



# FY 2021 FAIR MARKET RENT DOCUMENTATION SYSTEM

## The FY 2021 Tacoma, WA HUD Metro FMR Area FMRs for All Bedroom Sizes

Final FY 2021 & Final FY 2020 FMRs By Unit Bedrooms					
Year	<a href="#">Efficiency</a>	<a href="#">One-Bedroom</a>	<a href="#">Two-Bedroom</a>	<a href="#">Three-Bedroom</a>	<a href="#">Four-Bedroom</a>
<b>FY 2021 FMR</b>	\$1,011	\$1,126	\$1,461	\$2,091	\$2,530
<a href="#">FY 2020 FMR</a>	\$961	\$1,075	\$1,408	\$2,031	\$2,472

Pierce County, WA is part of the Tacoma, WA HUD Metro FMR Area, which consists of the following counties: Pierce County, WA. All information here applies to the entirety of the Tacoma, 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 PIERCE 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.

**Pierce County** is part of the **Tacoma, WA HUD Metro FMR Area**.

## Pierce County, WA Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
<a href="#">98022</a>	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
<a href="#">98023</a>	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
<a href="#">98047</a>	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
<a href="#">98092</a>	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
<a href="#">98303</a>	\$1,150	\$1,280	\$1,660	\$2,380	\$2,870
<a href="#">98304</a>	\$870	\$970	\$1,270	\$1,830	\$2,230
<a href="#">98321</a>	\$1,090	\$1,220	\$1,580	\$2,260	\$2,740
<a href="#">98323</a>	\$1,070	\$1,190	\$1,550	\$2,220	\$2,680
<a href="#">98327</a>	\$1,520	\$1,690	\$2,190	\$3,130	\$3,790
<a href="#">98328</a>	\$870	\$970	\$1,270	\$1,830	\$2,230
<a href="#">98329</a>	\$1,090	\$1,220	\$1,580	\$2,260	\$2,740
<a href="#">98330</a>	\$870	\$970	\$1,270	\$1,830	\$2,230
<a href="#">98332</a>	\$1,290	\$1,430	\$1,860	\$2,660	\$3,220
<a href="#">98333</a>	\$1,040	\$1,160	\$1,510	\$2,160	\$2,610
<a href="#">98335</a>	\$1,170	\$1,300	\$1,690	\$2,420	\$2,930
<a href="#">98338</a>	\$1,190	\$1,330	\$1,720	\$2,460	\$2,980
<a href="#">98344</a>	\$1,010	\$1,130	\$1,460	\$2,090	\$2,530

<b>Pierce County, WA Advisory Small Area FMRs By Unit Bedrooms</b>					
<b>ZIP Code</b>	<b>Efficiency</b>	<b>One-Bedroom</b>	<b>Two-Bedroom</b>	<b>Three-Bedroom</b>	<b>Four-Bedroom</b>
<a href="#">98349</a>	\$870	\$970	\$1,270	\$1,830	\$2,230
<a href="#">98351</a>	\$870	\$970	\$1,270	\$1,830	\$2,230
<a href="#">98354</a>	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
<a href="#">98359</a>	\$1,080	\$1,260	\$1,630	\$2,290	\$2,640
<a href="#">98360</a>	\$1,320	\$1,470	\$1,910	\$2,730	\$3,310
<a href="#">98371</a>	\$1,000	\$1,110	\$1,440	\$2,060	\$2,490
<a href="#">98372</a>	\$1,110	\$1,240	\$1,610	\$2,300	\$2,790
<a href="#">98373</a>	\$1,050	\$1,170	\$1,520	\$2,180	\$2,630
<a href="#">98374</a>	\$1,220	\$1,360	\$1,760	\$2,520	\$3,050
<a href="#">98375</a>	\$1,340	\$1,500	\$1,940	\$2,780	\$3,360
<a href="#">98385</a>	\$1,300	\$1,450	\$1,880	\$2,690	\$3,260
<a href="#">98387</a>	\$1,090	\$1,220	\$1,580	\$2,260	\$2,740
<a href="#">98388</a>	\$940	\$1,050	\$1,360	\$1,950	\$2,350
<a href="#">98390</a>	\$950	\$1,060	\$1,370	\$1,960	\$2,370
<a href="#">98391</a>	\$1,250	\$1,400	\$1,810	\$2,590	\$3,130
<a href="#">98394</a>	\$1,040	\$1,160	\$1,500	\$2,150	\$2,600
<a href="#">98395</a>	\$1,010	\$1,130	\$1,460	\$2,090	\$2,530
<a href="#">98396</a>	\$1,240	\$1,380	\$1,790	\$2,560	\$3,100
<a href="#">98401</a>	\$1,010	\$1,130	\$1,460	\$2,090	\$2,530
<a href="#">98402</a>	\$1,200	\$1,340	\$1,740	\$2,490	\$3,010
<a href="#">98403</a>	\$870	\$970	\$1,270	\$1,830	\$2,230
<a href="#">98404</a>	\$910	\$1,020	\$1,320	\$1,890	\$2,290
<a href="#">98405</a>	\$910	\$1,020	\$1,320	\$1,890	\$2,290
<a href="#">98406</a>	\$930	\$1,040	\$1,350	\$1,930	\$2,340
<a href="#">98407</a>	\$1,170	\$1,300	\$1,690	\$2,420	\$2,930
<a href="#">98408</a>	\$1,020	\$1,130	\$1,470	\$2,100	\$2,550
<a href="#">98409</a>	\$1,010	\$1,130	\$1,460	\$2,090	\$2,530
<a href="#">98411</a>	\$1,010	\$1,130	\$1,460	\$2,090	\$2,530

