



CENTER ON BUDGET AND POLICY PRIORITIES

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

County	2004 MSA Name	Towns	Two-Bedroom Fair Market Rent			Two-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
Barnstable County	Barnstable--Yarmouth, MA MSA	Barnstable Town, Brewster, Chatham, Dennis, Eastham, Harwich, Mashpee, Orleans, Sandwich, Yarmouth	\$967	\$919	-5.0%	\$1,212	\$1,098	-9.4%	\$1,357	\$1,132	-16.6%
Barnstable County		Bourne, Falmouth, Provincetown, Truro, Wellfleet	\$960	\$909	-5.3%	\$1,202	\$1,097	-8.7%	\$1,347	\$1,131	-16.0%
Berkshire County	Pittsfield, MA MSA	Adams, Cheshire, Dalton, Hinsdale, Lanesborough, Lee, Lenox, Pittsfield, Richmond, Stockbridge	\$617	\$654	6.0%	\$775	\$828	6.8%	\$959	\$853	-11.1%
Berkshire County		Alford, Becket, Clarksburg, Egremont, Florida, Great Barrington, Hancock, Monterey, Mount Washington, New Ashford, New Marlborough, North Adams, Otis, Peru, Sandisfield, Savoy, Sheffield, Tyringham, Washington, West Stockbridge, Williamstown, Windsor	\$600	\$610	1.7%	\$823	\$835	1.5%	\$987	\$859	-13.0%

Bristol County	Boston, MA-- NH PMSA	Berkley, Dighton, Mansfield, Norton, Taunton	\$1,419	\$1,266	-10.8%	\$1,775	\$1,513	-14.8%	\$2,084	\$1,676	-19.6%
Bristol County	Brockton, MA PMSA	Easton, Raynham	\$1,046	\$1,086	3.8%	\$1,300	\$1,297	-0.2%	\$1,483	\$1,498	1.0%
Bristol County	New Bedford, MA PMSA	Acushnet, Dartmouth, Fairhaven, Freetown, New Bedford	\$823	\$677	-17.7%	\$1,029	\$810	-21.3%	\$1,155	\$1,127	-2.4%
Bristol County	Providence-- Fall River-- Warwick, RI-- MA MSA	Attleboro, Fall River, North Attleborough, Rehoboth, Seekonk, Somerset, Swansea, Westport	\$678	\$845	24.6%	\$851	\$1,013	19.0%	\$1,050	\$1,202	14.5%
Dukes County		Aquinnah, Chilmark, Edgartown, Gosnold, Oak Bluffs, Tisbury, West Tisbury	\$961	\$1,075	11.9%	\$1,203	\$1,285	6.8%	\$1,350	\$1,324	-1.9%
Essex County	Boston, MA-- NH PMSA	Amesbury, Beverly, Danvers, Essex, Gloucester, Hamilton, Ipswich, Lynn, Lynnfield, Manchester-by-the-Sea, Marblehead, Middleton, Nahant, Newbury, Newburyport, Peabody, Rockport, Rowley, Salem, Salisbury, Saugus, Swampscott, Topsfield, Wenham	\$1,419	\$1,266	-10.8%	\$1,775	\$1,513	-14.8%	\$2,084	\$1,676	-19.6%
Essex County	Lawrence, MA--NH PMSA	Andover, Boxford, Georgetown, Groveland, Haverhill, Lawrence, Merrimac, Methuen, North Andover, West Newbury	\$971	\$1,009	3.9%	\$1,214	\$1,205	-0.7%	\$1,492	\$1,242	-16.8%
Franklin County	Springfield, MA MSA	Sunderland	\$686	\$732	6.7%	\$857	\$875	2.1%	\$1,055	\$1,007	-4.5%

Franklin County		Ashfield, Bernardston, Buckland, Charlemont, Colrain, Conway, Deerfield, Erving, Gill, Greenfield, Hawley, Heath, Leverett, Leyden, Monroe, Montague, New Salem, Northfield, Orange, Rowe, Shelburne, Shutesbury, Warwick, Wendell, Whately	\$716	\$653	-8.8%	\$896	\$871	-2.8%	\$1,083	\$1,052	-2.9%
Hampden County	Springfield, MA MSA	Agawam, Chicopee, East Longmeadow, Ludlow, Monson, Montgomery, Palmer, Russell, Southwick, Springfield, Westfield, West Springfield, Wilbrahm	\$686	\$732	6.7%	\$857	\$875	2.1%	\$1,055	\$1,007	-4.5%
Hampden County	Worcester, MA--CT PMSA	Holland	\$827	\$840	1.6%	\$1,033	\$1,004	-2.8%	\$1,158	\$1,043	-9.9%
Hampden County		Blandford, Brimfield, Chester, Granville, Tolland, Wales	\$829	\$702	-15.3%	\$1,102	\$839	-23.9%	\$1,360	\$945	-30.5%
Hampshire County	Springfield, MA MSA	Amherst, Belchertown, Easthampton, Granby, Hadley, Hatfield, Huntington, Northampton, Southampton, South Hadley, Ware, Williamsburg	\$686	\$732	6.7%	\$857	\$875	2.1%	\$1,055	\$1,007	-4.5%
Hampshire County		Chesterfield, Cummington, Goshen, Middlefield, Pelham, Plainfield, Westhampton, Worthington	\$862	\$829	-3.8%	\$1,082	\$1,065	-1.6%	\$1,210	\$1,147	-5.2%

