



Housing and services strategies that work for people.

Where the Numbers Come From: *Priced Out* Data Sources

In producing our *Priced Out: The Housing Crisis for People with Disabilities* reports and maintaining the Priced Out web page, TAC strives to provide the most accurate and up-to-date information possible. Because the sources we use for rents, Supplemental Security Income (SSI) benefit levels, and area median incomes are released at different times in the calendar year, the Priced Out page is updated three times a year (in, approximately, January, March, and October) as new data becomes available. The most recent specific data sources used are detailed here.

Fair Market Rent

The U.S. Department of Housing and Urban Development (HUD) publishes [Fair Market Rent](#) (FMR) annually, effective October 1 for the next twelve months. The current Priced Out table uses HUD's FY2021 FMRs, except in the case of six areas with appeals in review as of 2/1/2021, whose FMRs will remain at FY2020 levels (issued October 2020) until their appeals are resolved.

The FMRs for the nation, states, and non-metropolitan statistical areas are calculated by weighting the FMR for each county (or FMR area, in New England) according to its share of the renter households in the relevant geographical area (e.g., state), using the U.S. Census Bureau's 2014–2018 American Community Survey 5-Year Estimates, following the methodology used by the National Low Income Housing Coalition in its 2020 [Out of Reach report](#) (PDF), page 278.

Supplemental Security Income

The 2021 SSI payment is made up of the federal payment (\$794 for an individual living independently, \$1191 for an eligible individual with an eligible spouse), plus an additional amount in 22 states that uniformly provide a state-determined, state-funded supplement to all SSI recipients who live independently in the community. [SSI benefit amounts are published](#) each December for the coming calendar year. State-funded supplements are published in the ["Charted Thresholds" table](#) in the Program Operations Manual System, Social Security Administration Office of Research, Evaluation and Statistics, effective 12/31/2020.

In the Priced Out table, a national average monthly SSI payment is calculated taking into consideration the number of SSI recipients in each state and whether the state provides a financial supplement.

Number of SSI Recipients

The count of recipients is from the Social Security Administration's [2019 SSI Annual Statistical Report](#). Each year's count is published in or near August of the following year.

Area Median Income for One-Person Households

HUD uses annual estimates of median family income to set new income limits for a variety of programs each year. These limits are expressed as a percentage of “Area Median Income” (AMI) by household size and published annually in March or April for each FMR area. For metropolitan FMR areas, the current Priced Out table calculates the AMI for a household of one by doubling the 50%-of-AMI limit for a household of one specified in HUD’s [2020 Section 8 income limits](#), effective 4/1/2020. For all other geographies (non-metro areas of states, statewide and national), we multiplied HUD’s 2020 estimates of [State and National Median Family Incomes](#) by 70 percent to arrive at the AMI for a household of one, consistent with HUD’s [methodology](#) for AMIs by household size.

“Priced Out in the United States” Infographic Data Sources

<https://files.hudexchange.info/resources/documents/2019-AHAR-Part-1.pdf>

<https://secure.ssa.gov/poms.nsf/lnx/0502302200>

<https://www.kff.org/medicaid/issue-brief/covid-19-issues-and-medicaid-policy-options-for-people-who-need-long-term-services-and-supports/>

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