



CENTER ON BUDGET AND POLICY PRIORITIES

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

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
Appling County	\$439	\$433	-1.4%	\$569	\$528	-7.2%	\$648	\$544	-16.0%
Atkinson County	\$439	\$402	-8.4%	\$569	\$512	-10.0%	\$648	\$583	-10.0%
Bacon County	\$439	\$402	-8.4%	\$569	\$512	-10.0%	\$648	\$583	-10.0%
Baker County	\$439	\$389	-11.4%	\$569	\$499	-12.3%	\$648	\$613	-5.4%
Baldwin County	\$465	\$516	11.0%	\$597	\$616	3.2%	\$652	\$635	-2.6%
Banks County	\$439	\$460	4.8%	\$569	\$559	-1.8%	\$648	\$794	22.5%
Barrow County	\$944	\$928	-1.7%	\$1,259	\$1,150	-8.7%	\$1,523	\$1,295	-15.0%
Bartow County	\$944	\$928	-1.7%	\$1,259	\$1,150	-8.7%	\$1,523	\$1,295	-15.0%
Ben Hill County	\$439	\$448	2.1%	\$569	\$542	-4.7%	\$656	\$557	-15.1%
Berrien County	\$439	\$422	-3.9%	\$569	\$523	-8.1%	\$648	\$539	-16.8%
Bibb County	\$546	\$543	-0.5%	\$752	\$722	-4.0%	\$775	\$744	-4.0%
Bleckley County	\$439	\$416	-5.2%	\$569	\$515	-9.5%	\$648	\$575	-11.3%
Brantley County	\$439	\$402	-8.4%	\$569	\$512	-10.0%	\$648	\$583	-10.0%
Brooks County	\$439	\$522	18.9%	\$569	\$707	24.3%	\$648	\$728	12.3%
Bryan County	\$568	\$657	15.7%	\$765	\$872	14.0%	\$796	\$900	13.1%
Bulloch County	\$468	\$501	7.1%	\$604	\$601	-0.5%	\$767	\$617	-19.6%
Burke County	\$439	\$421	-4.1%	\$569	\$529	-7.0%	\$648	\$570	-12.0%
Butts County	\$523	\$543	3.8%	\$702	\$792	12.8%	\$735	\$943	28.3%
Calhoun County	\$439	\$389	-11.4%	\$569	\$499	-12.3%	\$648	\$613	-5.4%
Camden County	\$528	\$552	4.5%	\$735	\$803	9.3%	\$869	\$969	11.5%
Candler County	\$439	\$433	-1.4%	\$569	\$528	-7.2%	\$648	\$544	-16.0%
Carroll County	\$944	\$928	-1.7%	\$1,259	\$1,150	-8.7%	\$1,523	\$1,295	-15.0%
Catoosa County	\$552	\$569	3.1%	\$713	\$701	-1.7%	\$814	\$830	2.0%
Charlton County	\$439	\$402	-8.4%	\$569	\$512	-10.0%	\$648	\$583	-10.0%

