

**2026**

**United States Department of Housing and Urban Development Income Limits**

The following HUD Income Limits will be used by the Garfield County Housing Authority for administration of rental assistance programs effective May 1st, 2026.

<b><u>Household Size</u></b>	<b><u>Garfield 50% AMI</u></b>
1 PERSON	\$39,950
2 PERSON	\$45,650
3 PERSON	\$51,350
4 PERSON	\$57,050
5 PERSON	\$61,650
6 PERSON	\$66,200
7 PERSON	\$70,750

Note: Add 8% per family member over 8 persons.

## **2026 Payment Standards**

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The following Payment Standards will be used by the Garfield County Housing Authority for administration of the Housing Choice Voucher Program effective May 1, 2026. These amounts are based on the Fair Market Rents (FMRs) published by HUD.

<b><u>Voucher size</u></b>	<b><u>Garfield</u></b>
0 BEDROOM	\$1215
1 BEDROOM	\$1223
2 BEDROOM	\$1605
3 BEDROOM	\$2232
4 BEDROOM	\$2391
5 BEDROOM	\$2749
6 BEDROOM	\$3161

Note: Garfield County rates calculate to 100% for all bedroom sizes. Add 15% for each bedroom over 4.

## 2026 Utility Allowance Schedule

The following utility allowances will be used by the Garfield County Housing Authority for administration of the Housing Choice Voucher Program effective March 1, 2026.

### East Garfield - Apartment

Bedroom	0	1	2	3	4
<b>Gas</b>					
Cooking- Natural Gas	3	3	5	6	8
Cooking- Bottle Gas	7	7	12	16	21
Heating- Natural Gas	32	38	46	53	60
Heating- Bottle Gas	85	101	120	139	158
Water Heating- Natural	7	9	13	16	20
Water Heating- Bottle	19	24	33	40	52
Mo. Gas Fee	14				
<b>Electric</b>					
Cooking	5	6	9	12	15
Heating	29	35	48	61	74
Heating- Heat Pump	26	31	36	41	45
Water Heating	15	18	23	27	32
Other	20	24	33	42	51
Mo. Electric Fee	15				
<b>Other</b>					
Water	39	40	43	47	51
Sewer	65	65	70	75	80
Trash	41				

### East Garfield - Single Family/Detached House/Multi-Family

Bedroom	1	2	3	4	5
<b>Gas</b>					
Cooking- Natural Gas	3	5	6	8	9
Cooking- Bottle Gas	7	12	16	21	24
Heating- Natural Gas	55	65	76	85	95
Heating- Bottle Gas	144	170	198	224	250
Water Heating- Natural	11	16	21	25	29
Water Heating- Bottle	28	40	54	64	78
Mo. Gas Fee	14				
<b>Electric</b>					
Cooking	6	9	12	15	17
Heating	84	99	114	128	143
Heating-Heat Pump	44	52	58	65	71
Water Heating	22	28	34	40	46
Other	35	48	62	75	89
Mo. Electric Fee	15				
<b>Other</b>					
Water	40	43	47	51	55
Sewer	65	70	75	80	84
Trash	41				

**West Garfield – Apartment**

<b>Bedroom</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Gas</b>					
Cooking- Natural Gas	3	3	5	6	8
Cooking- Bottle Gas	7	7	12	16	21
Heating- Natural Gas	26	30	35	41	46
Heating- Bottle Gas	66	80	92	108	120
Water Heating- Natural	7	8	12	15	19
Water Heating- Bottle	19	21	31	38	49
Mo. Gas Fee	14				
<b>Electric</b>					
Cooking	5	6	9	12	15
Heating	24	28	38	48	58
Heating- Heat Pump	21	25	29	33	37
Water Heating	14	17	21	26	31
Other	20	24	33	43	52
Mo. Electric Fee	12				
<b>Other</b>					
Water	55	55	61	69	77
Sewer	58	58	65	73	83
Trash	34				

**West Garfield – Single Family/Detached House/Multi-Family**

<b>Bedroom</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
<b>Gas</b>					
Cooking- Natural Gas	3	5	6	8	9
Cooking- Bottle Gas	7	12	16	21	24
Heating- Natural Gas	43	51	58	66	74
Heating- Bottle Gas	113	134	151	172	193
Water Heating- Natural	10	15	19	24	27
Water Heating- Bottle	26	38	49	61	73
Mo. Gas Fee	14				
<b>Electric</b>					
Cooking	6	9	12	15	18
Heating	66	78	89	100	112
Heating-Heat Pump	35	42	47	52	57
Water Heating	21	27	33	38	44
Other	35	49	63	76	90
Mo. Electric Fee	12				
<b>Other</b>					
Water	55	61	69	77	85
Sewer	58	65	73	83	92
Trash	34				