



**CENTER ON BUDGET
AND POLICY PRIORITIES**

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

| 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 |
| Alachua County | \$580 | \$614 | 5.9% | \$795 | \$896 | 12.7% | \$939 | \$923 | -1.7% |
| Baker County | \$508 | \$409 | -19.5% | \$630 | \$598 | -5.1% | \$684 | \$614 | -10.2% |
| Bay County | \$542 | \$577 | 6.5% | \$691 | \$797 | 15.3% | \$741 | \$886 | 19.6% |
| Bradford County | \$508 | \$460 | -9.4% | \$630 | \$570 | -9.5% | \$684 | \$588 | -14.0% |
| Brevard County | \$613 | \$657 | 7.2% | \$821 | \$885 | 7.8% | \$956 | \$987 | 3.2% |
| Broward County | \$827 | \$998 | 20.7% | \$1,151 | \$1,380 | 19.9% | \$1,353 | \$1,752 | 29.5% |
| Calhoun County | \$508 | \$462 | -9.1% | \$630 | \$582 | -7.6% | \$684 | \$664 | -2.9% |
| Charlotte County | \$668 | \$655 | -1.9% | \$926 | \$956 | 3.2% | \$1,092 | \$1,151 | 5.4% |
| Citrus County | \$508 | \$497 | -2.2% | \$630 | \$721 | 14.4% | \$684 | \$868 | 26.9% |
| Clay County | \$675 | \$732 | 8.4% | \$892 | \$918 | 2.9% | \$993 | \$1,060 | 6.7% |
| Collier County | \$793 | \$837 | 5.5% | \$1,102 | \$1,040 | -5.6% | \$1,227 | \$1,083 | -11.7% |
| Columbia County | \$508 | \$492 | -3.1% | \$630 | \$614 | -2.5% | \$684 | \$863 | 26.2% |
| DeSoto County | \$508 | \$490 | -3.5% | \$630 | \$591 | -6.2% | \$684 | \$608 | -11.1% |
| Dixie County | \$508 | \$406 | -20.1% | \$630 | \$488 | -22.5% | \$684 | \$565 | -17.4% |
| Duval County | \$675 | \$732 | 8.4% | \$892 | \$918 | 2.9% | \$993 | \$1,060 | 6.7% |
| Escambia County | \$542 | \$563 | 3.9% | \$723 | \$816 | 12.9% | \$853 | \$987 | 15.7% |
| Flagler County | \$628 | \$683 | 8.8% | \$833 | \$891 | 7.0% | \$885 | \$917 | 3.6% |
| Franklin County | \$508 | \$464 | -8.7% | \$630 | \$584 | -7.3% | \$684 | \$665 | -2.8% |
| Gadsden County | \$652 | \$677 | 3.8% | \$852 | \$900 | 5.6% | \$1,027 | \$926 | -9.8% |
| Gilchrist County | \$508 | \$461 | -9.3% | \$630 | \$552 | -12.4% | \$684 | \$568 | -17.0% |
| Glades County | \$508 | \$517 | 1.8% | \$630 | \$631 | 0.2% | \$684 | \$674 | -1.5% |
| Gulf County | \$508 | \$462 | -9.1% | \$630 | \$582 | -7.6% | \$684 | \$664 | -2.9% |
| Hamilton County | \$508 | \$406 | -20.1% | \$630 | \$488 | -22.5% | \$684 | \$565 | -17.4% |
| Hardee County | \$508 | \$490 | -3.5% | \$630 | \$601 | -4.6% | \$684 | \$618 | -9.6% |

