



CENTER ON BUDGET AND POLICY PRIORITIES

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

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
Apache County	\$537	\$488	-9.1%	\$701	\$677	-3.4%	\$833	\$858	3.0%
Cochise County	\$537	\$577	7.4%	\$701	\$797	13.7%	\$833	\$979	17.5%
Coconino County	\$887	\$878	-1.0%	\$1,190	\$1,129	-5.1%	\$1,429	\$1,424	-0.3%
Gila County	\$537	\$667	24.2%	\$701	\$916	30.7%	\$833	\$943	13.2%
Graham County	\$537	\$544	1.3%	\$701	\$752	7.3%	\$833	\$865	3.8%
Greenlee County	\$537	\$575	7.1%	\$701	\$790	12.7%	\$833	\$894	7.3%
La Paz County	\$537	\$554	3.2%	\$701	\$784	11.8%	\$833	\$807	-3.1%
Maricopa County	\$835	\$817	-2.2%	\$1,161	\$1,190	2.5%	\$1,367	\$1,420	3.9%
Mohave County	\$856	\$907	6.0%	\$1,191	\$1,234	3.6%	\$1,407	\$1,550	10.2%
Navajo County	\$537	\$570	6.1%	\$701	\$768	9.6%	\$833	\$910	9.2%
Pima County*	\$707	\$712	0.7%	\$983	\$1,025	4.3%	\$1,159	\$1,083	-6.6%
Pinal County	\$835	\$817	-2.2%	\$1,161	\$1,190	2.5%	\$1,367	\$1,420	3.9%
Santa Cruz County	\$553	\$603	9.0%	\$701	\$879	25.4%	\$833	\$905	8.6%
Yavapai County	\$594	\$696	17.2%	\$828	\$1,014	22.5%	\$912	\$1,045	14.6%
Yuma County	\$659	\$650	-1.4%	\$915	\$922	0.8%	\$922	\$1,130	22.6%

*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/2005fmr/index.htm.