



FY2020 SMALL AREA FMRs FOR AUSTIN-ROUND ROCK, TX MSA

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.

The Austin-Round Rock, TX MSA consists of the following counties: Bastrop County, TX; Caldwell County, TX; Hays County, TX; Travis County, TX; and Williamson County, TX. All information here applies to the entirety of the Austin-Round Rock, TX MSA.

Austin-Round Rock, TX MSA Advisory Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
<u>76511</u>	\$840	\$980	\$1,190	\$1,570	\$1,890
<u>76527</u>	\$840	\$980	\$1,190	\$1,570	\$1,890
<u>76530</u>	\$870	\$1,010	\$1,230	\$1,620	\$1,960
<u>76537</u>	\$900	\$1,030	\$1,230	\$1,600	\$1,930
<u>76571</u>	\$840	\$980	\$1,190	\$1,570	\$1,890
<u>76573</u>	\$870	\$1,010	\$1,230	\$1,620	\$1,960
<u>76574</u>	\$840	\$980	\$1,190	\$1,570	\$1,890
<u>76577</u>	\$840	\$980	\$1,190	\$1,570	\$1,890
<u>76578</u>	\$870	\$1,010	\$1,230	\$1,620	\$1,960
<u>78130</u>	\$760	\$920	\$1,140	\$1,490	\$1,830
<u>78132</u>	\$750	\$910	\$1,120	\$1,460	\$1,800
<u>78602</u>	\$840	\$980	\$1,190	\$1,570	\$1,890
<u>78605</u>	\$1,010	\$1,150	\$1,380	\$1,790	\$2,170
<u>78606</u>	\$590	\$720	\$880	\$1,150	\$1,440
<u>78610</u>	\$980	\$1,120	\$1,340	\$1,740	\$2,100
<u>78612</u>	\$1,050	\$1,200	\$1,440	\$1,870	\$2,260

Austin-Round Rock, TX MSA Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
<u>78613</u>	\$1,070	\$1,230	\$1,470	\$1,910	\$2,310
<u>78615</u>	\$840	\$980	\$1,190	\$1,570	\$1,890
<u>78616</u>	\$840	\$980	\$1,190	\$1,570	\$1,890
<u>78617</u>	\$1,060	\$1,210	\$1,450	\$1,890	\$2,280
<u>78619</u>	\$980	\$1,120	\$1,340	\$1,740	\$2,100
<u>78620</u>	\$910	\$1,050	\$1,250	\$1,630	\$1,960
<u>78621</u>	\$850	\$980	\$1,190	\$1,570	\$1,890
<u>78622</u>	\$840	\$980	\$1,190	\$1,570	\$1,890
<u>78623</u>	\$840	\$990	\$1,210	\$1,580	\$1,930
<u>78626</u>	\$880	\$1,010	\$1,210	\$1,570	\$1,900
<u>78627</u>	\$1,010	\$1,150	\$1,380	\$1,790	\$2,170
<u>78628</u>	\$930	\$1,070	\$1,280	\$1,660	\$2,010
<u>78630</u>	\$1,010	\$1,150	\$1,380	\$1,790	\$2,170
<u>78632</u>	\$840	\$980	\$1,190	\$1,570	\$1,890
<u>78633</u>	\$1,430	\$1,640	\$1,960	\$2,550	\$3,080
<u>78634</u>	\$1,090	\$1,250	\$1,500	\$1,950	\$2,350
<u>78636</u>	\$900	\$1,040	\$1,240	\$1,610	\$1,950
<u>78640</u>	\$1,170	\$1,340	\$1,600	\$2,080	\$2,510
<u>78641</u>	\$1,200	\$1,380	\$1,650	\$2,150	\$2,590
<u>78642</u>	\$840	\$980	\$1,190	\$1,570	\$1,890
<u>78644</u>	\$840	\$980	\$1,190	\$1,570	\$1,890
<u>78645</u>	\$960	\$1,100	\$1,320	\$1,720	\$2,070
<u>78646</u>	\$1,010	\$1,150	\$1,380	\$1,790	\$2,170
<u>78648</u>	\$590	\$720	\$890	\$1,190	\$1,430
<u>78650</u>	\$840	\$980	\$1,190	\$1,570	\$1,890
<u>78652</u>	\$1,090	\$1,250	\$1,490	\$1,940	\$2,340
<u>78653</u>	\$1,140	\$1,310	\$1,570	\$2,040	\$2,460
<u>78654</u>	\$840	\$980	\$1,190	\$1,570	\$1,890

