



FY2024 SMALL AREA FMRs FOR ANDERSON COUNTY, TN

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.

Anderson County is part of the **Knoxville, TN HUD Metro FMR Area.**

Anderson County, TN Advisory Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
37705		\$1,000	\$1,220	\$1,580	\$1,830
37710		\$860	\$1,050	\$1,360	\$1,600
37716		\$860 120% - \$1032	\$1,050 120% - \$1260	\$1,360 120% - \$1632	\$1,600 120% - \$1920
37717		\$880	\$1,070	\$1,380	\$1,610
37754		\$980	\$1,200	\$1,550	\$1,800
37769		\$860	\$1,050	\$1,360	\$1,600
37828		\$930 120% - \$1116	\$1,140 120% - \$1368	\$1,470 120% - \$1764	\$1,710 120% - \$2052
37830		\$900 120% - \$1080	\$1,090 120% - \$1308	\$1,420 120% - \$1704	\$1,670 120% - \$2004
37831		\$880 120% - \$1056	\$1,070 120% - \$1284	\$1,380 120% - \$1656	\$1,610 120% - \$1932
37840		\$860 120% - \$1032	\$1,050 120% - \$1260	\$1,360 120% - \$1632	\$1,600 120% - \$1920
37849		\$960 120% - \$1152	\$1,170 120% - 1404	\$1,510 120% - \$1812	\$1,760 120% - \$2112
37931		\$1,200	\$1,470	\$1,900	\$2,210

2024 (October 01 - December 31)

The Oak Ridge Housing Authority issues vouchers for the City of Oak Ridge, plus an area of ten miles from the city limits (excluding Knox County). The relevant ZIP codes have been highlighted.



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Anderson County, TN Advisory Small Area FMRs By Unit Bedrooms									
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom				
37705		\$1,370	\$1,680	\$2,160	\$2,530				
37710		\$900	\$1,100	\$1,430	\$1,650				
37716		\$1,070	120% - \$1284	\$1,310	120% - \$1572	\$1,680	120% - \$2016	\$1,980	120% - \$2376
37717		\$1,120	\$1,370	\$1,760	\$2,070				
37754		\$1,220	\$1,490	\$1,910	\$2,250				
37769		\$900	\$1,100	\$1,430	\$1,650				
37828		\$1,130	120% - \$1356	\$1,380	120% - \$1656	\$1,770	120% - \$2124	\$2,080	120% - \$2496
37830		\$1,150	120% - \$1380	\$1,410	120% - \$1692	\$1,810	120% - \$2172	\$2,150	120% - \$2580
37831		\$1,120	120% - \$1344	\$1,370	120% - \$1644	\$1,760	120% - \$2112	\$2,070	120% - \$2484
37840		\$900	120% - \$1080	\$1,100	120% - \$1320	\$1,430	120% - \$1716	\$1,680	120% - \$2016
37849		\$1,130	120% - \$1356	\$1,390	120% - \$1668	\$1,790	120% - \$2148	\$2,100	120% - \$2520
37931		\$1,540	\$1,890	\$2,430	\$2,850				

2025 (January 01 ->)

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Anderson County, TN Advisory Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
37705		\$1,370	\$1,680	\$2,160	\$2,530
37710		\$900	\$1,100	\$1,430	\$1,650
37716		\$1,070 <small>110% - \$1177</small>	\$1,310 <small>110% - \$1441</small>	\$1,680 <small>110% - \$1848</small>	\$1,980 <small>110% - \$2178</small>
37717		\$1,120	\$1,370	\$1,760	\$2,070
37754		\$1,220	\$1,490	\$1,910	\$2,250
37769		\$900	\$1,100	\$1,430	\$1,650
37828		\$1,130 <small>110% - \$1243</small>	\$1,380 <small>110% - \$1518</small>	\$1,770 <small>110% - \$1947</small>	\$2,080 <small>110% - \$2288</small>
37830		\$1,150 <small>110% - \$1265</small>	\$1,410 <small>110% - \$1551</small>	\$1,810 <small>110% - \$1991</small>	\$2,150 <small>110% - \$2365</small>
37831		\$1,120 <small>110% - \$1232</small>	\$1,370 <small>110% - \$1507</small>	\$1,760 <small>110% - \$1936</small>	\$2,070 <small>110% - \$2277</small>
37840		\$900 <small>110% - \$990</small>	\$1,100 <small>110% - \$1210</small>	\$1,430 <small>110% - \$1573</small>	\$1,680 <small>110% - \$1848</small>
37849		\$1,130 <small>110% - \$1243</small>	\$1,390 <small>110% - \$1529</small>	\$1,790 <small>110% - \$1969</small>	\$2,100 <small>110% - \$2310</small>
37931		\$1,540	\$1,890	\$2,430	\$2,850

2025 (January 01 ->)

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FY2024 SMALL AREA FMRs FOR MORGAN COUNTY, TN

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.

Morgan County is part of the **Morgan County, TN HUD Metro FMR Area**.

Morgan County, TN Advisory Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
37719		\$790	\$950	\$1,240	\$1,550
37726		\$660	\$860	\$1,140	\$1,150
37733		\$660	\$860	\$1,140	\$1,150
37748		\$790 120% - \$948	\$950 120% - \$1140	\$1,240 120% - \$1488	\$1,590 120% - \$1908
37770		\$730	\$960	\$1,270	\$1,280
37829		\$750	\$980	\$1,300	\$1,310
37840		\$860	\$1,050	\$1,360	\$1,600
37845		\$780	\$960	\$1,250	\$1,480
37852		\$660	\$860	\$1,140	\$1,150
37854		\$770	\$920	\$1,200	\$1,550
37872		\$660	\$860	\$1,140	\$1,150
37887		\$660	\$860	\$1,140	\$1,150

2024 (October 01 - December 31)

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FY2025 SMALL AREA FMRs FOR MORGAN COUNTY, TN

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Morgan County, TN Advisory Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
37719		\$880	\$1,070	\$1,380	\$1,730
37726		\$690	\$900	\$1,180	\$1,250
37733		\$740	\$970	\$1,280	\$1,290
37748		\$880 120% - \$1056	\$1,060 120% - \$1272	\$1,360 120% - \$1632	\$1,750 120% - \$2100
37770		\$720	\$930	\$1,230	\$1,290
37829		\$850	\$1,120	\$1,480	\$1,480
37840		\$900	\$1,100	\$1,430	\$1,680
37845		\$850	\$1,060	\$1,380	\$1,590
37852		\$760	\$950	\$1,220	\$1,440
37854		\$850	\$1,020	\$1,320	\$1,700
37872		\$770	\$1,000	\$1,320	\$1,340
37887		\$690	\$910	\$1,200	\$1,210

2025 (January 01 ->)

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FY2025 SMALL AREA FMRs FOR MORGAN COUNTY, TN

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37726		\$690	\$900	\$1,180	\$1,250
37733		\$740	\$970	\$1,280	\$1,290
37748		\$880 110% - \$968	\$1,060 110% - \$1166	\$1,360 110% - \$1496	\$1,750 110% - \$1925
37770		\$720	\$930	\$1,230	\$1,290
37829		\$850	\$1,120	\$1,480	\$1,480
37840		\$900	\$1,100	\$1,430	\$1,680
37845		\$850	\$1,060	\$1,380	\$1,590
37852		\$760	\$950	\$1,220	\$1,440
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