



FY 2021 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2021 Seattle-Bellevue, WA HUD Metro FMR Area FMRs for All Bedroom Sizes

Final FY 2021 & Final FY 2020 FMRs By Unit Bedrooms					
Year	<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
FY 2021 FMR	\$1,523	\$1,599	\$1,906	\$2,694	\$3,172
FY 2020 FMR	\$1,627	\$1,741	\$2,099	\$2,993	\$3,524

King County, WA is part of the Seattle-Bellevue, WA HUD Metro FMR Area, which consists of the following counties: King County, WA; and Snohomish County, WA. All information here applies to the entirety of the Seattle-Bellevue, WA 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.

2. HUD calculates a recent mover adjustment factor by comparing a 2018 1-year 40th percentile recent mover 2-bedroom rent to the 2014-2018 5-year 40th percentile adjusted standard quality gross rent. If either the recent mover and non-recent mover rent estimates are not reliable, HUD uses the recent mover adjustment for a larger



FY2021 SMALL AREA FMRs FOR KING COUNTY, WA

In metropolitan areas, HUD defines Small Areas using ZIP Codes within the metropolitan area. Using ZIP codes as the basis for FMRs provides tenants with greater ability to move into Opportunity Neighborhoods with jobs, public transportation, and good schools. They also provide for multiple payment standards within a metropolitan area, and they are likely to reduce need for extensive market area rent reasonableness studies. Lastly, HUD hopes that setting FMRs for each ZIP code will reduce overpayment in lower-rent areas.

King County is part of the **Seattle-Bellevue, WA HUD Metro FMR Area**.

King County, WA Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
98001	\$1,660	\$1,780	\$2,150	\$3,060	\$3,600
98002	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98003	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98004	\$2,290	\$2,400	\$2,860	\$4,050	\$4,770
98005	\$1,830	\$1,920	\$2,290	\$3,200	\$3,770
98006	\$2,090	\$2,200	\$2,620	\$3,690	\$4,340
98007	\$1,850	\$1,970	\$2,370	\$3,380	\$3,980
98008	\$1,790	\$1,880	\$2,240	\$3,150	\$3,700
98009	\$1,550	\$1,630	\$1,940	\$2,740	\$3,230
98010	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98011	\$1,650	\$1,730	\$2,070	\$2,960	\$3,480
98014	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98015	\$1,550	\$1,630	\$1,940	\$2,740	\$3,230
98019	\$1,620	\$1,720	\$2,070	\$2,960	\$3,480
98022	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98023	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98024	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180

King County, WA Advisory Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
98025	\$1,550	\$1,630	\$1,940	\$2,740	\$3,230
98027	\$1,750	\$1,840	\$2,190	\$3,080	\$3,630
98028	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98029	\$2,210	\$2,320	\$2,790	\$3,980	\$4,690
98030	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98031	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98032	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98033	\$2,050	\$2,150	\$2,560	\$3,650	\$4,300
98034	\$1,740	\$1,830	\$2,200	\$3,140	\$3,690
98035	\$1,550	\$1,630	\$1,940	\$2,740	\$3,230
98038	\$1,920	\$2,030	\$2,440	\$3,480	\$4,100
98039	\$2,030	\$2,130	\$2,550	\$3,630	\$4,280
98040	\$2,020	\$2,160	\$2,610	\$3,710	\$4,370
98041	\$1,550	\$1,630	\$1,940	\$2,740	\$3,230
98042	\$1,770	\$1,860	\$2,250	\$3,200	\$3,770
98045	\$1,610	\$1,690	\$2,020	\$2,870	\$3,370
98047	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98050	\$1,650	\$1,740	\$2,070	\$2,890	\$3,420
98051	\$1,690	\$1,800	\$2,170	\$3,100	\$3,650
98052	\$1,950	\$2,050	\$2,470	\$3,520	\$4,140
98053	\$2,030	\$2,130	\$2,540	\$3,570	\$4,210
98055	\$1,620	\$1,700	\$2,040	\$2,900	\$3,420
98056	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98057	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98058	\$1,510	\$1,590	\$1,910	\$2,720	\$3,210
98059	\$1,680	\$1,760	\$2,100	\$2,940	\$3,460
98062	\$1,550	\$1,630	\$1,940	\$2,740	\$3,230
98063	\$1,550	\$1,630	\$1,940	\$2,740	\$3,230

