



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

County	2004 MSA Name	Towns	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
Fairfield County	Bridgeport, CT PMSA	Bridgeport, Easton, Fairfield, Monroe, Shelton, Stratford, Trumbull	\$900	\$925	2.8%	\$1,126	\$1,105	-1.9%	\$1,404	\$1,316	-6.3%
Fairfield County	Danbury, CT PMSA	Bethel, Brookfield, Danbury, New Fairfield, Newton, Redding, Ridgefield, Sherman	\$1,084	\$1,109	2.3%	\$1,430	\$1,348	-5.7%	\$1,649	\$1,592	-3.5%
Fairfield County	Stamford-- Norwalk, CT PMSA	Darien, Greenwich, New Canaan, Norwalk, Stamford, Weston, Westport, Wilton	\$1,493	\$1,437	-3.8%	\$2,001	\$1,873	-6.4%	\$2,210	\$2,262	2.4%



Hartford County	Hartford, CT MSA	Avon, Berlin, Bloomfield, Bristol, Burlington, Canton, East Granby, East Hartford, East Windsor, Enfield, Farmington, Glastonbury, Granby, Hartford, Manchester, Marlborough, New Britain, Newington, Plainville, Rocky Hill, Simsbury, Southington, South Windsor, Suffield, West Hartford, Wethersfield, Windsor, Windsor Locks	\$827	\$873	5.6%	\$1,037	\$1,053	1.5%	\$1,259	\$1,214	-3.6%
Hartford County		Hartland	\$727	\$806	10.9%	\$1,010	\$967	-4.3%	\$1,191	\$1,131	-5.0%
Litchfield County	Danbury, CT PMSA	Bridgewater, New Milford, Roxbury, Washington	\$1,084	\$1,109	2.3%	\$1,430	\$1,348	-5.7%	\$1,649	\$1,592	-3.5%
Litchfield County	Hartford, CT MSA	Barkhamsted, Harwinton, New Hartford, Plymouth, Winchester	\$827	\$873	5.6%	\$1,037	\$1,053	1.5%	\$1,259	\$1,214	-3.6%
Litchfield County	Waterbury, CT PMSA	Bethlehem, Thomaston, Watertown, Woodbury	\$881	\$755	-14.3%	\$1,098	\$904	-17.7%	\$1,231	\$937	-23.9%
Litchfield County		Canaan, Colebrook, Cornwall, Goshen, Kent, Litchfield, Morris, Norfolk, North Canaan, Salisbury, Sharon, Torrington, Warren	\$842	\$765	-9.1%	\$1,050	\$1,015	-3.3%	\$1,196	\$1,328	11.0%
Middlesex County	Hartford, CT MSA	Cromwell, Durham, East Haddam, East Hampton, Haddam, Middlefield, Middletown, Portland	\$827	\$873	5.6%	\$1,037	\$1,053	1.5%	\$1,259	\$1,214	-3.6%
Middlesex County	New Haven--Meriden, CT PMSA	Clinton, Killingworth	\$939	\$903	-3.8%	\$1,204	\$1,080	-10.3%	\$1,395	\$1,183	-15.2%



Middlesex County	New London-- Norwich, CT--RI MSA	Old Saybrook	\$797	\$774	-2.9%	\$997	\$926	-7.1%	\$1,140	\$1,035	-9.2%
Middlesex County		Chester, Deep River, Essex, Westbrook	\$1,037	\$893	-13.9%	\$1,444	\$1,182	-18.1%	\$1,703	\$1,375	-19.3%
New Haven County	Bridgeport, CT PMSA	Ansonia, Beacon Falls, Derby, Milford, Oxford, Seymour	\$900	\$925	2.8%	\$1,126	\$1,105	-1.9%	\$1,404	\$1,316	-6.3%
New Haven County	New Haven-- Meriden, CT PMSA	Bethany, Branford, Cheshire, East Haven, Guilford, Hamden, Madison, Meriden, New Haven, North Branford, North Haven, Orange, Wallingford, West Haven, Woodbridge	\$939	\$903	-3.8%	\$1,204	\$1,080	-10.3%	\$1,395	\$1,183	-15.2%
New Haven County	Waterbury, CT PMSA	Middlebury, Naugatuck, Prospect, Southbury, Waterbury, Wolcott	\$881	\$755	-14.3%	\$1,098	\$904	-17.7%	\$1,231	\$937	-23.9%
New London County	New London-- Norwich, CT--RI MSA	Bozrah, East Lyme, Franklin, Griswold, Groton, Ledyard, Lisbon, Montville, New London, North Stonington, Norwich, Old Lyme, Preston, Salem, Sprague, Stonington, Waterford	\$797	\$774	-2.9%	\$997	\$926	-7.1%	\$1,140	\$1,035	-9.2%
New London County	Hartford, CT MSA	Colchester, Lebanon	\$827	\$873	5.6%	\$1,037	\$1,053	1.5%	\$1,259	\$1,214	-3.6%
New London County		Lyme, Voluntown	\$808	\$779	-3.6%	\$1,042	\$954	-8.4%	\$1,323	\$1,034	-21.8%
Tolland County	Hartford, CT MSA	Andover, Bolton, Columbia, Coventry, Ellington, Hebron, Mansfield, Somers, Stafford, Tolland, Vernon, Willington	\$827	\$873	5.6%	\$1,037	\$1,053	1.5%	\$1,259	\$1,214	-3.6%
Tolland County		Union	\$727	\$806	10.9%	\$1,010	\$1,028	1.8%	\$1,017	\$1,085	6.7%



Windham County	Hartford, CT MSA	Ashford, Chaplin, Windham	\$827	\$873	5.6%	\$1,037	\$1,053	1.5%	\$1,259	\$1,214	-3.6%
Windham County	New London--Norwich, CT--RI MSA	Canterbury, Plainfield	\$797	\$774	-2.9%	\$997	\$926	-7.1%	\$1,140	\$1,035	-9.2%
Windham County	Worcester, MA--CT PMSA	Thompson	\$827	\$840	1.6%	\$1,033	\$1,004	-2.8%	\$1,158	\$1,043	-9.9%
Windham County		Brooklyn, Eastford, Hampton, Killingly, Pomfret, Putnam, Scotland, Sterling, Woodstock	\$727	\$689	-5.2%	\$911	\$871	-4.4%	\$1,142	\$907	-20.6%

\*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](http://www.cbpp.org/10-12-04hous.htm). For data on Fair Market Rents for other bedroom sizes see [www.nlihc.org/2005fmrs/index.htm](http://www.nlihc.org/2005fmrs/index.htm).