



# FY 2022 FAIR MARKET RENT DOCUMENTATION SYSTEM

## The FY 2022 Pittsfield, MA HUD Metro FMR Area FMRs for All Bedroom Sizes

Final FY 2022 & Final FY 2021 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2022 FMR	\$848	\$1,013	\$1,277	\$1,623	\$1,759
FY 2021 FMR	\$761	\$916	\$1,153	\$1,456	\$1,626

Stockbridge town, Massachusetts is part of the Pittsfield, MA HUD Metro FMR Area, which consists of the following towns: Adams town (Berkshire County), MA; Cheshire town (Berkshire County), MA; Dalton town (Berkshire County), MA; Hinsdale town (Berkshire County), MA; Lanesborough town (Berkshire County), MA; Lee town (Berkshire County), MA; Lenox town (Berkshire County), MA; Pittsfield city (Berkshire County), MA; Richmond town (Berkshire County), MA; and Stockbridge town (Berkshire County), MA. All information here applies to the entirety of the Pittsfield, MA HUD Metro FMR Area.

### Fair Market Rent Calculation Methodology

[Show/Hide Methodology Narrative](#)

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

- 2015-2019 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 FY2022 provided the estimate is statistically reliable. For FY2022, 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 2015-2019 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 FY2022 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 FY2022.
- HUD calculates a recent mover adjustment factor by comparing a 2019 1-year 40th percentile recent mover 2-bedroom rent to the 2015-2019 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