

**RESOLUTION 22-1006**

**A RESOLUTION AMENDING THE SECTION 8 VOUCHER PAYMENT STANDARDS  
FOR YAKIMA AND KITTITAS COUNTIES**

**WHEREAS**, the Yakima Housing Authority (YHA) finds it necessary to adjust the Voucher Payment Standards due to new Fair Market Rents (FMR's) released from HUD


**WHEREAS**, YHA also proposes to leave the payment standard for Yakima County at 100% of the current FMR's and to increase the payment standard for Kittitas County to 100% of the current FMR's


**NOW THEREFORE, BE IT RESOLVED**, the Board of Commissioners of the Housing Authority of the City of Yakima, in a special meeting, a quorum being present, agrees to adopt the proposed Voucher Payment Standards, effective January 1, 2023

Size	Yakima	Kittitas
0	\$858	\$856
1	\$864	\$972
2	\$1,137	\$1,280
3	\$1,616	\$1,819
4	\$1,698	\$2,180
5	\$1,953	\$2,507
6	\$2,207	\$2,834
7	\$2,462	\$3,161

**PASSED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE  
HOUSING AUTHORITY OF THE CITY OF YAKIMA THIS**

Attest:

  
Secretary

  
Chairman, Board of commissioners  
9/28/22  
Date



# FY 2023 FAIR MARKET RENT DOCUMENTATION SYSTEM

## The FY 2023 Yakima, WA MSA FMRs for All Bedroom Sizes

Final FY 2023 & Final FY 2022 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2023 FMR	\$858	\$864	\$1,137	\$1,616	\$1,698
<a href="#">FY 2022 FMR</a>	\$772	\$798	\$1,050	\$1,492	\$1,607

Yakima County, WA is part of the Yakima, WA MSA, which consists of the following counties: Yakima County, WA. All information here applies to the entirety of the Yakima, WA 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:

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



# FY 2023 FAIR MARKET RENT DOCUMENTATION SYSTEM

## The FY 2023 Kittitas County, WA FMRs for All Bedroom Sizes

Final FY 2023 & Final FY 2022 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2023 FMR	\$856	\$972	\$1,280	\$1,819	\$2,180
<a href="#">FY 2022 FMR</a>	\$750	\$858	\$1,129	\$1,604	\$1,932

Kittitas County, WA 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