Austin-Round Rock, TX MSA Advisory Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
<u>78655</u>	\$730	\$850	\$1,020	\$1,330	\$1,620
<u>78656</u>	\$840	\$980	\$1,190	\$1,570	\$1,890
<u>78659</u>	\$840	\$980	\$1,190	\$1,570	\$1,890
<u>78660</u>	\$1,090	\$1,250	\$1,500	\$1,950	\$2,350
<u>78661</u>	\$840	\$980	\$1,190	\$1,570	\$1,890
<u>78662</u>	\$840	\$980	\$1,190	\$1,570	\$1,890
<u>78663</u>	\$950	\$1,090	\$1,310	\$1,700	\$2,050
<u>78664</u>	\$930	\$1,070	\$1,280	\$1,660	\$2,010
<u>78665</u>	\$1,140	\$1,310	\$1,560	\$2,030	\$2,450
<u>78666</u>	\$800	\$920	\$1,110	\$1,440	\$1,740
<u>78667</u>	\$900	\$1,040	\$1,240	\$1,610	\$1,950
<u>78669</u>	\$1,090	\$1,250	\$1,500	\$1,950	\$2,350
<u>78674</u>	\$1,010	\$1,150	\$1,380	\$1,790	\$2,170
<u>78676</u>	\$1,010	\$1,160	\$1,390	\$1,810	\$2,180
<u>78680</u>	\$1,010	\$1,150	\$1,380	\$1,790	\$2,170
<u>78681</u>	\$1,040	\$1,200	\$1,430	\$1,860	\$2,240
<u>78683</u>	\$1,010	\$1,150	\$1,380	\$1,790	\$2,170
<u>78691</u>	\$1,000	\$1,150	\$1,370	\$1,780	\$2,150
<u>78701</u>	\$1,480	\$1,700	\$2,030	\$2,640	\$3,190
<u>78702</u>	\$950	\$1,090	\$1,300	\$1,690	\$2,040
<u>78703</u>	\$1,120	\$1,290	\$1,540	\$2,000	\$2,420
<u>78704</u>	\$1,140	\$1,310	\$1,570	\$2,040	\$2,460
<u>78705</u>	\$1,330	\$1,520	\$1,820	\$2,370	\$2,860
<u>78708</u>	\$1,000	\$1,150	\$1,370	\$1,780	\$2,150
<u>78709</u>	\$1,000	\$1,150	\$1,370	\$1,780	\$2,150
<u>78711</u>	\$1,000	\$1,150	\$1,370	\$1,780	\$2,150
<u>78712</u>	\$1,330	\$1,520	\$1,820	\$2,370	\$2,860
<u>78713</u>	\$1,000	\$1,150	\$1,370	\$1,780	\$2,150

