245	296	347
	Block 2	kWh						
	Block 3	kWh						
	Block 4	kWh						
Water Heating/Fuel Oil		0						
Water***	Block 1	gal	2000	2000	2000	2000	2000	2000
	Block 2	gal	1600	1750	3250	4000	4000	4000
	Block 3	gal				750	2250	3750
	Block 4	gal						
Sewer***	Block 1	gal	3600	3750	5250	6750	8250	9750
	Block 2	gal						
	Block 3	gal						
	Block 4	gal						