



# FY 2024 FAIR MARKET RENT DOCUMENTATION SYSTEM

## The FY 2024 Worcester, MA HUD Metro FMR Area FMRs for All Bedroom Sizes

Final FY 2024 & Final FY 2023 FMRs By Unit Bedrooms					
Year	<a href="#">Efficiency</a>	<a href="#">One-Bedroom</a>	<a href="#">Two-Bedroom</a>	<a href="#">Three-Bedroom</a>	<a href="#">Four-Bedroom</a>
FY 2024 FMR	\$1,282	\$1,292	\$1,661	\$2,008	\$2,212
<a href="#">FY 2023 FMR</a>	\$1,231	\$1,272	\$1,635	\$1,990	\$2,196

The Worcester, MA HUD Metro FMR Area consists of the following towns: Auburn town (Worcester County), MA; Barre town (Worcester County), MA; Boylston town (Worcester County), MA; Brookfield town (Worcester County), MA; Charlton town (Worcester County), MA; Clinton town (Worcester County), MA; Douglas town (Worcester County), MA; Dudley town (Worcester County), MA; East Brookfield town (Worcester County), MA; Grafton town (Worcester County), MA; Holden town (Worcester County), MA; Leicester town (Worcester County), MA; Millbury town (Worcester County), MA; Northborough town (Worcester County), MA; Northbridge town (Worcester County), MA; North Brookfield town (Worcester County), MA; Oakham town (Worcester County), MA; Oxford town (Worcester County), MA; Paxton town (Worcester County), MA; Princeton town (Worcester County), MA; Rutland town (Worcester County), MA; Shrewsbury town (Worcester County), MA; Southbridge Town city (Worcester County), MA; Spencer town (Worcester County), MA; Sterling town (Worcester County), MA; Sturbridge town (Worcester County), MA; Sutton town (Worcester County), MA; Uxbridge town (Worcester County), MA; Webster town (Worcester County), MA; Westborough town (Worcester County), MA; West Boylston town (Worcester County), MA; West Brookfield town (Worcester County), MA; and Worcester city (Worcester County), MA. All information here applies to the entirety of the Worcester, MA HUD Metro FMR Area.

### Fair Market Rent Calculation Methodology



[Show/Hide Methodology Narrative](#)



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

#### 1. **Base Rent Calculation**

The following are the 2021 American Community Survey 5-year 2-Bedroom Adjusted Standard Quality Gross Rent estimates and margins of error for Worcester, MA HUD Metro FMR Area.

Area	ACS <sub>2021</sub> 5-Year 2-	ACS <sub>2021</sub> 5-Year 2-	Ratio	Sample Size	Result

	<b>Bedroom Adjusted Standard Quality Gross Rent</b>	<b>Bedroom Adjusted Standard Quality Gross Rent Margin of Error</b>		<b>Category</b>
Worcester, MA HUD Metro FMR Area	<a href="#">\$1,181</a>	\$24	$\frac{\$24}{\$1,181} = 0.02032$	6
				0.02032 < .5 6 ≥ 4 Use ACS <sub>2021</sub> 5-Year Worcester, MA HUD Metro FMR Area 2- Bedroom Adjusted Standard Quality Gross Rent

Since the ACS<sub>2021</sub> Margin of Error Ratio is less than .5, HUD uses the ACS<sub>2021</sub> Worcester, MA HUD Metro FMR Area value for the estimate of 2-Bedroom Adjusted Standard Quality Gross Rent (Base Rent).

<b>Area</b>	<b>FY2024 Base Rent</b>
Worcester, MA HUD Metro FMR Area	\$1,181

2. **Recent Mover Adjustment Factor Calculation**

A recent mover adjustment factor is applied based on the smallest area of geography containing Worcester, MA HUD Metro FMR Area that has an ACS<sub>2021</sub> 1-year Adjusted Standard Quality Recent-Mover estimate with a Margin of Error Ratio that is less than .5 and a sufficient number of sample cases.

