



FY 2025 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2025 Jefferson County, WA FMRs for All Bedroom Sizes

Final FY 2025 & Final FY 2024 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2025 FMR	\$1,072	\$1,114	\$1,233	\$1,728	\$2,071
FY 2024 FMR	\$1,052	\$1,080	\$1,213	\$1,709	\$2,058

Jefferson County, WA is a non-metropolitan county.

Fair Market Rent Calculation Methodology

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Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. **Calculate the Base Rent:** HUD uses 2018-2022 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2025, provided the estimate is statistically reliable. For FY2025, 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 2018-2022 5-year estimate, HUD checks whether the area has had at least 2 minimally reliable estimates in the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2025 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, HUD uses the estimate for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area as the basis for FY2025.

2. **Calculate the Basis for Recent Mover Adjustment Factor:** HUD calculates a recent mover adjustment factor by comparing an ACS 2022 1-year 40th percentile recent mover 2-bedroom rent to the ACS 2018-2022 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 geography. For metropolitan areas, the order of geographies examined is: FMR Area, Entire Metropolitan Area (for Metropolitan Sub-Areas), State Metropolitan Portion, Entire State, and Entire US; for non-metropolitan areas, the order of geographies examined is: FMR Area, State Non-Metropolitan Portion, Entire State, and Entire US. The recent mover adjustment factor is floored at one.

HUD first examines recent movers who have moved within the current year of the ACS survey. If there is no reliable local area estimate, HUD then examines those who have moved into their residence within the current year or preceding year of the ACS survey. Upon determining a reliable recent mover estimate, HUD calculates the appropriate recent mover adjustment factor between the 5-year data and the 1-year data.

3. **Adjust for Inflation:** In order to calculate rents that are "as of" 2023, HUD applies a gross rent inflation adjustment factor using data from commercial rent data sources and the Consumer Price Index. HUD uses a local measure of private rent inflation for markets that are covered by at least three of the six available sources of private rent data. HUD combines this local measure of rent inflation with either the local

metropolitan area CPI rent of primary residence for the 23 areas where such data exist, or the regional CPI rent in areas without a local index.

For areas without at least three of the six private rent data sources available, HUD uses a regional average of private rent inflation factors alongside the regional CPI rent of primary residence. HUD constructs the regional average by taking the rental unit weighted average of the change in rents of each area in a region that does have private rent data coverage. HUD averages the private and CPI shelter rent data with the year-to-year change in the CPI housing fuels and utilities index for the area in order to make the resulting inflation measure reflective of gross rents.

The private and CPI gross rent update factors are then combined using a weighting scheme which controls the national weighted average of the private and CPI gross rent factors to the national change in the ACS recent mover gross rent. The resulting weights assigned are as follows: $W_{2023} = 0.7499$ assigned to the private gross rent factor and $(1 - W_{2023}) = 0.2501$ assigned to the CPI gross rent factor.

4. **Calculate the Trend Factor:** To further inflate rents from CY2023 to FY2025, HUD uses a "trend factor" based on the forecast of CPI gross rent changes through FY2025.
5. **Multiply the Factors:** HUD multiplies the base rent by the recent mover factor, the gross rent inflation factor, and the trend factor to produce a rent that is "as of" the current fiscal year.
6. **Compare to the State minimum:** FY2025 FMRs are then compared to a State minimum rent, and any area whose preliminary FMR falls below this value is raised to the level of the State minimum.
7. **Calculate Bedroom Ratios:** HUD calculates "bedroom ratios" and multiplies these by the two-bedroom rent to produce preliminary FMRs for unit sizes other than two bedrooms.
8. **Compare to Last Year's FMR:** FY2025 FMRs may not be less than 90% of FY2024 FMRs. Therefore, HUD applies "floors" based on the prior year's FMRs.

The results of the Fair Market Rent Step-by-Step Process

1. **Base Rent Calculation**

The following are the 2022 American Community Survey 5-year 2-Bedroom Adjusted Standard Quality Gross Rent estimates and margins of error for Jefferson County, WA.

