



# FY 2023 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2023 Clinton County, PA FMRs for All Bedroom Sizes

## Final FY 2023 & Final FY 2022 FMRs By Unit Bedrooms

| Year               | <u>Efficiency</u> | <u>One-Bedroom</u> | <u>Two-Bedroom</u> | <u>Three-Bedroom</u> | <u>Four-Bedroom</u> |
|--------------------|-------------------|--------------------|--------------------|----------------------|---------------------|
| FY 2023 FMR        | \$600             | \$681              | \$897              | \$1,138              | \$1,528             |
| <u>FY 2022 FMR</u> | \$561             | \$641              | \$844              | \$1,087              | \$1,445             |

Clinton County, PA 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. **Calculate the Base Rent:** HUD uses 2016-2020 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2023, provided the estimate is statistically reliable. For FY2023, 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 2016-2020 5-year estimate, HUD checks whether the area has had at least 1 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 FY2023 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, HUD uses the estimate for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area as the basis for FY2023.

2. **Calculate the Basis for Recent Mover Adjustment Factor**: HUD has changed the calculation of the FY2023 Recent Mover Factor from previous years due to the unavailability of ACS<sub>2020</sub> 1-year estimates. The Census Bureau did not release standard 1-year estimates from the 2020 American Community Survey (ACS) due to the impacts of the COVID-19 pandemic on data collection. For FY2023, HUD uses a multi-pronged approach that includes private sources of rental data.

In order to calculate rents that are "as of" 2020, HUD takes the average of the recent mover factor from 1-year ACS<sub>2019</sub> recent mover rent inflated by 2019-2020 gross rent change; and the factor from 5-year ACS<sub>2020</sub> recent mover rent. For areas where private data is available, the 2019-2020 gross rent change uses a weighted average of private sources and the Consumer Price Index (CPI) to calculate the annual percentage change in rents plus utilities from annual 2019 to annual 2020. For areas where private data is not available, the 2019-2020 gross rent change is based only on the CPI.

3. **Adjust for Inflation**: In order to calculate rents that are "as of" 2021, for areas where private data is available, HUD calculates the relevant (regional or local) change in gross rent inflation using a weighted average of private data sources and the Consumer Price Index (CPI) from annual 2020 to annual 2021. For areas where private data is not available, HUD uses only the CPI, which is the same process used in previous years.
4. **Calculate the Trend Factor**: To further inflate rents from 2021 to FY2023, HUD uses a "trend factor" based on the forecast of CPI gross rent changes through FY2023.
5. **Multiply the Factors**: HUD multiplies the base rent by the recent mover factor, the gross rent inflation factor, and the trend factor to produce a rent that is "as of" the current fiscal year.
6. **Compare to the State minimum**: FY2023 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. **Calculate Bedroom Ratios**: HUD calculates "bedroom ratios" - the and multiplies these by the two-bedroom rent to produce preliminary FMRs for unit sizes other than two bedrooms.
8. **Compare to Last Year's FMR**: FY2023 FMRs may not be less than 90% of FY2022 FMRs. Therefore, HUD applies "floors" based on the prior year's FMRs.

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

1. **Base Rent Calculation**

The following are the 2020 American Community Survey 5-year 2-Bedroom Adjusted Standard Quality Gross Rent estimates and margins of error for Clinton County, PA.

| Area               | ACS <sub>2020</sub> 5-Year 2-Bedroom Adjusted Standard Quality Gross Rent | ACS <sub>2020</sub> 5-Year 2-Bedroom Adjusted Standard Quality Gross Rent Margin of Error | Ratio                          | Sample Size Category | Result   |
|--------------------|---|---|--------------------------------|----------------------|--|
| Clinton County, PA | <a href="#">\$735</a>   | \$36  | $\frac{\$36}{\$735} = 0.04898$ | 5                    | 0.04898<br>< .5<br>5 ≥ 4<br>Use<br>ACS <sub>2020</sub><br>5-Year<br>Clinton<br>County,<br>PA 2-<br>Bedroom<br>Adjusted<br>Standard<br>Quality<br>Gross<br>Rent |