<b>Area</b>	<b>ACS<sub>2021</sub> 1- Year Adjusted Standard Quality Recent- Mover Gross Rent</b>	<b>ACS<sub>2021</sub> 1- Year Adjusted Standard Quality Recent-Mover Gross Rent Margin of Error</b>	<b>Ratio</b>	<b>Sample Size Category</b>	<b>Result</b>
Worcester, MA HUD Metro FMR Area – ACS 1-year 2 Bedroom	<a href="#">\$1,314</a>	\$215	0.164	1	1 < 4 Do Not Use ACS <sub>2021</sub> 1-Year Worcester, MA HUD Metro FMR Area 2- Bedroom Adjusted Standard Quality

Area	ACS <sub>2021</sub> 1-Year Adjusted Standard Quality Recent-Mover Gross Rent	ACS <sub>2021</sub> 1-Year Adjusted Standard Quality Recent-Mover Gross Rent Margin of Error	Ratio	Sample Size Category	Result
					Recent-Mover Gross Rent
Worcester, MA HUD Metro FMR Area – ACS 1-year All Bedroom	<a href="#">\$1,399</a>	\$102	0.073	3	3 < 4 Do Not Use ACS <sub>2021</sub> 1-Year Worcester, MA HUD Metro FMR Area All Bedroom Adjusted Standard Quality Recent-Mover Gross Rent
Worcester, MA HUD Metro FMR Area – ACS 2-year 2 Bedroom	<a href="#">\$1,356</a>	\$80	0.059	3	3 < 4 Do Not Use ACS <sub>2021</sub> 1-Year Worcester, MA HUD Metro FMR Area 2 Bedroom Adjusted Standard Quality Recent-Mover Gross Rent
Worcester, MA HUD Metro FMR Area – ACS 2-year All Bedroom	<a href="#">\$1,361</a>	\$45	0.033	5	0.033 < .5 5 ≥ 4 Use ACS <sub>2021</sub> 1-Year Worcester, MA HUD Metro FMR Area All Bedroom Adjusted Standard Quality Recent-Mover Gross Rent

The calculation of the relevant Recent-Mover Adjustment Factor for Worcester, MA HUD Metro FMR Area is as follows:

ACS <sub>2021</sub> 5-Year Area	ACS <sub>2021</sub> 5-Year 40th Percentile Adjusted Standard Quality Gross Rent	ACS <sub>2021</sub> 1-Year 40th Percentile Adjusted Standard Quality Recent-Mover Gross Rent
Worcester, MA HUD Metro FMR Area – All	<a href="#">\$1,152</a>	<a href="#">\$1,361</a>

Bedroom
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Area	Ratio	Recent-Mover Adjustment Factor
Worcester, MA HUD Metro FMR Area	\$1,361 / \$1,152 = 1.181	1.1814 ≥ 1.0 Use calculated Recent-Mover Adjustment Factor of 1.1814

### 3. Inflation Adjustment Factor Calculation

A gross rent inflation adjustment factor is applied based on a weighted average of a private source gross rent inflation factor and a Consumer Price Index gross rent inflation factor. Since Worcester, MA HUD Metro FMR Area is covered by at least 3 private data sources, a local-based private rent factor is applied. Furthermore, since Worcester, MA HUD Metro FMR Area is not covered by a local-CPI rent area, a Region-based CPI gross rent factor is applied.

Components of 2022 Inflation Adjustment Factor for Worcester, MA HUD Metro FMR Area					
	R <sub>2022</sub> = Shelter Rent Change, 2021 to 2022	U <sub>2022</sub> = CPI Annual Utilities Change, 2021 to 2022	C <sub>2022</sub> = ACS Utility Cost as a Percent of Gross Rent	Gross Rent Inflation Factor Calculation = (R <sub>2022</sub> × (1 - C <sub>2022</sub> ) + U <sub>2022</sub> × C <sub>2022</sub> )	Inflation Factor Type
P <sub>2022</sub> = Private Inflation Factor	1.1048	1.23713	0.18858	(1.10480 * 0.81142) + (1.237128 * 0.18858) = 1.12975	Local
CPI <sub>2022</sub> = CPI Inflation Factor	1.04087	1.23713	0.1417	(1.04087 * 0.8583) + (1.23713 * 0.1417) = 1.06868	Region