King County, WA Advisory Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
98064	\$1,550	\$1,630	\$1,940	\$2,740	\$3,230
98065	\$2,050	\$2,190	\$2,640	\$3,770	\$4,430
98068	\$1,490	\$1,600	\$1,920	\$2,740	\$3,230
98070	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98071	\$1,550	\$1,630	\$1,940	\$2,740	\$3,230
98072	\$1,790	\$1,880	\$2,240	\$3,130	\$3,690
98073	\$1,550	\$1,630	\$1,940	\$2,740	\$3,230
98074	\$2,290	\$2,400	\$2,860	\$4,050	\$4,770
98075	\$2,290	\$2,400	\$2,860	\$4,050	\$4,770
98077	\$2,200	\$2,350	\$2,840	\$4,050	\$4,770
98083	\$1,550	\$1,630	\$1,940	\$2,740	\$3,230
98089	\$1,550	\$1,630	\$1,940	\$2,740	\$3,230
98092	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98093	\$1,550	\$1,630	\$1,940	\$2,740	\$3,230
98101	\$2,290	\$2,400	\$2,860	\$4,050	\$4,770
98102	\$1,930	\$2,060	\$2,480	\$3,530	\$4,160
98103	\$1,840	\$1,930	\$2,320	\$3,300	\$3,890
98104	\$1,530	\$1,610	\$1,930	\$2,750	\$3,240
98105	\$1,700	\$1,790	\$2,130	\$3,020	\$3,560
98106	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98107	\$1,820	\$1,910	\$2,280	\$3,200	\$3,770
98108	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98109	\$2,130	\$2,250	\$2,710	\$3,870	\$4,550
98110	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98111	\$1,550	\$1,630	\$1,940	\$2,740	\$3,230
98112	\$1,640	\$1,730	\$2,080	\$2,970	\$3,500
98113	\$1,550	\$1,630	\$1,940	\$2,740	\$3,230
98114	\$1,550	\$1,630	\$1,940	\$2,740	\$3,230

King County, WA Advisory Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
98115	\$1,770	\$1,860	\$2,250	\$3,200	\$3,770
98116	\$1,610	\$1,720	\$2,070	\$2,960	\$3,480
98117	\$1,740	\$1,830	\$2,180	\$3,100	\$3,650
98118	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98119	\$1,870	\$1,990	\$2,410	\$3,430	\$4,040
98121	\$2,290	\$2,400	\$2,860	\$4,050	\$4,770
98122	\$1,780	\$1,870	\$2,230	\$3,170	\$3,740
98124	\$1,550	\$1,630	\$1,940	\$2,740	\$3,230
98125	\$1,580	\$1,660	\$1,980	\$2,770	\$3,260
98126	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98127	\$1,550	\$1,630	\$1,940	\$2,740	\$3,230
98131	\$1,550	\$1,630	\$1,940	\$2,710	\$3,200
98133	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98134	\$1,530	\$1,610	\$1,920	\$2,700	\$3,180
98136	\$1,480	\$1,570	\$1,890	\$2,700	\$3,180
98138	\$1,550	\$1,630	\$1,940	\$2,740	\$3,230
98139	\$1,550	\$1,630	\$1,940	\$2,740	\$3,230
98144	\$1,500	\$1,580	\$1,890	\$2,700	\$3,180
98145	\$1,550	\$1,630	\$1,940	\$2,740	\$3,230
98146	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98148	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98154	\$1,550	\$1,630	\$1,940	\$2,740	\$3,230
98155	\$1,530	\$1,610	\$1,920	\$2,700	\$3,180
98158	\$1,550	\$1,630	\$1,940	\$2,740	\$3,230
98161	\$1,550	\$1,630	\$1,940	\$2,710	\$3,200
98164	\$1,530	\$1,610	\$1,930	\$2,750	\$3,240
98165	\$1,550	\$1,630	\$1,940	\$2,740	\$3,230
98166	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180

King County, WA Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
98168	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98170	\$1,550	\$1,630	\$1,940	\$2,710	\$3,200
98174	\$1,550	\$1,630	\$1,940	\$2,740	\$3,230
98175	\$1,550	\$1,630	\$1,940	\$2,740	\$3,230
98177	\$1,530	\$1,640	\$1,980	\$2,810	\$3,320
98178	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98185	\$1,550	\$1,630	\$1,940	\$2,710	\$3,200
98188	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98194	\$1,550	\$1,630	\$1,940	\$2,740	\$3,230
98195	\$1,700	\$1,790	\$2,140	\$3,050	\$3,600
98198	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98199	\$1,590	\$1,670	\$2,010	\$2,870	\$3,370
98224	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98288	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98354	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98422	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180

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