



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

Snohomish 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 SNOHOMISH 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.

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

Snohomish County, WA Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
98012	\$1,670	\$1,750	\$2,110	\$3,010	\$3,540
98020	\$1,570	\$1,640	\$1,960	\$2,770	\$3,250
98021	\$1,850	\$1,950	\$2,340	\$3,340	\$3,940
98026	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98036	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98037	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98043	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98046	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98072	\$1,790	\$1,880	\$2,240	\$3,130	\$3,690
98077	\$2,200	\$2,350	\$2,840	\$4,050	\$4,770
98082	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98087	\$1,530	\$1,600	\$1,910	\$2,720	\$3,210
98201	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98203	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98204	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98205	\$1,680	\$1,800	\$2,160	\$3,080	\$3,630
98206	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180

Snohomish County, WA Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
98207	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98208	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98213	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98223	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98241	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98251	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98252	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98256	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98258	\$1,700	\$1,790	\$2,130	\$3,030	\$3,570
98259	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98270	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98271	\$1,490	\$1,600	\$1,920	\$2,740	\$3,230
98272	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98275	\$1,690	\$1,780	\$2,130	\$3,030	\$3,570
98282	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98287	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98290	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98291	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98292	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98293	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98294	\$1,510	\$1,620	\$1,950	\$2,780	\$3,270
98296	\$1,930	\$2,030	\$2,420	\$3,440	\$4,050

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