Austin-Round Rock, TX MSA Advisory Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
<u>78714</u>	\$1,000	\$1,150	\$1,370	\$1,780	\$2,150
<u>78715</u>	\$1,000	\$1,150	\$1,370	\$1,780	\$2,150
<u>78716</u>	\$1,000	\$1,150	\$1,370	\$1,780	\$2,150
<u>78717</u>	\$1,060	\$1,210	\$1,450	\$1,890	\$2,280
<u>78718</u>	\$1,000	\$1,150	\$1,370	\$1,780	\$2,150
<u>78719</u>	\$840	\$980	\$1,190	\$1,570	\$1,890
<u>78720</u>	\$1,000	\$1,150	\$1,370	\$1,780	\$2,150
<u>78721</u>	\$860	\$990	\$1,190	\$1,570	\$1,890
<u>78722</u>	\$1,060	\$1,210	\$1,450	\$1,890	\$2,280
<u>78723</u>	\$840	\$980	\$1,190	\$1,570	\$1,890
<u>78724</u>	\$910	\$1,050	\$1,250	\$1,630	\$1,960
<u>78725</u>	\$1,170	\$1,350	\$1,610	\$2,090	\$2,530
<u>78726</u>	\$980	\$1,120	\$1,340	\$1,740	\$2,100
<u>78727</u>	\$1,150	\$1,320	\$1,580	\$2,050	\$2,480
<u>78728</u>	\$980	\$1,120	\$1,340	\$1,740	\$2,100
<u>78729</u>	\$1,070	\$1,230	\$1,470	\$1,910	\$2,310
<u>78730</u>	\$1,100	\$1,260	\$1,510	\$1,960	\$2,370
<u>78731</u>	\$1,110	\$1,270	\$1,520	\$1,980	\$2,390
<u>78732</u>	\$1,360	\$1,560	\$1,870	\$2,430	\$2,930
<u>78733</u>	\$1,420	\$1,630	\$1,950	\$2,540	\$3,060
<u>78734</u>	\$1,470	\$1,690	\$2,020	\$2,630	\$3,170
<u>78735</u>	\$1,160	\$1,330	\$1,590	\$2,070	\$2,500
<u>78736</u>	\$1,140	\$1,310	\$1,570	\$2,040	\$2,460
<u>78737</u>	\$1,130	\$1,300	\$1,560	\$2,030	\$2,440
<u>78738</u>	\$1,290	\$1,480	\$1,770	\$2,300	\$2,780
<u>78739</u>	\$1,480	\$1,700	\$2,030	\$2,640	\$3,190
<u>78741</u>	\$870	\$1,000	\$1,200	\$1,570	\$1,890
<u>78742</u>	\$880	\$1,010	\$1,210	\$1,570	\$1,900

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ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
<u>78744</u>	\$930	\$1,060	\$1,270	\$1,650	\$1,990
<u>78745</u>	\$1,030	\$1,190	\$1,420	\$1,850	\$2,230
<u>78746</u>	\$1,330	\$1,530	\$1,830	\$2,380	\$2,870
<u>78747</u>	\$1,150	\$1,320	\$1,580	\$2,050	\$2,480
<u>78748</u>	\$1,060	\$1,210	\$1,450	\$1,890	\$2,280
<u>78749</u>	\$1,180	\$1,360	\$1,620	\$2,110	\$2,540
<u>78750</u>	\$1,060	\$1,220	\$1,460	\$1,900	\$2,290
<u>78751</u>	\$1,200	\$1,370	\$1,640	\$2,130	\$2,570
<u>78752</u>	\$860	\$990	\$1,190	\$1,570	\$1,890
<u>78753</u>	\$900	\$1,030	\$1,230	\$1,600	\$1,930
<u>78754</u>	\$1,010	\$1,150	\$1,380	\$1,790	\$2,170
<u>78755</u>	\$1,000	\$1,150	\$1,370	\$1,780	\$2,150
<u>78756</u>	\$1,030	\$1,180	\$1,410	\$1,830	\$2,210
<u>78757</u>	\$980	\$1,130	\$1,350	\$1,760	\$2,120
<u>78758</u>	\$950	\$1,090	\$1,300	\$1,690	\$2,040
<u>78759</u>	\$1,090	\$1,250	\$1,490	\$1,940	\$2,340
<u>78760</u>	\$1,000	\$1,150	\$1,370	\$1,780	\$2,150
<u>78761</u>	\$1,000	\$1,150	\$1,370	\$1,780	\$2,150
<u>78762</u>	\$1,000	\$1,150	\$1,370	\$1,780	\$2,150
<u>78763</u>	\$1,000	\$1,150	\$1,370	\$1,780	\$2,150
<u>78764</u>	\$1,000	\$1,150	\$1,370	\$1,780	\$2,150
<u>78765</u>	\$1,000	\$1,150	\$1,370	\$1,780	\$2,150
<u>78766</u>	\$1,000	\$1,150	\$1,370	\$1,780	\$2,150
<u>78767</u>	\$1,000	\$1,150	\$1,370	\$1,780	\$2,150
<u>78768</u>	\$1,000	\$1,150	\$1,370	\$1,780	\$2,150
<u>78941</u>	\$840	\$980	\$1,190	\$1,570	\$1,890
<u>78942</u>	\$840	\$980	\$1,190	\$1,570	\$1,890
<u>78945</u>	\$850	\$980	\$1,190	\$1,570	\$1,890

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ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
78953	\$840	\$980	\$1,190	\$1,570	\$1,890
78957	\$840	\$980	\$1,190	\$1,570	\$1,890
78959	\$840	\$980	\$1,190	\$1,570	\$1,890

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