



FY2025 SMALL AREA FMRs FOR ISLAND COUNTY, WA

As of FY2025, HUD defines Small Areas using ZIP Codes within a metropolitan area or non-metropolitan county. Using ZIP codes as the basis for Small Area 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 or non-metropolitan county, and they are likely to reduce the 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.

Island County, WA Advisory Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
98236	\$1,130	\$1,260	\$1,530	\$2,140	\$2,500
98239	\$1,050	\$1,120	\$1,380	\$1,940	\$2,290
98249	\$1,170	\$1,310	\$1,590	\$2,230	\$2,600
98253	\$1,080	\$1,200	\$1,460	\$2,050	\$2,380
98260	\$1,220	\$1,370	\$1,660	\$2,330	\$2,710
98277	\$1,100	\$1,230	\$1,500	\$2,100	\$2,450
98278	\$1,100	\$1,230	\$1,500	\$2,100	\$2,450
98282	\$1,990	\$2,050	\$2,390	\$3,160	\$3,680

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