CENTER ON BUDGET AND POLICY PRIORITIES

CHANGES IN HUD FAIR MARKET RENTS FROM FISCAL YEAR 2004 TO FISCAL YEAR 2005

Alabama

County	Two-Bedroom Fair Market Rent			Three-Bedroom Fair Market Rent			Four-Bedroom Fair Market Rent		
	2004	2005	Change from 2004 to 2005	2004	2005	Change from 2004 to 2005	2004	2005	Change from 2004 to 2005
Autauga County	$537	$583	8.6%	$731	$776	6.2%	$881	$1,020	15.8%
Baldwin County	$523	$561	7.3%	$703	$736	4.7%	$825	$872	5.7%
Barbour County	$370	$425	14.9%	$480	$526	9.6%	$550	$542	-1.5%
Bibb County	$370	$431	16.5%	$500	$540	8.0%	$599	$556	-7.2%
Blount County	$559	$577	3.2%	$758	$741	-2.2%	$840	$763	-9.2%
Bullock County	$370	$434	17.3%	$480	$520	8.3%	$550	$560	1.8%
Butler County	$370	$434	17.3%	$480	$520	8.3%	$550	$560	1.8%
Calhoun County	$413	$461	11.6%	$576	$609	5.7%	$652	$716	9.8%
Chambers County	$370	$406	9.7%	$480	$551	14.8%	$551	$568	3.1%
Cherokee County	$370	$445	20.3%	$480	$530	10.4%	$550	$547	-0.5%
Chilton County	$370	$446	20.5%	$480	$560	16.7%	$550	$642	16.7%
Choctaw County	$370	$392	5.9%	$480	$497	3.5%	$550	$664	20.7%
Clarke County	$370	$422	14.1%	$480	$505	5.2%	$550	$742	34.9%
Clay County	$370	$423	14.3%	$480	$523	9.0%	$550	$651	18.4%
Cleburne County	$370	$427	15.4%	$480	$523	9.0%	$550	$651	18.4%
Coffee County	$477	$437	-8.4%	$663	$598	-9.8%	$744	$767	3.1%
Colbert County	$464	$472	1.7%	$579	$602	4.0%	$649	$746	14.9%
Conecuh County	$370	$392	5.9%	$480	$497	3.5%	$550	$664	20.7%
Coosa County	$370	$420	13.5%	$480	$569	18.5%	$550	$639	16.2%
Covington County	$370	$404	9.2%	$480	$551	14.8%	$550	$568	3.3%
Crenshaw County	$370	$434	17.3%	$480	$520	8.3%	$550	$560	1.8%
Cullman County	$370	$444	20.0%	$492	$597	21.3%	$598	$614	2.7%
Dale County	$426	$435	2.1%	$586	$587	0.2%	$595	$669	12.4%
Dallas County	$370	$433	17.0%	$480	$546	13.8%	$550	$586	6.5%
DeKalb County	$370	$421	13.8%	$480	$560	16.7%	$550	$576	4.7%
Elmore County	$537	$583	8.6%	$731	$776	6.2%	$881	$1,020	15.8%

