

## Back Ground Information Regarding Unit Type and Fair Market Rent For Yakima MSA

Federal funds from the Department of Housing and Urban Development can be used to subsidize the rents of extremely low-income and homeless tenants. To determine how much funding can be used to subsidize a housing unit, HUD uses Area Fair Market Rent Calculations. To subsidize a private rental market unit for someone who qualifies, the rent and average cost of all utilities except for phone a cable must be at or below the local FMR.

### Proposed FY 2016 FMRs By Unit Bedrooms for Yakima MSA

#### Efficiency One-Bedroom Two-Bedroom Three-Bedroom Four-Bedroom

**\$487      \$581              \$750              \$1,026              \$1,173**

### Single room occupancy Definition

More commonly referred to as SRO, (sometimes called a single resident occupancy) is a form of housing in which one or two people are housed in individual rooms (sometimes two rooms, or two rooms with a bathroom or half bathroom) within a multiple-tenant building. The term is primarily used in Canadian and American cities. SRO tenants typically share bathrooms and/or kitchens, while some SRO rooms may include kitchenettes, bathrooms, or half-baths. Although many are former hotels, SROs are primarily rented as a permanent residence.

Single room occupancies are often a form of affordable housing for low-income and formerly homeless individuals.

### Efficiency Definition

An efficiency is a one-room apartment with a private bathroom. It may or may not have a closet. The one room is usually larger than a standard apartment bedroom, since it needs to have separate areas for sleeping, eating and living, and also for a small kitchen (usually referred to as a kitchenette).

In most cases, utilities are included in the monthly rent, and many efficiencies in areas like San Francisco are from fairly recent renovations of warehouses and other commercial spaces, so they are often in very good condition. Because their space is so limited, there is not much to keep clean. Many landlords are willing to rent efficiencies on a monthly basis, but the monthly rent is usually higher than when the lease is for a longer period.

An efficiency may or may not have any closets, and because the space is so limited, there is very little room for storage. Many people who rent efficiency apartments also have to rent self-storage units for their belongings, and it can be a challenge to have to shuttle back and forth to get belongings. Efficiencies are not practical for couples or families who have to spend significant time in them. Since the space is small, clutter is a constant issue, so it is important to keep an efficiency neat and organized.

While efficiency apartments are often less expensive than regular apartments, there are exceptions. As in any real estate property, the location of the efficiency can increase the rental price. An efficiency in

the heart of downtown San Francisco, for instance, might be more expensive than a one- or two-bedroom apartment in Oakland. Furthermore, cities like San Francisco offer high-end efficiency apartments (sometimes referred to as "luxury efficiencies"). Even though these spaces are still one room, the room could be 1,000 square feet or more, overlook the waterfront (located in Nob Hill, for instance) and come fully furnished. These efficiency apartments are targeted at people who have high-end homes outside San Francisco but wish a "small" city apartment for frequent overnight visits. Older efficiency apartments, such as those that cater to students in university areas, tend to be less expensive.

Efficiency apartments may be on the top floor of a building and accessible only by stairs. These apartments are referred to as "walk-ups." Stairways and doorways may be narrow and not able to accommodate certain sizes of furniture and mattresses. In older efficiencies, electrical wiring may not have been updated, and may not be appropriate for using computers or other types of equipment.

### **Studio Definition**

A studio apartment consists of a single room plus a bathroom. The single room of the apartment must function as the kitchen, living room and bedroom. The kitchen area or "kitchenette" may be divided from the main living area, or simply be a counter and cabinets along one wall. A studio must be arranged for sleeping, eating and dining areas. The bathroom will be the only separate room in a studio apartment.

Studio apartments can be a choice for singles, students, retired individuals and those who spend a lot of time away from home, but need someplace to sleep once in a while. Studio apartments are usually low-cost and have low utilities. In a city, studios can often be found near universities and public transportation. Studios appeal to someone who wants to live inexpensively and simply.

The Dimensions Guide website states that studio apartments in the U.S. are typically 500 to 600 square feet in size. They can be as small as 300 square feet. There are also luxury studio apartments ranging up to thousands of square feet. Luxury studio apartments meet the definition by having a single large room, but are more often referred to as loft apartments.

A studio apartment needs to be well organized to make living in one comfortable. Furniture like a futon sofa that serves multiple purposes helps use the room efficiently. A dining table that folds to a small space also works well in a studio. Cleaning a studio apartment is fast, if the apartment is not too cluttered.

Those who feel a single-room studio apartment is a little too small may be able to find a one-bedroom apartment at a similar price. Anyone looking for a low-cost apartment to rent should consider both studio and one-bedroom apartments. In a building where larger apartments or floors were subdivided into smaller apartments, the line between studio and one-bedroom apartments may be blurred.