

RESOLUTION #TX500-21-08R

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
FORT STOCKTON HOUSING AUTHORITY

REVIEW:

FY 2022 Final Schedule of Fair Market Rents (FMR) to be effective October 1, 2021.
(See HUD's attachment)

0 BR	1 BR	2 BR	3 BR	4 BR
\$623	\$805	\$926	\$1,315	\$1,400

WITH 110%				
0 BR	1 BR	2 BR	3 BR	4 BR
\$685	\$885	\$1,018	\$1,446	\$1,540

- Board approves Federal Market Rent
- Board approves Payment Standard (with 110%)

	Ayes	Nays	Abstain	Absent
Governing Body				
Patricia Morales	✓			
Letricia Slater	✓			
Harry Gandhe	✓			
Christian Valadez	✓			
RJ Bernal	✓			

Harry Gandhe
1st Motion

RJ Bernal
2nd Motion

- The Chairman thereupon declared the motion carried and the Resolution was adopted.
- The Chairman thereupon declared the motion denied.
- The Chairman thereupon declared the motion tabled.

[Signature]
Chairman of Board

Paula Smead
Secretary-Executive Director

Date: 8/19/2021





FY 2022 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2022 Pecos County, TX 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	\$623	\$805	\$926	\$1,315	\$1,400
FY 2021 FMR	\$594	\$734	\$898	\$1,264	\$1,555

Pecos County, TX 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. 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.

2. 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 areas, the order of geographies examined is: FMR Area, State Non-Metropolitan Portion, Entire State, and Entire US. The recent mover adjustment factor is floored at one.
3. HUD calculates the appropriate recent mover adjustment factor between the 5-year data and the 1-year data.
4. In order to calculate rents that are "as of" 2020, HUD calculates the relevant (regional or local) change in gross rent Consumer Price Index (CPI) from annual 2019 to annual 2020.
5. To further inflate rents from 2020 to FY2022, HUD uses a "trend factor" based on the forecast of gross rent changes through FY2022.
6. HUD multiplies the base rent by the recent mover factor, the gross rent CPI, and the trend factor to produce a rent that is "as of" the current fiscal year.
7. FY2022 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.

8. HUD calculates "bedroom ratios" and multiplies these by the two-bedroom rent to produce preliminary FMRs for unit sizes other than two bedrooms.

9. FY2022 FMRs may not be less than 90% of FY2021 FMRs. Therefore, HUD applies "floors" based on the prior year's FMRs.

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

1. The following are the 2019 American Community Survey 5-year 2-Bedroom Adjusted Standard Quality Gross Rent estimate and margin of error for Pecos County, TX.

Area	ACS ₂₀₁₉ 5-Year 2-Bedroom Adjusted Standard Quality Gross Rent	ACS ₂₀₁₉ 5-Year 2-Bedroom Adjusted Standard Quality Rent Margin of Error	Ratio	Sample Size Category	Result
Pecos County, TX	\$763	\$117	\$117 / \$763=0.153	1	1 < 4 Check for reliable local ACS estimates from previous years

ACS ₂₀₁₉ 5-year Estimate	ACS ₂₀₁₉ 5-year Error	ACS ₂₀₁₉ 5-year Estimate Minimally Reliable?	ACS ₂₀₁₈ 5-year Estimate	ACS ₂₀₁₈ 5-year Error	ACS ₂₀₁₈ 5-year Estimate Minimally Reliable?	ACS ₂₀₁₇ 5-year Estimate	ACS ₂₀₁₇ 5-year Error	ACS ₂₀₁₇ 5-year Estimate Minimally Reliable?
\$763	\$117	\$117 / \$763=0.153	\$784	\$64	\$64 / \$784=0.082	\$782	\$44	\$44 / \$782=0.056

Since 3 of 3 ACS estimates are minimally reliable, the base rent is the average of those estimates, with each estimate first inflated to 2019 dollars (not shown).

Area	FY2022 Base Rent
Pecos County, TX	\$800

2. A recent mover adjustment factor is applied based on the smallest area of geography which contains Pecos County, TX and has an ACS₂₀₁₉ 1-year Adjusted Standard Quality Recent-Mover estimate with a Margin of Error Ratio that is less than .5.