Escambia County	$370	$405	9.5%	$480	$505	5.2%	$550	$621	12.9%
Etowah County	$393	$470	19.6%	$511	$602	17.8%	$629	$622	-1.1%
Fayette County	$370	$358	-3.2%	$480	$522	8.7%	$550	$630	14.5%
Franklin County	$370	$402	8.6%	$480	$542	12.9%	$550	$706	28.4%
Geneva County	$370	$412	11.4%	$480	$545	13.5%	$550	$689	25.3%
Greene County	$370	$417	12.7%	$480	$540	12.5%	$550	$555	0.9%
Hale County	$370	$417	12.7%	$480	$540	12.5%	$550	$555	0.9%
Henry County	$370	$401	8.4%	$480	$479	-0.2%	$550	$494	-10.2%
Houston County	$426	$435	2.1%	$586	$587	0.2%	$595	$669	12.4%
Jackson County	$370	$402	8.6%	$480	$512	6.7%	$589	$706	19.9%
Jefferson County	$559	$577	3.2%	$758	$741	-2.2%	$840	$763	-9.2%
Lamar County	$370	$385	4.1%	$480	$514	7.1%	$550	$675	22.7%
Lauderdale County	$464	$472	1.7%	$579	$602	4.0%	$649	$746	14.9%
Lawrence County	$471	$474	0.6%	$611	$620	1.5%	$730	$643	-11.9%
Lee County	$499	$510	2.2%	$648	$671	3.5%	$820	$689	-16.0%
Limestone County	$561	$523	-6.8%	$747	$716	-4.1%	$890	$786	-11.7%
Lowndes County	$370	$392	5.9%	$480	$497	3.5%	$550	$664	20.7%
Macon County	$427	$437	2.3%	$535	$583	9.0%	$599	$602	0.5%
Madison County	$561	$523	-6.8%	$747	$716	-4.1%	$890	$786	-11.7%
Marengo County	$370	$417	12.7%	$480	$540	12.5%	$550	$555	0.9%
Marion County	$370	$399	7.8%	$480	$507	5.6%	$550	$701	27.5%
Marshall County	$378	$452	19.6%	$522	$610	16.9%	$619	$672	8.6%
Mobile County	$523	$561	7.3%	$703	$736	4.7%	$825	$872	5.7%
Monroe County	$370	$393	6.2%	$480	$544	13.3%	$550	$601	9.3%
Montgomery County	$537	$583	8.6%	$731	$776	6.2%	$881	$1,020	15.8%
Morgan County	$471	$474	0.6%	$611	$620	1.5%	$730	$643	-11.9%
Perry County	$370	$417	12.7%	$480	$540	12.5%	$550	$555	0.9%
Pickens County	$370	$385	4.1%	$480	$514	7.1%	$550	$675	22.7%
Pike County	$434	$394	-9.2%	$563	$506	-10.1%	$656	$522	-20.4%
Randolph County	$370	$423	14.3%	$480	$523	9.0%	$550	$651	18.4%
Russell County	$503	$534	6.2%	$656	$713	8.7%	$712	$845	18.7%
St. Clair County	$559	$577	3.2%	$758	$741	-2.2%	$840	$763	-9.2%
Shelby County	$559	$577	3.2%	$758	$741	-2.2%	$840	$763	-9.2%
Sumter County	$370	$385	4.1%	$480	$514	7.1%	$550	$675	22.7%
Talladega County	$370	$430	16.2%	$480	$580	20.8%	$550	$758	37.8%
Tallapoosa County	$370	$424	14.6%	$480	$598	24.6%	$550	$694	26.2%
Tuscaloosa County	$523	$571	9.2%	$717	$740	3.2%	$758	$763	0.7%
Walker County	$380	$434	14.2%	$491	$542	10.4%	$624	$592	-5.1%
Washington County	$370	$392	5.9%	$480	$497	3.5%	$550	$664	20.7%
Wilcox County	$370	$392	5.9%	$480	$497	3.5%	$550	$664	20.7%
Winston County	$370	$396	7.0%	$480	$474	-1.3%	$550	$488	-11.3%

*HUD recently conducted a Random Digit Dialing survey of rents in this area. However, the results of this survey were not available at the time that final 2005 FMRs were published. Housing agencies in this area have the option of using either 2004 or final 2005 FMRs until HUD publishes revised final FMRs based on the RDD survey.

Counties in yellow have a decrease of at least 9.1% in the FMR for at least one bedroom size shown. Decreases of this size are particularly significant because housing agencies are allowed to set payment standards (the maximum amount of rent a voucher can cover) between 90% and 110% of FMR. In areas where the FMR decrease is 9.1% or more (that is, where 110% of the 2005 FMR is less than 100% of the 2004 FMR), housing agencies will have to reduce the amount of rent vouchers can cover unless the agency gets special approval from HUD or happens to have a current payment standard below 100% of the FMR.

Note: For background information on Fair Market Rents and discussion of the implications of Fair Market Rent changes for participants in the Housing Voucher Program and other federal housing programs, see www.cbpp.org/10-12-04hous.htm. For data on Fair Market Rents for other bedroom sizes see www.nlihc.org/2005fmrs/index.htm.