CENTER ON BUDGET AND POLICY PRIORITIES

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

Arkansas

			/	Interious					
	Two-Bedroom Fair Market Rent			Three-Bedroom Fair Market Rent			Four-Bedroom Fair Market Rent		
			Change from			Change from			Change from
County	2004	2005	2004 to 2005	2004	2005	2004 to 2005	2004	2005	2004 to 2005
Arkansas County	\$388	\$418	7.7%	\$530	\$607	14.5%	\$575	\$624	
Ashley County	\$388	\$469	20.9%	\$514	\$562	9.3%	\$608	\$618	
Baxter County	\$431	\$479	11.1%	\$554	\$644	16.2%	\$675	\$812	
Benton County	\$547	\$545	-0.4%	\$738	\$792		\$764	\$850	
Boone County	\$408	\$452	10.8%	\$568	\$579	1.9%	\$669	\$650	-2.8%
Bradley County	\$388	\$430		\$514	\$533		\$575	\$565	
Calhoun County	\$388	\$430	10.8%	\$514	\$548	6.6%	\$575	\$697	21.2%
Carroll County	\$388	\$468	20.6%	\$514	\$590	14.8%	\$614	\$822	33.9%
Chicot County	\$388	\$430	10.8%	\$514	\$533	3.7%	\$575	\$565	-1.7%
Clark County	\$393	\$461	17.3%	\$514	\$594	15.6%	\$621	\$612	-1.4%
Clay County	\$388	\$374	-3.6%	\$514	\$479	-6.8%	\$575	\$510	-11.3%
Cleburne County	\$388	\$483	24.5%	\$514	\$662		\$582	\$850	46.0%
Cleveland County	\$388	\$430	10.8%	\$514	\$533	3.7%	\$575	\$565	-1.7%
Columbia County	\$388	\$449	15.7%	\$514	\$551	7.2%	\$575	\$631	9.7%
Conway County	\$421	\$432	2.6%	\$526	\$595	13.1%	\$589	\$647	9.8%
Craighead County	\$498	\$489	-1.8%	\$685	\$688	0.4%	\$724	\$709	-2.1%
Crawford County	\$479	\$473	-1.3%	\$639	\$648	1.4%	\$671	\$688	2.5%
Crittenden County	\$626	\$622	-0.6%	\$870	\$831	-4.5%	\$913	\$857	-6.1%
Cross County	\$388	\$448	15.5%	\$521	\$653	25.3%	\$615	\$713	15.9%
Dallas County	\$388	\$430	10.8%	\$514	\$548	6.6%	\$575	\$697	21.2%
Desha County	\$388	\$430	10.8%	\$514	\$547	6.4%	\$575	\$565	-1.7%
Drew County	\$440	\$413	-6 .1%	\$609	\$519	-14.8%	\$620	\$724	16.8%
Faulkner County	\$538	\$576	7.1%	\$742	\$776	4.6%	\$867	\$801	-7.6%
Franklin County	\$388	\$415	7.0%	\$514	\$526	2.3%	\$575	\$642	11.7%
Fulton County	\$388	\$427	10.1%	\$514	\$561	9.1%	\$575	\$626	8.9%
Garland County	\$434	\$537	23.7%	\$606	\$670	10.6%	\$716	\$691	-3.5%
Grant County	\$388	\$453	16.8%	\$514	\$656	27.6%	\$580	\$676	16.6%