Middlesex County	Boston, MA-- NH PMSA	Acton, Arlington, Ashland, Ayer, Bedford, Belmont, Boxborough, Burlington, Cambridge, Carlisle, Concord, Everett, Framingham, Holliston, Hopkinton, Hudson, Lexington, Lincoln, Littleton, Malden, Marlborough, Maynard, Medford, Melrose, Natick, Newton, North Reading, Reading, Sherbron, Shirley, Somerville, Stoneham, Stow, Sudbury, Twonsend, Wakefield, Waltham, Watertwon, Wayland, Weston, Wilmington, Winchester, Wobrun	\$1,419	\$1,266	-10.8%	\$1,775	\$1,513	-14.8%	\$2,084	\$1,676	-19.6%
Middlesex County	Fitchburg-- Leominster, MA PMSA	Ashby	\$805	\$784	-2.6%	\$1,035	\$960	-7.2%	\$1,125	\$1,043	-7.3%
Middlesex County	Lowell, MA-- NH PMSA	Billerica, Chelmsford, Dracut, Dunstable, Groton, Lowell, Pepperell, Tewksbury, Tyngsborough, Westford	\$1,065	\$1,102	3.5%	\$1,334	\$1,316	-1.3%	\$1,491	\$1,437	-3.6%
Nantucket County		Nantucket	\$1,443	\$1,278	-11.4%	\$1,803	\$1,529	-15.2%	\$2,019	\$1,574	-22.0%
Norfolk County	Boston, MA-- NH PMSA	Bellingham, Braintree, Brookline, Canton, Cohasset, Dedham, Dover, Foxborough, Franklin, Holbrook, Medfield, Medway, Millis, Milton, Needham, Norfolk, Norwood, Planville, Quincy, Randolph, Sharon, Stoughton, Walpole, Wellesley, Westwood, Weymouth, Wrentham	\$1,419	\$1,266	-10.8%	\$1,775	\$1,513	-14.8%	\$2,084	\$1,676	-19.6%

Norfolk County	Brockton, MA PMSA	Avon	\$1,046	\$1,086	3.8%	\$1,300	\$1,297	-0.2%	\$1,483	\$1,498	1.0%
Plymouth County	Boston, MA--NH PMSA	Carver, Duxbury, Hanover, Hingham, Hull, Kingston, Marshfield, Norwell, Pembroke, Plymouth, Rockland, Scituate, Wareham	\$1,419	\$1,266	-10.8%	\$1,775	\$1,513	-14.8%	\$2,084	\$1,676	-19.6%
Plymouth County	Brockton, MA PMSA	Abington, Bridgewater, Brockton, East Bridgewater, Halifax, Hanson, Lakeville, Middleborough, Plympton, West Bridgewater, Whitman	\$1,046	\$1,086	3.8%	\$1,300	\$1,297	-0.2%	\$1,483	\$1,498	1.0%
Plymouth County	New Bedford, MA PMSA	Marion, Mattapoisett, Rochester	\$823	\$677	-17.7%	\$1,029	\$810	-21.3%	\$1,155	\$1,127	-2.4%
Suffolk County	Boston, MA--NH PMSA	Boston, Chelsea, Revere, Winthrop	\$1,419	\$1,266	-10.8%	\$1,775	\$1,513	-14.8%	\$2,084	\$1,676	-19.6%
Worcester County	Boston, MA--NH PMSA	Berlin, Blackstone, Bolton, Harvard, Hopedale, Lancaster, Mendon, Milford, Millville, Southborough, Upton	\$1,419	\$1,266	-10.8%	\$1,775	\$1,513	-14.8%	\$2,084	\$1,676	-19.6%
Worcester County	Fitchburg--Leominster, MA PMSA	Ashburnham, Fitchburg, Gardner, Leominster, Lunenburg, Templeton, Westminster, Winchendon	\$805	\$784	-2.6%	\$1,035	\$960	-7.2%	\$1,125	\$1,043	-7.3%
Worcester County	Worcester, MA--CT PMSA	Boylston, Brookfield, Charlton, Clinton, Douglas, Dudley, East Brookfield, Grafton, Holden, Leicester, Millbury, Northborough, Northbridge, North Brookfield, Oakham, Oxford, Paxton, Princeton, Rutland, Shrewsbury, Southbridge, Spencer, Sterling, Sturbridge, Sutton, Uxbridge, Webster, Westborough, West Boylston, West Brookfield, Worcester	\$827	\$840	1.6%	\$1,033	\$1,004	-2.8%	\$1,158	\$1,043	-9.9%

Worcester County	Athol, Hardwick, Hubbardston, New Braintree, Petersham, Phillipston, Royalston, Warren	\$706	\$595	-15.7%	\$884	\$710	-19.7%	\$989	\$912	-7.8%
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*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.