<b>Pierce County, WA Advisory Small Area FMRs By Unit Bedrooms</b>					
<b>ZIP Code</b>	<b>Efficiency</b>	<b>One-Bedroom</b>	<b>Two-Bedroom</b>	<b>Three-Bedroom</b>	<b>Four-Bedroom</b>
<a href="#">98416</a>	\$930	\$1,040	\$1,350	\$1,930	\$2,340
<a href="#">98417</a>	\$1,010	\$1,130	\$1,460	\$2,090	\$2,530
<a href="#">98418</a>	\$960	\$1,070	\$1,390	\$1,990	\$2,410
<a href="#">98419</a>	\$1,010	\$1,130	\$1,460	\$2,090	\$2,530
<a href="#">98421</a>	\$1,130	\$1,260	\$1,630	\$2,340	\$2,830
<a href="#">98422</a>	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
<a href="#">98424</a>	\$1,100	\$1,230	\$1,590	\$2,280	\$2,750
<a href="#">98430</a>	\$1,010	\$1,130	\$1,460	\$2,090	\$2,530
<a href="#">98433</a>	\$1,170	\$1,300	\$1,690	\$2,420	\$2,930
<a href="#">98438</a>	\$960	\$1,070	\$1,380	\$1,980	\$2,390
<a href="#">98439</a>	\$970	\$1,080	\$1,400	\$2,000	\$2,420
<a href="#">98443</a>	\$1,010	\$1,130	\$1,460	\$2,090	\$2,530
<a href="#">98444</a>	\$920	\$1,030	\$1,330	\$1,900	\$2,300
<a href="#">98445</a>	\$1,070	\$1,190	\$1,550	\$2,220	\$2,680
<a href="#">98446</a>	\$900	\$1,000	\$1,300	\$1,860	\$2,250
<a href="#">98447</a>	\$920	\$1,030	\$1,330	\$1,900	\$2,300
<a href="#">98448</a>	\$1,010	\$1,130	\$1,460	\$2,090	\$2,530
<a href="#">98464</a>	\$1,010	\$1,130	\$1,460	\$2,090	\$2,530
<a href="#">98465</a>	\$900	\$1,000	\$1,300	\$1,860	\$2,250
<a href="#">98466</a>	\$1,020	\$1,140	\$1,480	\$2,120	\$2,560
<a href="#">98467</a>	\$870	\$970	\$1,270	\$1,830	\$2,230
<a href="#">98490</a>	\$1,010	\$1,130	\$1,460	\$2,090	\$2,530
<a href="#">98496</a>	\$1,010	\$1,130	\$1,460	\$2,090	\$2,530
<a href="#">98498</a>	\$910	\$1,020	\$1,320	\$1,890	\$2,290
<a href="#">98499</a>	\$920	\$1,030	\$1,330	\$1,900	\$2,300
<a href="#">98528</a>	\$980	\$1,140	\$1,480	\$2,080	\$2,420
<a href="#">98558</a>	\$1,020	\$1,090	\$1,360	\$1,950	\$2,360
<a href="#">98580</a>	\$950	\$1,060	\$1,370	\$1,960	\$2,370