| | | | | | | | | | |
|---------------------|-------|-------|--------|---------|---------|--------|---------|---------|--------|
| Hendry County | \$522 | \$516 | -1.1% | \$656 | \$620 | -5.5% | \$735 | \$765 | 4.1% |
| Hernando County | \$781 | \$805 | 3.1% | \$1,037 | \$1,037 | 0.0% | \$1,257 | \$1,264 | 0.6% |
| Highlands County | \$508 | \$527 | 3.7% | \$632 | \$682 | 7.9% | \$707 | \$815 | 15.3% |
| Hillsborough County | \$781 | \$805 | 3.1% | \$1,037 | \$1,037 | 0.0% | \$1,257 | \$1,264 | 0.6% |
| Holmes County | \$508 | \$445 | -12.4% | \$630 | \$579 | -8.1% | \$684 | \$597 | -12.7% |
| Indian River County | \$660 | \$686 | 3.9% | \$826 | \$854 | 3.4% | \$924 | \$879 | -4.9% |
| Jackson County | \$508 | \$420 | -17.3% | \$630 | \$520 | -17.5% | \$684 | \$607 | -11.3% |
| Jefferson County | \$508 | \$462 | -9.1% | \$630 | \$582 | -7.6% | \$684 | \$664 | -2.9% |
| Lafayette County | \$508 | \$406 | -20.1% | \$630 | \$488 | -22.5% | \$684 | \$565 | -17.4% |
| Lake County | \$820 | \$838 | 2.2% | \$1,076 | \$1,049 | -2.5% | \$1,312 | \$1,235 | -5.9% |
| Lee County | \$625 | \$707 | 13.1% | \$874 | \$961 | 10.0% | \$911 | \$989 | 8.6% |
| Leon County | \$652 | \$677 | 3.8% | \$852 | \$900 | 5.6% | \$1,027 | \$926 | -9.8% |
| Levy County | \$508 | \$433 | -14.8% | \$630 | \$553 | -12.2% | \$684 | \$569 | -16.8% |
| Liberty County | \$508 | \$462 | -9.1% | \$630 | \$582 | -7.6% | \$684 | \$664 | -2.9% |
| Madison County | \$508 | \$462 | -9.1% | \$630 | \$582 | -7.6% | \$684 | \$664 | -2.9% |
| Manatee County | \$708 | \$746 | 5.4% | \$910 | \$917 | 0.8% | \$991 | \$1,046 | 5.5% |
| Marion | \$542 | \$560 | 3.3% | \$711 | \$735 | 3.4% | \$834 | \$757 | -9.2% |
| Martin County | \$711 | \$686 | -3.5% | \$925 | \$907 | -1.9% | \$997 | \$934 | -6.3% |
| Miami-Dade County | \$904 | \$929 | 2.8% | \$1,241 | \$1,204 | -3.0% | \$1,439 | \$1,419 | -1.4% |
| Monroe County | \$852 | \$969 | 13.7% | \$1,174 | \$1,410 | 20.1% | \$1,397 | \$1,510 | 8.1% |
| Nassau County | \$675 | \$732 | 8.4% | \$892 | \$918 | 2.9% | \$993 | \$1,060 | 6.7% |
| Okaloosa County | \$542 | \$610 | 12.5% | \$735 | \$890 | 21.1% | \$866 | \$977 | 12.8% |
| Okeechobee County | \$508 | \$525 | 3.3% | \$630 | \$707 | 12.2% | \$690 | \$728 | 5.5% |
| Orange County | \$820 | \$838 | 2.2% | \$1,076 | \$1,049 | -2.5% | \$1,312 | \$1,235 | -5.9% |
| Osceola County | \$820 | \$838 | 2.2% | \$1,076 | \$1,049 | -2.5% | \$1,312 | \$1,235 | -5.9% |
| Palm Beach County | \$823 | \$898 | 9.1% | \$1,092 | \$1,270 | 16.3% | \$1,352 | \$1,308 | -3.3% |
| Pasco County | \$781 | \$805 | 3.1% | \$1,037 | \$1,037 | 0.0% | \$1,257 | \$1,264 | 0.6% |
| Pinellas County | \$781 | \$805 | 3.1% | \$1,037 | \$1,037 | 0.0% | \$1,257 | \$1,264 | 0.6% |
| Polk County | \$518 | \$555 | 7.1% | \$642 | \$704 | 9.7% | \$702 | \$826 | 17.7% |
| Putnam County | \$508 | \$440 | -13.4% | \$630 | \$528 | -16.2% | \$684 | \$544 | -20.5% |
| Santa Rosa County | \$542 | \$563 | 3.9% | \$723 | \$816 | 12.9% | \$853 | \$987 | 15.7% |
| Sarasota County | \$708 | \$746 | 5.4% | \$910 | \$917 | 0.8% | \$991 | \$1,046 | 5.5% |
| Seminole County | \$820 | \$838 | 2.2% | \$1,076 | \$1,049 | -2.5% | \$1,312 | \$1,235 | -5.9% |
| St. Johns County | \$675 | \$732 | 8.4% | \$892 | \$918 | 2.9% | \$993 | \$1,060 | 6.7% |
| St. Lucie County | \$711 | \$686 | -3.5% | \$925 | \$907 | -1.9% | \$997 | \$934 | -6.3% |
| Sumter County | \$508 | \$418 | -17.7% | \$630 | \$549 | -12.9% | \$684 | \$734 | 7.3% |
| Suwannee County | \$508 | \$407 | -19.9% | \$630 | \$513 | -18.6% | \$684 | \$562 | -17.8% |
| Taylor County | \$508 | \$475 | -6.5% | \$630 | \$568 | -9.8% | \$685 | \$584 | -14.7% |
| Union County | \$508 | \$464 | -8.7% | \$630 | \$614 | -2.5% | \$684 | \$633 | -7.5% |
| Volusia County | \$628 | \$683 | 8.8% | \$833 | \$891 | 7.0% | \$885 | \$917 | 3.6% |

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|-------------------|-------|-------|--------|-------|-------|-------|-------|-------|--------|
| Wakulla County | \$508 | \$553 | 8.9% | \$630 | \$727 | 15.4% | \$684 | \$750 | 9.6% |
| Walton County | \$508 | \$521 | 2.6% | \$654 | \$644 | -1.5% | \$818 | \$663 | -18.9% |
| Washington County | \$508 | \$416 | -18.1% | \$630 | \$596 | -5.4% | \$684 | \$613 | -10.4% |

*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.