Since the ACS<sub>2020</sub> Margin of Error Ratio is less than .5, HUD uses the ACS<sub>2020</sub> Clinton County, PA value for the estimate of 2-Bedroom Adjusted Standard Quality Gross Rent (Base Rent).

| Area               | FY2023 Base Rent |
|--------------------|------------------|
| Clinton County, PA | \$735            |

2. **Recent Mover Adjustment Factor Calculation**

Since Clinton County, PA is not covered by at least 3 private data sources or does not have a local 2019 recent mover estimate, the calculation of the recent mover adjustment factor is as follows:

| Area                     | ACS <sub>2019</sub><br>1-Year<br>Adjusted<br>Standard<br>Quality<br>Recent-<br>Mover<br>Gross<br>Rent | CPI Gross<br>Rent %<br>Change 2019-<br>2020 | ACS <sub>2019</sub> Recent<br>Mover Rent<br>Inflated to 2020 | ACS <sub>2020</sub> 5-<br>year All<br>Mover Rent | Ratio                             |
|--------------------------|---|---|--|--|-----------------------------------|
| Clinton<br>County,<br>PA | \$699   | 1.02289                                     | $\$699 * 1.02289 =$<br>\$715                                 | \$671  | $\$715 /$<br>$\$671 =$<br>1.06557 |

| Area                  | ACS <sub>2020</sub> 5-Year<br>Adjusted<br>Standard Quality<br>Recent-Mover Gross<br>Rent | ACS <sub>2020</sub> 5-year All Mover<br>Rent | Ratio                           |
|-----------------------|--|--|---------------------------------|
| Clinton County,<br>PA | \$696  | \$671  | $\$696 / \$671$<br>=<br>1.03726 |

| Area                  | Average of Recent-<br>Mover Ratios        | Final Recent-Mover Adjustment Factor   |
|-----------------------|---|--|
| Clinton<br>County, PA | $(1.03726 + 1.06557) / 2$<br>=<br>1.05141 | $1.05141 \geq 1.0$ Use calculated Recent-Mover<br>Adjustment Factor of 1.05141 |

### 3. **Inflation Adjustment Factor Calculation**

Since Clinton County, PA is not covered by at least 3 private data sources, the calculation of the inflation adjustment factor is as follows: HUD updates the 2020 intermediate rent with the ratio of the annual 2021 local or regional CPI to the annual 2020 local or regional CPI to establish rents as of 2021.

|                         | Update Factor          | Type       |
|-------------------------|------------------------|------------|
| Inflation Update Factor | <a href="#">1.0390</a> | Region CPI |

### 4. **Trend Factor Adjustment**

The calculation of the Trend Factor is as follows: HUD forecasts the change in national gross rents from 2021 to 2023 for each CPI area and Census Region. This makes Fair Market Rents "as of" FY2023.

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|              | <b>Trend Factor</b>     | <b>Trend Factor Type</b> |
|--------------|-------------------------|--------------------------|
| Trend Factor | <a href="#">1.11650</a> | Region                   |

5. **Combination of Factors**

The FY 2023 2-Bedroom Fair Market Rent for Clinton County, PA is calculated as follows:

| <b>Area</b>        | <b><u>Base Rent</u></b> | <b><u>Recent-Mover Adjustment Factor</u></b> | <b><u>Annual 2020 to 2021 Gross Rent Inflation Adjustment</u></b> | <b><u>Trending 2021 to FY2023</u></b> | <b>FY 2023 2-Bedroom FMR</b>              |
|--------------------|-------------------------|--|---|---------------------------------------|---|
| Clinton County, PA | \$735                   | 1.05142                                      | 1.03904   | 1.11650                               | \$735 * 1.05142 * 1.03904 * 1.11650=\$897 |

