



# FY 2023 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2023 Buffalo-Cheektowaga-Niagara Falls, NY MSA FMRs for All Bedroom Sizes

*"CONTRACT" RENT, PAY THIS AMOUNT IF NOT PBI ELIGIBLE*

Final FY 2023 & Final FY 2022 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2023 FMR	\$869	\$908	\$1,069	\$1,309	\$1,470
FY 2022 FMR	\$774	\$812	\$963	\$1,190	\$1,334

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1,550

Erie County, NY is part of the Buffalo-Cheektowaga-Niagara Falls, NY MSA, which consists of the following counties: Erie County, NY; and Niagara County, NY. All information here applies to the entirety of the Buffalo-Cheektowaga-Niagara Falls, NY MSA.

### Fair Market Rent Calculation Methodology

*Show/Hide Methodology Narrative*

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

- 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.

- 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

**H.U.D. SECTION 8 INCOME LIMITS  
 ERIE AND NIAGARA COUNTIES - (Effective 4/18/2022)  
 Limits for Section 8 HCV Admissions**

<b># of Persons</b>	<b>Low-80% of Median</b>	<b>Very Low-50% of Median</b>	<b>30% of Median</b>	<b>HHS Poverty Guideline 2022</b>
1	49,150	30,700	18,450	13,590
2	56,150	35,100	21,050	18,310
3	63,150	39,500	23,700	23,030
4	70,150	43,850	27,750	27,750
5	75,800	47,400	32,470	32,470
6	81,400	50,900	37,190	37,190
7	87,000	54,400	41,910	41,910
8	92,600	57,900	46,630	46,630

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