



FY 2021 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2021 Fitchburg-Leominster, MA HUD Metro FMR Area FMRs for All Bedroom Sizes

Final FY 2021 & Final FY 2020 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2021 FMR	\$807	\$812	\$1,070	\$1,346	\$1,569
FY 2020 FMR	\$812	\$818	\$1,077	\$1,358	\$1,524

Gardner city, Massachusetts is part of the Fitchburg-Leominster, MA HUD Metro FMR Area, which consists of the following towns: Ashburnham town (Worcester County), MA; Fitchburg city (Worcester County), MA; Gardner city (Worcester County), MA; Leominster city (Worcester County), MA; Lunenburg town (Worcester County), MA; Templeton town (Worcester County), MA; Westminster town (Worcester County), MA; and Winchendon town (Worcester County), MA. All information here applies to the entirety of the Fitchburg-Leominster, MA 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. 2014-2018 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 FY2021 provided the estimate is statistically reliable. For FY2021, 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 2014-2018 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 FY2021 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 FY2021.