Chatham County	\$568	\$657	15.7%	\$765	\$872	14.0%	\$796	\$900	13.1%
Chattahoochee County	\$503	\$534	6.2%	\$656	\$713	8.7%	\$712	\$845	18.7%
Chattooga County	\$439	\$428	-2.5%	\$569	\$513	-9.8%	\$648	\$747	15.3%
Cherokee County	\$944	\$928	-1.7%	\$1,259	\$1,150	-8.7%	\$1,523	\$1,295	-15.0%
Clarke County	\$560	\$622	11.1%	\$764	\$829	8.5%	\$921	\$855	-7.2%
Clay County	\$439	\$389	-11.4%	\$569	\$499	-12.3%	\$648	\$613	-5.4%
Clayton County	\$944	\$928	-1.7%	\$1,259	\$1,150	-8.7%	\$1,523	\$1,295	-15.0%
Clinch County	\$439	\$402	-8.4%	\$569	\$512	-10.0%	\$648	\$583	-10.0%
Cobb County	\$944	\$928	-1.7%	\$1,259	\$1,150	-8.7%	\$1,523	\$1,295	-15.0%
Coffee County	\$439	\$413	-5.9%	\$569	\$514	-9.7%	\$656	\$629	-4.1%
Colquitt County	\$439	\$422	-3.9%	\$569	\$505	-11.2%	\$648	\$635	-2.0%
Columbia County	\$580	\$548	-5.5%	\$788	\$740	-6.1%	\$931	\$777	-16.5%
Cook County	\$439	\$400	-8.9%	\$569	\$544	-4.4%	\$648	\$703	8.5%
Coweta County	\$944	\$928	-1.7%	\$1,259	\$1,150	-8.7%	\$1,523	\$1,295	-15.0%
Crawford County	\$439	\$507	15.5%	\$569	\$606	6.5%	\$648	\$877	35.3%
Crisp County	\$439	\$411	-6.4%	\$569	\$519	-8.8%	\$648	\$535	-17.4%
Dade County	\$552	\$569	3.1%	\$713	\$701	-1.7%	\$814	\$830	2.0%
Dawson County	\$516	\$655	26.9%	\$647	\$909	40.5%	\$796	\$937	17.7%
Decatur County	\$439	\$504	14.8%	\$569	\$603	6.0%	\$648	\$670	3.4%
DeKalb County	\$944	\$928	-1.7%	\$1,259	\$1,150	-8.7%	\$1,523	\$1,295	-15.0%
Dodge County	\$439	\$370	-15.7%	\$569	\$495	-13.0%	\$648	\$509	-21.5%
Dooly County	\$439	\$426	-3.0%	\$569	\$537	-5.6%	\$648	\$725	11.9%
Dougherty County	\$466	\$527	13.1%	\$636	\$705	10.8%	\$689	\$761	10.4%
Douglas County	\$944	\$928	-1.7%	\$1,259	\$1,150	-8.7%	\$1,523	\$1,295	-15.0%
Early County	\$439	\$389	-11.4%	\$569	\$499	-12.3%	\$648	\$613	-5.4%
Echols County	\$439	\$522	18.9%	\$569	\$707	24.3%	\$648	\$728	12.3%
Effingham County	\$568	\$657	15.7%	\$765	\$872	14.0%	\$796	\$900	13.1%
Elbert County	\$439	\$437	-0.5%	\$569	\$549	-3.5%	\$648	\$566	-12.7%
Emanuel County	\$439	\$389	-11.4%	\$569	\$474	-16.7%	\$648	\$606	-6.5%
Evans County	\$439	\$433	-1.4%	\$569	\$528	-7.2%	\$648	\$544	-16.0%
Fannin County	\$439	\$461	5.0%	\$569	\$552	-3.0%	\$648	\$662	2.2%
Fayette County	\$944	\$928	-1.7%	\$1,259	\$1,150	-8.7%	\$1,523	\$1,295	-15.0%
Floyd County	\$440	\$528	20.0%	\$580	\$648	11.7%	\$648	\$669	3.2%
Forsyth County	\$944	\$928	-1.7%	\$1,259	\$1,150	-8.7%	\$1,523	\$1,295	-15.0%
Franklin County	\$439	\$460	4.8%	\$569	\$559	-1.8%	\$648	\$794	22.5%
Fulton County	\$944	\$928	-1.7%	\$1,259	\$1,150	-8.7%	\$1,523	\$1,295	-15.0%
Gilmer County	\$439	\$523	19.1%	\$569	\$690	21.3%	\$648	\$833	28.5%
Glascock County	\$439	\$406	-7.5%	\$569	\$486	-14.6%	\$648	\$571	-11.9%
Glynn County	\$526	\$528	0.4%	\$708	\$741	4.7%	\$867	\$928	7.0%
Gordon County	\$448	\$560	25.0%	\$577	\$670	16.1%	\$738	\$691	-6.4%

