



FY2025 SMALL AREA FMRs FOR SAN JUAN 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.

San Juan County, WA Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
98221	\$1,230	\$1,370	\$1,790	\$2,500	\$2,720
98222	\$1,230	\$1,370	\$1,790	\$2,420	\$2,540
98243	\$1,160	\$1,290	\$1,690	\$2,210	\$2,250
98245	\$1,050	\$1,170	\$1,530	\$2,000	\$2,090
98250	\$1,180	\$1,310	\$1,720	\$2,250	\$2,290
98261	\$1,100	\$1,230	\$1,610	\$2,110	\$2,140
98279	\$1,520	\$1,690	\$2,220	\$2,910	\$2,950
98280	\$1,060	\$1,190	\$1,550	\$2,030	\$2,090
98286	\$1,150	\$1,280	\$1,670	\$2,190	\$2,220
98297	\$1,160	\$1,290	\$1,690	\$2,210	\$2,250

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