



FY 2019 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2019 FMRs for All Bedroom Sizes

Final FY 2019 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2019 FMR	\$901	\$906	\$1,067	\$1,337	\$1,529
FY 2018 FMR	\$864	\$877	\$1,021	\$1,280	\$1,489

North Adams city, Massachusetts is part of the Berkshire County, MA (part) HUD Metro FMR Area, which consists of the following towns: Alford town (Berkshire County), MA; Becket town (Berkshire County), MA; Clarksburg town (Berkshire County), MA; Egremont town (Berkshire County), MA; Florida town (Berkshire County), MA; Great Barrington town (Berkshire County), MA; Hancock town (Berkshire County), MA; Monterey town (Berkshire County), MA; Mount Washington town (Berkshire County), MA; New Ashford town (Berkshire County), MA; New Marlborough town (Berkshire County), MA; North Adams city (Berkshire County), MA; Otis town (Berkshire County), MA; Peru town (Berkshire County), MA; Sandisfield town (Berkshire County), MA; Savoy town (Berkshire County), MA; Sheffield town (Berkshire County), MA; Tyringham town (Berkshire County), MA; Washington town (Berkshire County), MA; West Stockbridge town (Berkshire County), MA; Williamstown town (Berkshire County), MA; and Windsor town (Berkshire County), MA. All information here applies to the entirety of the Berkshire County, MA (part) 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:

1. 2012-2016 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 FY2019 provided the estimate is statistically reliable. For FY2019, 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 2012-2016 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 FY2019 base rent is the average of the inflated ACS estimates.

Summary Allowance for Tenant-Furnished Utilities and Other Services

Locality : North Adams Housing Authority - W637999		National Grid / Berkshire Gas Company						Date : 01/01/2019	
7800 AHDD		Monthly Dollar Allowances							
Unit Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	
Mobile Home (Manufactured Home)*									
a. Natural Gas	47	56	73	93	116				
b. Electric	77	93	120	154	193				
c. Bottle Gas	120	145	187	240	300				
d. Oil	108	130	168	215	269				
High-Rise with Elevator									
a. Natural Gas	48	54	65	78	88	110	127	144	
b. Electric	70	86	105	129	160	187	215	243	
Row House/Garden Apt (Rowhouse/Townhouse)*									
a. Natural Gas	46	62	84	104	126	147	169	191	
b. Electric	77	102	139	173	209	243	280	316	
c. Bottle Gas	119	159	216	269	326	379	436	493	
d. Oil	107	143	193	241	292	339	390	441	
Two-Three Family/Duplex (Semi-Detached)*									
a. Natural Gas	56	72	95	119	139	158	182	206	
b. Electric	93	120	158	197	231	262	301	341	
c. Bottle Gas	144	186	246	306	359	408	469	530	
d. Oil	129	167	221	274	321	366	420	475	
Older Multi-Family (Low Rise)*									
a. Natural Gas	50	66	88	108	130	150	172	194	
b. Electric	83	109	145	180	216	248	285	322	
c. Bottle Gas	129	170	226	279	336	386	444	502	
d. Oil	116	152	203	250	301	346	398	450	
Older Home Converted (Semi Detached)*									
a. Natural Gas	53	68	92	114	136	152	175	198	
b. Electric	89	114	152	188	225	252	290	328	
c. Bottle Gas	138	177	237	293	350	392	451	510	
d. Oil	123	158	212	263	313	351	404	457	
Single Family Detached									
a. Natural Gas	61	83	99	125	141	164	189	213	
b. Electric	101	137	164	207	234	272	313	354	
c. Bottle Gas	158	214	256	322	364	424	487	551	
d. Oil	141	191	229	289	326	380	437	493	
All Unit Types-Cooking									
a. Natural Gas	6	8	10	13	16	17	20	22	
b. Electric	14	18	25	31	38	41	47	53	
c. Bottle Gas	16	20	27	33	41	45	51	58	
All Unit Types-Electricity	49	63	84	105	130	140	161	182	
All Unit Types-Water Heat									
a. Natural Gas	8	10	13	16	20	21	25	28	
b. Electric	18	23	31	38	48	51	59	67	
c. Bottle Gas	19	25	33	41	51	55	63	72	
d. Oil	16	21	28	35	43	46	53	60	
Range (Tenant Owned)	4	4	5	5	5	5	5	5	
Refrigerator (Tenant Owned)	4	4	4	5	5	5	5	5	
Water									
Sewer									