



FY2025 SMALL AREA FMRs FOR JEFFERSON 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.

Jefferson County, WA Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
98320	\$950	\$980	\$1,100	\$1,540	\$1,860
98325	\$1,170	\$1,220	\$1,350	\$1,890	\$2,270
98331	\$950	\$980	\$1,130	\$1,570	\$1,860
98339	\$980	\$1,020	\$1,130	\$1,580	\$1,900
98358	\$1,590	\$1,650	\$1,830	\$2,560	\$3,070
98365	\$1,610	\$1,670	\$1,850	\$2,590	\$3,110
98368	\$1,070	\$1,110	\$1,230	\$1,720	\$2,070
98376	\$1,000	\$1,040	\$1,150	\$1,610	\$1,930
98382	\$950	\$1,020	\$1,340	\$1,870	\$2,140

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