Area	ACS ₂₀₁₉ 1-Year Adjusted Standard Quality Recent-Mover Gross Rent	ACS ₂₀₁₉ 1-Year Adjusted Standard Quality Recent-Mover Gross Rent Margin of Error	Ratio	Sample Size Category	Result
Pecos County, TX – 2 Bedroom	N/A	N/A	N/A	N/A	No ACS ₂₀₁₉ 1-Year 2-Bedroom Adjusted Standard Quality Recent-Mover Gross Rent Produced For Pecos County, TX
Pecos County, TX – All Bedroom	N/A	N/A	N/A	N/A	No ACS ₂₀₁₉ 1-Year All Bedroom Adjusted Standard Quality Recent-Mover Gross Rent Produced For Pecos County, TX
Texas Non-metropolitan Portion – 2 Bedroom	\$764	\$31	0.041	6	0.041 < .5 6 ≥ 4 Use ACS ₂₀₁₉ 1-Year Non-metropolitan Portion 2-Bedroom Adjusted Standard Quality Recent-Mover Gross Rent

The smallest area of geography which contains Pecos County, TX and has an ACS₂₀₁₉ 1-year Adjusted Standard Quality Recent-Mover estimate with a Margin of Error Ratio that is less than .5 and with a sufficient number of sample cases is the Texas Non-metropolitan Portion.

3. The calculation of the relevant Recent-Mover Adjustment Factor for Pecos County, TX is as follows:

ACS ₂₀₁₉ 5-Year Area	ACS ₂₀₁₉ 5-Year 40th Percentile Adjusted Standard Quality Gross Rent	ACS ₂₀₁₉ 1-Year 40th Percentile Adjusted Standard Quality Recent-Mover Gross Rent
Texas Non-metropolitan Portion - 2 Bedroom	\$710	\$764

Area	Ratio	Recent-Mover Adjustment Factor
Pecos County, TX	$\frac{\$764}{\$710} = 1.076$	1.0761 ≥ 1.0 Use calculated Recent-Mover Adjustment Factor of 1.0761

4. The calculation of the relevant CPI Update Factors for Pecos County, TX is as follows: HUD updates the 2019 intermediate rent with the ratio of the annual 2020 local or regional CPI to the annual 2019 local or regional CPI to establish rents as of 2020.

	Update Factor	Type
CPI Update Factor	1.0292	Region CPI

5. The calculation of the Trend Factor is as follows: HUD forecasts the change in national gross rents from 2020 to 2022 for each CPI area and Census Region. This makes Fair Market Rents "as of" FY2022.

Trend Factor	Trend Factor Type
1.0453	Region

6. The FY 2022 2-Bedroom Fair Market Rent for Pecos County, TX is calculated as follows:

Area	ACS ₂₀₁₉ 5-Year Estimate	Recent-Mover Adjustment Factor	Annual 2019 to 2020 CPI Adjustment	Trending 1.0453 to FY2022	FY 2022 2-Bedroom FMR
Pecos County, TX	\$800	1.07606	1.02916	1.04530	$\$800 * 1.07606 * 1.02916 * 1.04530 = \926

7. In keeping with HUD policy, the preliminary FY 2022 FMR is checked to ensure that it does not fall below the state minimum.

Area	Preliminary FY2022 2-Bedroom FMR	FY 2022 Texas State Minimum	Final FY2022 2-Bedroom FMR
Pecos County, TX	\$926	\$757	$\$926 \geq \757 Use Pecos County, TX FMR of \$926

8. 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.

FY 2022 FMRs By Unit Bedrooms					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2022 FMR	\$623	\$805	\$926	\$1,315	\$1,352

9. The FY2022 FMR must not be below 90% of the FY2021 FMR.

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY2021 FMR	\$594	\$734	\$898	\$1,264	\$1,555
FY2021 floor	\$535	\$661	\$809	\$1,138	\$1,400
FY 2022 FMR	\$623	\$805	\$926	\$1,315	\$1,352
Use FY2021 floor for FY2022?	No	No	No	No	Yes

Final FY2022 Rents for All Bedroom Sizes for Pecos County, TX

The following table shows the Final FY 2022 FMRs by bedroom sizes.

Final FY 2022 FMRs By Unit Bedrooms					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Final FY 2022 FMR	\$623	\$805	\$926	\$1,315	\$1,400

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/FY2022_code/2022summary.odn?&year=2022&fmrtype=Final&selection_type=county&fips=4837199999

Select a different area

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

Anderson County, TX
 Andrews County, TX
 Angelina County, TX
 Aransas County, TX
 Archer County, TX

Select a new county

Press below to select a different state:

Select a new state

Select a Final FY 2022 Metropolitan FMR Area:

Abilene, TX MSA
 Select Metropolitan FMR Area

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