1-Bedroom Unit from the Fair Market Rent Database

Counties within State - Apache 2017 - 2019

Data Planet™: A SAGE Publishing Resource. Source: United States Department of Housing and Urban Development

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The United States Department of Housing and Urban Development (HUD) is the principal federal agency responsible for programs concerned with the Nation's housing needs, fair housing opportunities, and improvement and development of the nation's communities. HUD's mission is to increase homeownership, support community development and increase access to affordable housing free from discrimination.

Dataset: 1-Bedroom Unit from the Fair Market Rent Database
Fair market rent for a one bedroom rental unit.

Fair Market Rents (FMRs) are primarily used to determine payment standards and rental amounts for various HUD programs. FMRs are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. In most cases, FMR estimates are calculated for two-bedroom units. This is the most common size of rental units, and, therefore, the most reliable to survey and analyze. After each Decennial Census, rent relationships between two-bedroom units and other unit sizes are calculated and used to set FMRs for other units. The level at which FMRs are set is expressed as a percentile point within the rent distribution of standard-quality rental housing units. The current definition used is the 40th percentile rent, the dollar amount below which 40 percent of the standard-quality rental housing units are rented. The 40th percentile rent is drawn from the distribution of rents of all units occupied by recent movers (renter households who moved to their present residence within the past 15 months). HUD is required to ensure that FMRs exclude non-market rental housing in their computation. Therefore, HUD excludes all units falling below a specified rent level determined from public housing rents in HUD's program databases as likely to be either assisted housing or otherwise at a below-market rent, and units less than two years old. HUD uses the most

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accurate and current data available to develop the FMR estimates. Three sources of survey data are used: (1) The Decennial Census; (2) the American Community Surveys; and (3) Random digit dialing (RDD) telephone surveys. Data are reported by Fiscal Year, with FY 2017 covering the period July 1, 2016 through June 30, 2017.

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