6. **State Minimum Comparison**

In keeping with HUD policy, the preliminary FY 2023 FMR is checked to ensure that it does not fall below the state minimum.

| <b>Area</b>        | <b>Preliminary FY2023 2-Bedroom FMR</b> | <b>FY 2023 Pennsylvania State Minimum</b> | <b>Final FY2023 2-Bedroom FMR</b>                 |
|--------------------|---|---|---|
| Clinton County, PA | \$897                                   | <a href="#">\$821</a>                     | \$897 ≥ \$821 Use Clinton County, PA FMR of \$897 |

7. **Bedroom Ratios Application**

Bedroom ratios are applied to calculate FMRs for unit sizes other than two bedrooms.

Click on the links in the table to see how the bedroom ratios are calculated.

| <b>FY 2023 FMRs By Unit Bedrooms</b> |                          |                           |                           |                             |                            |
|--------------------------------------|--------------------------|---------------------------|---------------------------|-----------------------------|----------------------------|
|                                      | <b><u>Efficiency</u></b> | <b><u>One-Bedroom</u></b> | <b><u>Two-Bedroom</u></b> | <b><u>Three-Bedroom</u></b> | <b><u>Four-Bedroom</u></b> |
| FY 2023 FMR                          | \$600                    | \$681                     | \$897                     | \$1,138                     | \$1,528                    |

8. **Comparison to Previous Year**

The FY2023 FMRs for each bedroom size must not be below 90% of the FY2022 FMRs.

|                              | <b>Efficiency</b> | <b>One-Bedroom</b> | <b>Two-Bedroom</b> | <b>Three-Bedroom</b> | <b>Four-Bedroom</b> |
|------------------------------|-------------------|--------------------|--------------------|----------------------|---------------------|
| FY2022 FMR                   | \$561             | \$641              | \$844              | \$1,087              | \$1,445             |
| FY2022 floor                 | \$505             | \$577              | \$760              | \$979                | \$1,301             |
| FY 2023 FMR                  | \$600             | \$681              | \$897              | \$1,138              | \$1,528             |
| Use FY2022 floor for FY2023? | No                | No                 | No                 | No                   | No                  |

### Final FY2023 Rents for All Bedroom Sizes for Clinton County, PA

#### Final FY 2023 FMRs By Unit Bedrooms

|                   | <b>Efficiency</b> | <b>One-Bedroom</b> | <b>Two-Bedroom</b> | <b>Three-Bedroom</b> | <b>Four-Bedroom</b> |
|-------------------|-------------------|--------------------|--------------------|----------------------|---------------------|
| Final FY 2023 FMR | \$600             | \$681              | \$897              | \$1,138              | \$1,528             |

The FMRs for unit sizes larger than four bedrooms are calculated by adding 15 percent to the four bedroom FMR, for each extra bedroom. For example, the FMR for a five bedroom unit is 1.15 times the four bedroom FMR, and the FMR for a six bedroom unit is 1.30 times the four bedroom FMR. FMRs for single-room occupancy units are 0.75 times the zero bedroom (efficiency) FMR.

Permanent link to this page:

[http://www.huduser.gov/portal/datasets/fmr/fmrs/FY2023\\_code/2023summary.odn?&year=2023&fmrtype=Final&selection\\_type=county&fips=4203599999](http://www.huduser.gov/portal/datasets/fmr/fmrs/FY2023_code/2023summary.odn?&year=2023&fmrtype=Final&selection_type=county&fips=4203599999)

#### Select a different area

Press below to select a different county within the same state (same primary state for metropolitan areas):

- Adams County, PA
- Allegheny County, PA
- Armstrong County, PA
- Beaver County, PA
- Bedford County, PA

▲  
▼

Press below to select a different state:

Select a Final FY 2023 Metropolitan FMR Area:

Abilene, TX MSA



Select Metropolitan FMR Area

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