The 2022 Gross Rent Inflation Factor for Worcester, MA HUD Metro FMR Area is computed as follows:

$$\begin{aligned}
 &= \text{CPI}_{2022} \times (1 - \text{W}_{2022}) + \text{P}_{2022} \times \text{W}_{2022} \\
 &= (1.06868 \times 0.442) + (1.12975 \times 0.558) \\
 &= (0.472357) + (0.630401) \\
 &= \mathbf{1.10278}
 \end{aligned}$$

4. **Trend Factor Adjustment**

The calculation of the Trend Factor is as follows: HUD forecasts the change in gross rents from 2022 to 2024 for each CPI area and Census Region. This makes Fair Market Rents "as of" FY2024.

Trend Factor		Trend Factor Type
Trend Factor	<a href="#">1.07976</a>	Region

5. **Combination of Factors**

The FY 2024 2-Bedroom Fair Market Rent for Worcester, MA HUD Metro FMR Area is calculated as follows:

Area	Base Rent		Recent-Mover Adjustment Factor		Annual 2021 to 2022 Gross Rent Inflation Adjustment		Trending 2022 to FY2024		FY 2024 2-Bedroom FMR
Worcester, MA HUD Metro FMR Area	\$1,181	*	1.1814	*	1.10278	*	1.07976	=	\$1,661

6. **State Minimum Comparison**

In keeping with HUD policy, the preliminary FY 2024 FMR is checked to ensure that it does not fall below the state minimum.

Area	Preliminary FY2024 2-Bedroom FMR	FY 2024 Massachusetts State Minimum	Final FY2024 2-Bedroom FMR
Worcester, MA HUD Metro FMR Area	\$1,661	<a href="#">\$905</a>	\$1,661 ≥ \$905 Use Worcester, MA HUD Metro FMR Area FMR of \$1,661

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.

FY 2024 FMRs By Unit Bedrooms					
	<a href="#">Efficiency</a>	<a href="#">One-Bedroom</a>	<a href="#">Two-Bedroom</a>	<a href="#">Three-Bedroom</a>	<a href="#">Four-Bedroom</a>
FY 2024 FMR	\$1,282	\$1,292	\$1,661	\$2,008	\$2,212

**8. Comparison to Previous Year**

The FY2024 FMRs for each bedroom size must not be below 90% of the FY2023 FMRs.

	<b>Efficiency</b>	<b>One-Bedroom</b>	<b>Two-Bedroom</b>	<b>Three-Bedroom</b>	<b>Four-Bedroom</b>
FY2023 FMR	\$1,231	\$1,272	\$1,635	\$1,990	\$2,196
FY2023 floor	\$1,108	\$1,145	\$1,472	\$1,791	\$1,977
FY 2024 FMR	\$1,282	\$1,292	\$1,661	\$2,008	\$2,212
Use FY2023 floor for FY2024?	No	No	No	No	No

**Final FY2024 Rents for All Bedroom Sizes for Worcester, MA HUD Metro FMR Area**

**Final FY 2024 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 2024 FMR	\$1,282	\$1,292	\$1,661	\$2,008	\$2,212

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/FY2024\\_code/2024summary.odn?&year=2024&fmrtype=Final&cbsasub=METRO49340M49340](http://www.huduser.gov/portal/datasets/fmr/fmrs/FY2024_code/2024summary.odn?&year=2024&fmrtype=Final&cbsasub=METRO49340M49340)

**Other HUD Metro FMR Areas in the Same MSA**

Select another Final FY 2024 HUD Metro FMR Area that is a part of the Worcester, MA-CT:

Eastern Worcester County, MA HUD Metro FMR Area

**Select a different area**

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

Abington town (Plymouth County), MA  
Acton town (Middlesex County), MA  
Acushnet town (Bristol County), MA  
Adams town (Berkshire County), MA  
Agawam Town city (Hampden County), MA

Select a new county

Press below to select a different state:

Select a new state

Select a Final FY 2024 Metropolitan FMR Area:

Worcester, MA HUD Metro FMR Area

Select Metropolitan FMR Area

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