Greene County	\$388	\$443	14.2%	\$514	\$648	26.1%	\$575	\$667	16.0%
Hempstead County	\$388	\$455	17.3%	\$514	\$545	6.0%	\$575	\$626	8.9%
Hot Spring County	\$388	\$437	12.6%	\$514	\$573	11.5%	\$575	\$591	2.8%
Howard County	\$388	\$382	-1.5%	\$514	\$492	-4.3%	\$575	\$508	-11.7%
Independence County	\$388	\$443	14.2%	\$514	\$573	11.5%	\$575	\$622	8.2%
Izard County	\$388	\$427	10.1%	\$514	\$561	9.1%	\$575	\$626	8.9%
Jackson County	\$388	\$367	-5.4%	\$514	\$518	0.8%	\$575	\$534	-7.1%
Jefferson County	\$486	\$522	7.4%	\$613	\$636	3.8%	\$795	\$745	-6.3%
Johnson County	\$388	\$435	12.1%	\$514	\$580	12.8%	\$575	\$693	20.5%
Lafayette County	\$388	\$460	18.6%	\$514	\$550	7.0%	\$575	\$658	14.4%
Lawrence County	\$388	\$396	2.1%	\$514	\$487	-5.3%	\$575	\$644	12.0%
Lee County	\$388	\$421	8.5%	\$514	\$561	9.1%	\$575	\$652	13.4%
Lincoln County	\$394	\$430	9.1%	\$527	\$533	1.1%	\$575	\$565	-1.7%
Little River County	\$394	\$460	16.8%	\$547	\$561	2.6%	\$645	\$658	2.0%
Logan County	\$388	\$400	3.1%	\$514	\$572	11.3%	\$575	\$640	11.3%
Lonoke County	\$538	\$576	7.1%	\$742	\$776	4.6%	\$867	\$801	-7.6%
Madison County	\$394	\$447	13.5%	\$514	\$577	12.3%	\$575	\$648	12.7%
Marion County	\$388	\$412	6.2%	\$514	\$542	5.4%	\$575	\$597	3.8%
Miller County	\$495	\$510	3.0%	\$652	\$622	-4.6%	\$692	\$677	-2.2%
Mississippi County	\$421	\$457	8.6%	\$555	\$603	8.6%	\$623	\$727	16.7%
Monroe County	\$388	\$434	11.9%	\$514	\$544	5.8%	\$575	\$561	-2.4%
Montgomery County	\$388	\$505	30.2%	\$514	\$635	23.5%	\$575	\$654	13.7%
Nevada County	\$388	\$460	18.6%	\$531	\$550	3.6%	\$575		14.4%
Newton County	\$388	\$447	15.2%	\$514	\$577	12.3%	\$575	\$648	12.7%
Ouachita County	\$388	\$380	-2.1%	\$535	\$523	-2.2%	\$631	\$613	-2.9%
Perry County	\$388	\$450	16.0%	\$514	\$596	16.0%	\$575	\$615	7.0%
Phillips County	\$388	\$397	2.3%	\$514	\$517	0.6%	\$575		-7.3%
Pike County	\$388	\$460	18.6%	\$514	\$550	7.0%	\$575	\$658	14.4%
Poinsett County	\$388	\$408	5.2%	\$514	\$543	5.6%	\$575	\$650	13.0%
Polk County	\$388	\$403	3.9%	\$514	\$524	1.9%	\$575	\$637	10.8%
Pope County	\$421	\$465	10.5%	\$584	\$655	12.2%	\$673	\$674	0.1%
Prairie County	\$388	\$434	11.9%	\$514	\$544	5.8%	\$575	\$561	-2.4%
Pulaski County	\$538	\$576	7.1%	\$742	\$776	4.6%	\$867	\$801	-7.6%
Randolph County	\$388	\$423	9.0%	\$514	\$506	-1.6%	\$575	\$742	29.0%
Saline County	\$538	\$576	7.1%	\$742	\$776	4.6%	\$867	\$801	-7.6%
Scott County	\$388	\$373	-3.9%	\$514	\$516		\$575		13.7%
Searcy County	\$388	\$447	15.2%	\$514	\$577	12.3%	\$575	\$648	12.7%
Sebastian County	\$479	\$473	-1.3%	\$639	\$648	1.4%	\$671	\$688	2.5%
Sevier County	\$388	\$398	2.6%	\$514	\$550	7.0%	\$575	\$637	10.8%
Sharp County	\$388	\$434	11.9%	\$514	\$553	7.6%	\$575		-0.7%
St. Francis County	\$388	\$455	17.3%	\$525	\$642	22.3%			29.2%

Stone County	\$388	\$427	10.1%	\$514	\$561	9.1%	\$575	\$626	8.9%
Union County	\$405	\$456	12.6%	\$544	\$591	8.6%	\$665	\$767	15.3%
Van Buren County	\$388	\$423	9.0%	\$514	\$524	1.9%	\$634	\$676	6.6%
Washington County	\$547	\$545	-0.4%	\$738	\$792	7.3%	\$764	\$850	11.3%
White County	\$388	\$458	18.0%	\$531	\$622	17.1%	\$575	\$640	11.3%
Woodruff County	\$388	\$434	11.9%	\$514	\$544	5.8%	\$575	\$561	-2.4%
Yell County	\$388	\$420	8.2%	\$514	\$576	12.1%	\$575	\$594	3.3%

*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.