Area	ACS ₂₀₂₂ 5-Year 2-Bedroom Adjusted Standard Quality Gross Rent	ACS ₂₀₂₂ 5-Year 2-Bedroom Adjusted Standard Quality Gross Rent Margin of Error	Ratio	Sample Size Category	Result
Jefferson County, WA	\$1,046	\$119	$\frac{\$119}{\$1,046} = 0.11377$	1	1 < 4 Check for reliable local ACS estimates from previous years

ACS ₂₀₂₂ 5-year Estimate	ACS ₂₀₂₂ 5-year Error	ACS ₂₀₂₂ 5-year Estimate Minimally Reliable?	ACS ₂₀₂₁ 5-year Estimate	ACS ₂₀₂₁ 5-year Error	ACS ₂₀₂₁ 5-year Estimate Minimally Reliable?	ACS ₂₀₂₀ 5-year Estimate	ACS ₂₀₂₀ 5-year Error	ACS ₂₀₂₀ 5-year Estimate Minimally Reliable?
\$1,046	\$119	$\frac{\$119}{\$1,046} = 0.11377$	\$972	\$72	$\frac{\$72}{\$972} = 0.07407$	\$857	\$46	$\frac{\$46}{\$857} = 0.05368$

Since 3 of the 3 ACS estimates are minimally reliable, the base rent is the average of those estimates, with each estimate first inflated to 2022 dollars (not shown).

Area	FY2025 Base Rent
Jefferson County, WA	\$1,009

2. Recent Mover Adjustment Factor Calculation

A recent mover adjustment factor is applied based on the smallest area of geography containing Jefferson County, WA that has an ACS₂₀₂₂ 1-year Adjusted Standard Quality Recent-Mover estimate with a Margin of Error Ratio that is less than .5 and a sufficient number of sample cases.

Area	ACS ₂₀₂₂ 1-Year Adjusted Standard Quality Recent-Mover Gross Rent	ACS ₂₀₂₂ 1-Year Adjusted Standard Quality Recent-Mover Gross Rent Margin of Error	Ratio	Sample Size Category	Result
Jefferson County, WA – ACS 1-year recent mover 2 Bedroom	N/A	N/A	N/A	N/A	No ACS ₂₀₂₂ 1-Year 2-Bedroom Adjusted Standard Quality Recent-Mover Gross Rent Produced For Jefferson County, WA
Jefferson County, WA – ACS 1-year recent mover All Bedroom	N/A	N/A	N/A	N/A	No ACS ₂₀₂₂ 1-Year All Bedroom Adjusted Standard Quality Recent-Mover Gross Rent Produced For Jefferson County, WA
Jefferson County, WA – ACS 2-year recent mover 2 Bedroom	N/A	N/A	N/A	N/A	No ACS ₂₀₂₂ 1-Year 2 Bedroom Adjusted Standard Quality Recent-Mover Gross Rent Produced For Jefferson County, WA
Jefferson County, WA – ACS 2-year recent mover All Bedroom	N/A	N/A	N/A	N/A	No ACS ₂₀₂₂ 1-Year All Bedroom Adjusted Standard Quality Recent-Mover Gross Rent Produced For Jefferson County, WA
Washington Non-metropolitan Portion – 2 Bedroom	\$1,059	\$79	0.075	4	0.075 < .5 4 ≥ 4 Use ACS ₂₀₂₂ 1-Year Non-metropolitan Portion 2-Bedroom Adjusted Standard Quality Recent-Mover Gross Rent

The calculation of the relevant Recent-Mover Adjustment Factor for Jefferson County, WA is as follows:

ACS ₂₀₂₂ 5-Year Area	ACS ₂₀₂₂ 5-Year 40th Percentile Adjusted Standard Quality Gross Rent	ACS ₂₀₂₂ 1-Year 40th Percentile Adjusted Standard Quality Recent-Mover Gross Rent
Washington Non-metropolitan Portion – 2	\$996	\$1,059

Bedroom

Area	Ratio	Recent-Mover Adjustment Factor
Jefferson County, WA	$\frac{\$1,059}{\$996} = 1.063$	$1.0633 \geq 1.0$ Use calculated Recent-Mover Adjustment Factor of 1.0633

3. Inflation Adjustment Factor Calculation

A gross rent inflation adjustment factor is applied based on a weighted average of a private source gross rent inflation factor and a Consumer Price Index gross rent inflation factor. Since Jefferson County, WA is not covered by at least 3 private data sources, a region-based private rent factor is applied. Furthermore, since Jefferson County, WA is not covered by a local-CPI rent area, a Region-based CPI gross rent factor is applied.