Grady County	\$439	\$383	-12.8%	\$569	\$531	-6.7%	\$648	\$549	-15.3%
Greene County	\$439	\$437	-0.5%	\$569	\$549	-3.5%	\$648	\$566	-12.7%
Gwinnett County	\$944	\$928	-1.7%	\$1,259	\$1,150	-8.7%	\$1,523	\$1,295	-15.0%
Habersham County	\$439	\$526	19.8%	\$569	\$630	10.7%	\$653	\$923	41.3%
Hall County	\$564	\$705	25.0%	\$707	\$866	22.5%	\$788	\$1,004	27.4%
Hancock County	\$439	\$437	-0.5%	\$569	\$549	-3.5%	\$648	\$566	-12.7%
Haralson County	\$439	\$423	-3.6%	\$569	\$616	8.3%	\$648	\$746	15.1%
Harris County	\$503	\$534	6.2%	\$656	\$713	8.7%	\$712	\$845	18.7%
Hart County	\$439	\$438	-0.2%	\$569	\$523	-8.1%	\$648	\$768	18.5%
Heard County	\$439	\$514	17.1%	\$569	\$633	11.2%	\$648	\$652	0.6%
Henry County	\$944	\$928	-1.7%	\$1,259	\$1,150	-8.7%	\$1,523	\$1,295	-15.0%
Houston County	\$546	\$543	-0.5%	\$752	\$722	-4.0%	\$775	\$744	-4.0%
Irwin County	\$439	\$426	-3.0%	\$569	\$540	-5.1%	\$648	\$659	1.7%
Jackson County	\$451	\$553	22.6%	\$569	\$672	18.1%	\$742	\$877	18.2%
Jasper County	\$445	\$456	2.5%	\$604	\$589	-2.5%	\$648	\$615	-5.1%
Jeff Davis County	\$439	\$433	-1.4%	\$569	\$528	-7.2%	\$648	\$544	-16.0%
Jefferson County	\$439	\$406	-7.5%	\$569	\$486	-14.6%	\$656	\$571	-13.0%
Jenkins County	\$439	\$406	-7.5%	\$569	\$486	-14.6%	\$648	\$571	-11.9%
Johnson County	\$439	\$456	3.9%	\$569	\$589	3.5%	\$648	\$615	-5.1%
Jones County	\$546	\$543	-0.5%	\$752	\$722	-4.0%	\$775	\$744	-4.0%
Lamar County	\$439	\$493	12.3%	\$569	\$650	14.2%	\$696	\$865	24.3%
Lanier County	\$439	\$426	-3.0%	\$569	\$540	-5.1%	\$648	\$659	1.7%
Laurens County	\$439	\$431	-1.8%	\$569	\$579	1.8%	\$648	\$702	8.3%
Lee County	\$466	\$527	13.1%	\$636	\$705	10.8%	\$689	\$761	10.4%
Liberty County	\$471	\$519	10.2%	\$655	\$732	11.8%	\$660	\$818	23.9%
Lincoln County	\$439	\$437	-0.5%	\$569	\$549	-3.5%	\$648	\$566	-12.7%
Long County	\$439	\$454	3.4%	\$569	\$622	9.3%	\$648	\$641	-1.1%
Lowndes County	\$489	\$539	10.2%	\$685	\$714	4.2%	\$759	\$736	-3.0%
Lumpkin County	\$452	\$600	32.7%	\$605	\$810	33.9%	\$742	\$898	21.0%
Macon County	\$439	\$426	-3.0%	\$569	\$537	-5.6%	\$648	\$725	11.9%
Madison County	\$560	\$622	11.1%	\$764	\$829	8.5%	\$921	\$855	-7.2%
Marion County	\$439	\$426	-3.0%	\$569	\$537	-5.6%	\$648	\$725	11.9%
McDuffie County	\$580	\$548	-5.5%	\$788	\$740	-6.1%	\$931	\$777	-16.5%
McIntosh County	\$439	\$508	15.7%	\$569	\$719	26.4%	\$648	\$819	26.4%
Meriwether County	\$439	\$485	10.5%	\$569	\$585	2.8%	\$648	\$603	-6.9%
Miller County	\$439	\$445	1.4%	\$569	\$557	-2.1%	\$648	\$664	2.5%
Mitchell County	\$439	\$428	-2.5%	\$569	\$513	-9.8%	\$648	\$712	9.9%
Monroe County	\$439	\$509	15.9%	\$578	\$610	5.5%	\$648	\$630	-2.8%
Montgomery County	\$439	\$385	-12.3%	\$569	\$515	-9.5%	\$648	\$574	-11.4%
Morgan County	\$455	\$492	8.1%	\$569	\$589	3.5%	\$648	\$606	-6.5%

