



FY 2021 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2021 Mount Vernon-Anacortes, WA MSA 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	\$839	\$974	\$1,225	\$1,753	\$2,095
<u>FY 2020 FMR</u>	\$825	\$951	\$1,208	\$1,743	\$1,989

Skagit County, WA is part of the Mount Vernon-Anacortes, WA MSA, which consists of the following counties: Skagit County, WA. All information here applies to the entirety of the Mount Vernon-Anacortes, WA MSA.

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



FY2021 SMALL AREA FMRs FOR SKAGIT 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.

Skagit County is part of the **Mount Vernon-Anacortes, WA MSA.**

Skagit County, WA Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
98221	\$900	\$1,040	\$1,310	\$1,870	\$2,240
98229	\$930	\$1,000	\$1,280	\$1,830	\$2,210
98232	\$850	\$960	\$1,210	\$1,740	\$2,080
98233	\$820	\$950	\$1,200	\$1,720	\$2,050
98235	\$850	\$990	\$1,250	\$1,790	\$2,130
98237	\$840	\$970	\$1,220	\$1,750	\$2,090
98238	\$840	\$980	\$1,230	\$1,760	\$2,100
98241	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98255	\$840	\$970	\$1,220	\$1,750	\$2,090
98257	\$960	\$1,110	\$1,400	\$2,000	\$2,390
98263	\$860	\$1,000	\$1,260	\$1,800	\$2,150
98267	\$910	\$1,000	\$1,230	\$1,750	\$2,050
98273	\$750	\$860	\$1,090	\$1,570	\$1,830
98274	\$960	\$1,110	\$1,400	\$2,000	\$2,390
98283	\$770	\$870	\$1,100	\$1,590	\$1,860
98284	\$890	\$1,030	\$1,300	\$1,860	\$2,220
98292	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180