Components of 2023 Inflation Adjustment Factor for Jefferson County, WA					
	$R_{2023} =$ Shelter Rent Change, 2022 to 2023	$U_{2023} =$ CPI Annual Utilities Change, 2022 to 2023	$C_{2023} =$ ACS Utility Cost as a Percent of Gross Rent	Gross Rent Inflation Factor Calculation = $(R_{2023} \times (1 - C_{2023}) +$ $U_{2023} \times C_{2023})$	Inflation Factor Type
$P_{2023} =$ Private Inflation Factor	1.0355	1.09692	0.10357	$(1.03550 \times 0.89643) +$ $(1.096915 \times 0.1036) =$ 1.04186	Region
$CPI_{2023} =$ CPI Inflation Factor	1.07669	1.09692	0.1036	$(1.07669 \times 0.8964) +$ $(1.09692 \times 0.1036) =$ 1.07879	Region

The 2023 Gross Rent Inflation Factor for Jefferson County, WA is computed as follows:

$$= CPI_{2023} \times (1 - W_{2023}) + P_{2023} \times W_{2023}$$

$$= (1.07879 \times 0.2501) + (1.04186 \times 0.7499)$$

$$= (0.269805) + (0.781291)$$

$$= \mathbf{1.05109}$$

4. Trend Factor Adjustment

The calculation of the Trend Factor is as follows: HUD forecasts the change in gross rents from 2023 to 2025 for each CPI area and Census Region. This makes Fair Market Rents "as of" FY2025.

Trend Factor	Trend Factor Type
1.09301	Region

5. Combination of Factors

The FY 2025 2-Bedroom Fair Market Rent for Jefferson County, WA is calculated as follows:

Area	Base Rent	Recent-Mover Adjustment Factor	Annual 2022 to 2023 Gross Rent Inflation Adjustment	Trending 2023 to FY2025	FY 2025 2-Bedroom FMR
Jefferson County, WA	\$1,009 *	1.0633 *	1.05109 *	1.09301 =	\$1,233

6. State Minimum Comparison

In keeping with HUD policy, the preliminary FY 2025 FMR is checked to ensure that it does not fall below the state minimum.

Area	Preliminary FY2025 2-Bedroom FMR	FY 2025 Washington State Minimum	Final FY2025 2-Bedroom FMR
Jefferson County, WA	\$1,233	<u>\$933</u>	\$1,233 ≥ \$933 Use Jefferson County, WA FMR of \$1,233

7. Bedroom Ratios Application

Bedroom ratios are applied to calculate FMRs for unit sizes other than two bedrooms.

Click on the links in the table to see how the bedroom ratios are calculated.

FY 2025 FMRs By Unit Bedrooms					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2025 FMR	\$1,072	\$1,114	\$1,233	\$1,728	\$2,071

8. Comparison to Previous Year

The FY2025 FMRs for each bedroom size must not be below 90% of the FY2024 FMRs.

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY2024 FMR	\$1,052	\$1,080	\$1,213	\$1,709	\$2,058
FY2024 floor	\$947	\$972	\$1,092	\$1,539	\$1,853
FY 2025 FMR	\$1,072	\$1,114	\$1,233	\$1,728	\$2,071
Use FY2024 floor for FY2025?	No	No	No	No	No

Final FY2025 Rents for All Bedroom Sizes for Jefferson County, WA

Final FY 2025 FMRs By Unit Bedrooms					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Final FY 2025 FMR	\$1,072	\$1,114	\$1,233	\$1,728	\$2,071

The FMRs for unit sizes larger than four bedrooms are calculated by adding 15 percent to the four bedroom FMR, for each extra bedroom. For example, the FMR for a five bedroom unit is 1.15 times the four bedroom FMR, and the FMR for a six bedroom unit is 1.30 times the four bedroom FMR. FMRs for single-room occupancy units are 0.75 times the zero bedroom (efficiency) FMR.

Permanent link to this page:

http://www.huduser.gov/portal/datasets/fmr/fmrs/FY2025_code/2025summary.odn?&year=2025&fmrtype=Final&selection_type=county&fips=5303199999

Select a different area

Press below to select a different county within the same state (same primary state for metropolitan areas):

Adams County, WA
Asotin County, WA
Benton County, WA
Chelan County, WA
Clallam County, WA

Select a new county

Press below to select a different state:

Select a new state

Select a Final FY 2025 Metropolitan FMR Area:

Abilene, TX MSA

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