Murray County	\$439	\$480	9.3%	\$569	\$574	0.9%	\$648	\$591	-8.8%
Muscogee County	\$503	\$534	6.2%	\$656	\$713	8.7%	\$712	\$845	18.7%
Newton County	\$944	\$928	-1.7%	\$1,259	\$1,150	-8.7%	\$1,523	\$1,295	-15.0%
Oconee County	\$560	\$622	11.1%	\$764	\$829	8.5%	\$921	\$855	-7.2%
Oglethorpe County	\$439	\$462	5.2%	\$569	\$605	6.3%	\$648	\$621	-4.2%
Paulding County	\$944	\$928	-1.7%	\$1,259	\$1,150	-8.7%	\$1,523	\$1,295	-15.0%
Peach County	\$546	\$543	-0.5%	\$752	\$722	-4.0%	\$775	\$744	-4.0%
Pickens County	\$944	\$928	-1.7%	\$1,259	\$1,150	-8.7%	\$1,523	\$1,295	-15.0%
Pierce County	\$439	\$402	-8.4%	\$569	\$512	-10.0%	\$648	\$583	-10.0%
Pike County	\$476	\$510	7.1%	\$662	\$620	-6.3%	\$666	\$877	31.7%
Polk County	\$439	\$494	12.5%	\$595	\$609	2.4%	\$648	\$629	-2.9%
Pulaski County	\$439	\$385	-12.3%	\$569	\$560	-1.6%	\$648	\$576	-11.1%
Putnam County	\$439	\$386	-12.1%	\$569	\$561	-1.4%	\$656	\$577	-12.0%
Quitman County	\$439	\$389	-11.4%	\$569	\$499	-12.3%	\$648	\$613	-5.4%
Rabun County	\$439	\$524	19.4%	\$569	\$676	18.8%	\$648	\$815	25.8%
Randolph County	\$439	\$389	-11.4%	\$569	\$499	-12.3%	\$648	\$613	-5.4%
Richmond County	\$580	\$548	-5.5%	\$788	\$740	-6.1%	\$931	\$777	-16.5%
Rockdale County	\$944	\$928	-1.7%	\$1,259	\$1,150	-8.7%	\$1,523	\$1,295	-15.0%
Schley County	\$439	\$426	-3.0%	\$569	\$537	-5.6%	\$648	\$725	11.9%
Screven County	\$439	\$406	-7.5%	\$569	\$486	-14.6%	\$648	\$571	-11.9%
Seminole County	\$439	\$445	1.4%	\$569	\$557	-2.1%	\$648	\$664	2.5%
Spalding County	\$944	\$928	-1.7%	\$1,259	\$1,150	-8.7%	\$1,523	\$1,295	-15.0%
Stephens County	\$439	\$456	3.9%	\$569	\$546	-4.0%	\$648	\$563	-13.1%
Stewart County	\$439	\$389	-11.4%	\$569	\$499	-12.3%	\$648	\$613	-5.4%
Sumter County	\$439	\$478	8.9%	\$569	\$572	0.5%	\$648	\$840	29.6%
Talbot County	\$439	\$514	17.1%	\$569	\$633	11.2%	\$648	\$652	0.6%
Taliaferro County	\$439	\$437	-0.5%	\$569	\$549	-3.5%	\$648	\$566	-12.7%
Tattnall County	\$439	\$348	-20.7%	\$569	\$459	-19.3%	\$648	\$502	-22.5%
Taylor County	\$439	\$426	-3.0%	\$569	\$537	-5.6%	\$648	\$725	11.9%
Telfair County	\$439	\$385	-12.3%	\$569	\$515	-9.5%	\$648	\$574	-11.4%
Terrell County	\$439	\$404	-8.0%	\$569	\$500	-12.1%	\$648	\$614	-5.2%
Thomas County	\$439	\$489	11.4%	\$569	\$628	10.4%	\$648	\$858	32.4%
Tift County	\$439	\$462	5.2%	\$569	\$590	3.7%	\$648	\$682	5.2%
Toombs County	\$439	\$389	-11.4%	\$569	\$542	-4.7%	\$648	\$600	-7.4%
Towns County	\$439	\$524	19.4%	\$569	\$673	18.3%	\$648	\$815	25.8%
Treutlen County	\$439	\$385	-12.3%	\$569	\$515	-9.5%	\$648	\$574	-11.4%
Troup County	\$457	\$540	18.2%	\$571	\$683	19.6%	\$648	\$705	8.8%
Turner County	\$439	\$426	-3.0%	\$569	\$540	-5.1%	\$648	\$659	1.7%
Twiggs County	\$546	\$543	-0.5%	\$752	\$722	-4.0%	\$775	\$744	-4.0%
Union County	\$458	\$524	14.4%	\$574	\$673	17.2%	\$648	\$815	25.8%

Upton County	\$439	\$481	9.6%	\$569	\$575	1.1%	\$648	\$592	-8.6%
Walker County	\$552	\$569	3.1%	\$713	\$701	-1.7%	\$814	\$830	2.0%
Walton County	\$944	\$928	-1.7%	\$1,259	\$1,150	-8.7%	\$1,523	\$1,295	-15.0%
Ware County	\$439	\$445	1.4%	\$569	\$570	0.2%	\$683	\$598	-12.4%
Warren County	\$439	\$437	-0.5%	\$569	\$549	-3.5%	\$648	\$566	-12.7%
Washington County	\$439	\$406	-7.5%	\$569	\$496	-12.8%	\$648	\$571	-11.9%
Wayne County	\$439	\$416	-5.2%	\$569	\$549	-3.5%	\$648	\$730	12.7%
Webster County	\$439	\$426	-3.0%	\$569	\$537	-5.6%	\$648	\$725	11.9%
Wheeler County	\$439	\$385	-12.3%	\$569	\$515	-9.5%	\$648	\$574	-11.4%
White County	\$439	\$539	22.8%	\$569	\$680	19.5%	\$662	\$819	23.7%
Whitfield County	\$471	\$526	11.7%	\$602	\$703	16.8%	\$710	\$724	2.0%
Wilcox County	\$439	\$385	-12.3%	\$569	\$515	-9.5%	\$648	\$574	-11.4%
Wilkes County	\$439	\$437	-0.5%	\$569	\$549	-3.5%	\$648	\$566	-12.7%
Wilkinson County	\$439	\$456	3.9%	\$569	\$589	3.5%	\$648	\$615	-5.1%
Worth County	\$439	\$394	-10.3%	\$569	\$535	-6.0%	\$648	\$613	-5.4%

*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.