



CENTER ON BUDGET AND POLICY PRIORITIES

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

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
Aleutians East Borough	\$718	\$939	30.8%	\$895	\$1,161	29.7%	\$1,172	\$1,196	2.0%
Aleutians West Census Area	\$612	\$939	53.4%	\$769	\$1,161	51.0%	\$860	\$1,196	39.1%
Anchorage Municipality	\$885	\$916	3.5%	\$1,231	\$1,314	6.7%	\$1,454	\$1,607	10.5%
Bethel Census Area	\$1,154	\$1,134	-1.7%	\$1,445	\$1,356	-6.2%	\$1,617	\$1,991	23.1%
Bristol Bay Borough	\$757	\$939	24.0%	\$1,054	\$1,161	10.2%	\$1,145	\$1,196	4.5%
Denali Borough	\$1,153	\$848	-26.5%	\$1,533	\$1,191	-22.3%	\$1,593	\$1,341	-15.8%
Dillingham Census Area	\$951	\$939	-1.3%	\$1,190	\$1,161	-2.4%	\$1,333	\$1,196	-10.3%
Fairbanks North Star Borough	\$793	\$803	1.3%	\$1,090	\$1,163	6.7%	\$1,285	\$1,228	-4.4%
Haines Borough	\$740	\$848	14.6%	\$1,006	\$1,191	18.4%	\$1,037	\$1,341	29.3%
Juneau City and Borough	\$1,153	\$1,025	-11.1%	\$1,533	\$1,385	-9.7%	\$1,593	\$1,726	8.3%
Kenai Peninsula Borough	\$733	\$684	-6.7%	\$1,017	\$937	-7.9%	\$1,201	\$1,201	0.0%
Ketchikan Gateway Borough	\$943	\$900	-4.6%	\$1,313	\$1,311	-0.2%	\$1,382	\$1,580	14.3%
Kodiak Island Borough	\$1,071	\$967	-9.7%	\$1,338	\$1,390	3.9%	\$1,736	\$1,471	-15.3%
Lake and Peninsula Borough	\$820	\$939	14.5%	\$1,023	\$1,161	13.5%	\$1,149	\$1,196	4.1%
Matanuska-Susitna Borough	\$768	\$765	-0.4%	\$1,042	\$1,088	4.4%	\$1,231	\$1,321	7.3%
Nome Census Area	\$1,030	\$963	-6.5%	\$1,434	\$1,162	-19.0%	\$1,618	\$1,197	-26.0%
North Slope Borough	\$1,067	\$1,033	-3.2%	\$1,482	\$1,235	-16.7%	\$1,727	\$1,272	-26.3%
Northwest Arctic Borough	\$1,126	\$939	-16.6%	\$1,567	\$1,161	-25.9%	\$1,848	\$1,196	-35.3%
Prince of Wales-Outer Ketchikan Census Area	\$720	\$939	30.4%	\$998	\$1,161	16.3%	\$1,055	\$1,196	13.4%
Sitka City and Borough	\$827	\$860	4.0%	\$1,151	\$1,253	8.9%	\$1,358	\$1,509	11.1%
Skagway-Hoonah-Angoon Census Area	\$634	\$939	48.1%	\$795	\$1,161	46.0%	\$892	\$1,196	34.1%
Southeast Fairbanks Census Area	\$625	\$848	35.7%	\$783	\$1,191	52.1%	\$879	\$1,341	52.6%
Valdez-Cordova Census Area	\$801	\$848	5.9%	\$1,023	\$1,191	16.4%	\$1,220	\$1,341	9.9%
Wade Hampton Census Area	\$716	\$939	31.1%	\$894	\$1,161	29.9%	\$1,001	\$1,196	19.5%
Wrangell-Petersburg Census Area	\$769	\$939	22.1%	\$978	\$1,161	18.7%	\$1,075	\$1,196	11.3%
Yakutat City and Borough	\$634	\$939	48.1%	\$795	\$1,161	46.0%	\$892	\$1,196	34.1%
Yukon-Koyukuk Census Area	\$714	\$939	31.5%	\$893	\$1,161	30.0%	\$1,033	\$1,196	15.8%

*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.