



FY2026 SMALL AREA FMRs FOR COLORADO SPRINGS, CO HUD METRO FMR AREA

As of FY2025, HUD defines Small Areas using ZIP Codes within a metropolitan area or non-metropolitan county. Using ZIP codes as the basis for Small Area FMRs provides tenants with greater ability to move into "Opportunity Neighborhoods" with jobs, public transportation, and good schools. They also provide for multiple payment standards within a metropolitan area or non-metropolitan county, and they are likely to reduce the need for extensive market area rent reasonableness studies. Lastly, HUD hopes that setting FMRs for each ZIP code will reduce overpayment in lower-rent areas.

The Colorado Springs, CO HUD Metro FMR Area consists of the following counties: El Paso County, CO. All information here applies to the entirety of the Colorado Springs, CO HUD Metro FMR Area.

PER HUD NOTICE DATED 08/22/2025 SAMFRs FOR 2026 WILL BECOME EFFECTIVE 10/01/2025

The FY 2026 Colorado Springs, CO HUD Metro FMR Area Small Area FMRs for All Bedroom Sizes in ZIP Code 80817

FY2026 SAFMRs By Unit Bedrooms				
Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
\$1,340	\$1,640	\$1,940	\$2,700	\$3,070

The FY 2026 Colorado Springs, CO HUD Metro FMR Area Small Area FMRs for All Bedroom Sizes in ZIP Code 80911

FY2026 SAFMRs By Unit Bedrooms				
Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
\$1,250	\$1,530	\$1,810	\$2,520	\$2,860

The FY 2026 Colorado Springs, CO HUD Metro FMR Area Small Area FMRs for All Bedroom Sizes in ZIP Code 80906

FY2026 SAFMRs By Unit Bedrooms				
Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
\$1,300	\$1,590	\$1,880	\$2,610	\$2,970

The FY 2026 Colorado Springs, CO HUD Metro FMR Area Small Area FMRs for All Bedroom Sizes in ZIP Code 80925

FY2026 SAFMRs By Unit Bedrooms				
Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
\$1,680	\$2,050	\$2,430	\$3,380	\$3,840