



CENTER ON BUDGET AND POLICY PRIORITIES

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

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
Adams County	\$391	\$467	19.4%	\$500	\$560	12.0%	\$636	\$802	26.1%
Alcorn County	\$389	\$396	1.8%	\$500	\$550	10.0%	\$562	\$696	23.8%
Amite County	\$389	\$411	5.7%	\$500	\$491	-1.8%	\$562	\$566	0.7%
Attala County	\$389	\$394	1.3%	\$500	\$528	5.6%	\$562	\$661	17.6%
Benton County	\$389	\$500	28.5%	\$500	\$600	20.0%	\$562	\$616	9.6%
Bolivar County	\$404	\$467	15.6%	\$505	\$560	10.9%	\$576	\$821	42.5%
Calhoun County	\$389	\$394	1.3%	\$500	\$528	5.6%	\$562	\$661	17.6%
Carroll County	\$389	\$419	7.7%	\$500	\$556	11.2%	\$562	\$582	3.6%
Chickasaw County	\$389	\$479	23.1%	\$500	\$574	14.8%	\$562	\$591	5.2%
Choctaw County	\$389	\$394	1.3%	\$500	\$528	5.6%	\$562	\$661	17.6%
Claiborne County	\$389	\$402	3.3%	\$500	\$504	0.8%	\$562	\$591	5.2%
Clarke County	\$389	\$469	20.6%	\$500	\$614	22.8%	\$562	\$635	13.0%
Clay County	\$389	\$392	0.8%	\$500	\$571	14.2%	\$567	\$589	3.9%
Coahoma County	\$414	\$513	23.9%	\$519	\$613	18.1%	\$580	\$901	55.3%
Copiah County	\$389	\$411	5.7%	\$500	\$504	0.8%	\$562	\$590	5.0%
Covington County	\$389	\$402	3.3%	\$500	\$504	0.8%	\$562	\$591	5.2%
DeSoto County	\$626	\$622	-0.6%	\$870	\$831	-4.5%	\$913	\$857	-6.1%
Forrest County	\$480	\$515	7.3%	\$644	\$750	16.5%	\$768	\$774	0.8%
Franklin County	\$389	\$411	5.7%	\$500	\$491	-1.8%	\$562	\$566	0.7%
George County	\$389	\$494	27.0%	\$500	\$641	28.2%	\$562	\$774	37.7%
Greene County	\$389	\$421	8.2%	\$500	\$550	10.0%	\$562	\$566	0.7%
Grenada County	\$389	\$407	4.6%	\$531	\$573	7.9%	\$562	\$682	21.4%
Hancock County	\$573	\$592	3.3%	\$798	\$794	-0.5%	\$941	\$817	-13.2%
Harrison County	\$573	\$592	3.3%	\$798	\$794	-0.5%	\$941	\$817	-13.2%

Hinds County	\$589	\$609	3.4%	\$784	\$742	-5.4%	\$827	\$765	-7.5%
Holmes County	\$389	\$479	23.1%	\$500	\$573	14.6%	\$562	\$600	6.8%
Humphreys County	\$389	\$419	7.7%	\$500	\$556	11.2%	\$562	\$582	3.6%
Issaquena County	\$507	\$479	-5.5%	\$634	\$573	-9.6%	\$711	\$600	-15.6%
Itawamba County	\$389	\$418	7.5%	\$500	\$552	10.4%	\$562	\$652	16.0%
Jackson County	\$573	\$592	3.3%	\$798	\$794	-0.5%	\$941	\$817	-13.2%
Jasper County	\$389	\$430	10.5%	\$500	\$517	3.4%	\$562	\$550	-2.1%
Jefferson County	\$389	\$402	3.3%	\$500	\$504	0.8%	\$562	\$591	5.2%
Jefferson Davis County	\$389	\$402	3.3%	\$500	\$504	0.8%	\$562	\$591	5.2%
Jones County	\$389	\$442	13.6%	\$500	\$582	16.4%	\$562	\$601	6.9%
Kemper County	\$389	\$469	20.6%	\$500	\$614	22.8%	\$562	\$635	13.0%
Lafayette County	\$489	\$576	17.8%	\$613	\$690	12.6%	\$684	\$710	3.8%
Lamar County	\$480	\$515	7.3%	\$644	\$750	16.5%	\$768	\$774	0.8%
Lauderdale County	\$429	\$489	14.0%	\$557	\$672	20.6%	\$602	\$693	15.1%
Lawrence County	\$389	\$402	3.3%	\$500	\$504	0.8%	\$562	\$591	5.2%
Leake County	\$389	\$430	10.5%	\$500	\$517	3.4%	\$562	\$550	-2.1%
Lee County	\$429	\$482	12.4%	\$537	\$658	22.5%	\$602	\$742	23.3%
Leflore County	\$389	\$427	9.8%	\$501	\$567	13.2%	\$601	\$667	11.0%
Lincoln County	\$389	\$402	3.3%	\$500	\$551	10.2%	\$562	\$706	25.6%
Lowndes County	\$418	\$464	11.0%	\$522	\$674	29.1%	\$590	\$695	17.8%
Madison County	\$589	\$609	3.4%	\$784	\$742	-5.4%	\$827	\$765	-7.5%
Marion County	\$389	\$399	2.6%	\$500	\$524	4.8%	\$562	\$596	6.0%
Marshall County	\$389	\$420	8.0%	\$500	\$613	22.6%	\$570	\$632	10.9%
Monroe County	\$389	\$414	6.4%	\$500	\$518	3.6%	\$562	\$554	-1.4%
Montgomery County	\$389	\$394	1.3%	\$500	\$528	5.6%	\$562	\$661	17.6%
Neshoba County	\$389	\$442	13.6%	\$500	\$526	5.2%	\$562	\$773	37.5%
Newton County	\$389	\$469	20.6%	\$500	\$614	22.8%	\$562	\$635	13.0%
Noxubee County	\$389	\$449	15.4%	\$500	\$615	23.0%	\$562	\$656	16.7%
Oktibbeha County	\$412	\$519	26.0%	\$573	\$676	18.0%	\$677	\$696	2.8%
Panola County	\$389	\$420	8.0%	\$500	\$503	0.6%	\$562	\$580	3.2%
Pearl River County	\$389	\$466	19.8%	\$502	\$569	13.3%	\$562	\$802	42.7%
Perry County	\$389	\$421	8.2%	\$500	\$550	10.0%	\$562	\$566	0.7%
Pike County	\$389	\$415	6.7%	\$500	\$546	9.2%	\$562	\$563	0.2%
Pontotoc County	\$389	\$414	6.4%	\$500	\$563	12.6%	\$562	\$579	3.0%
Prentiss County	\$389	\$408	4.9%	\$500	\$489	-2.2%	\$562	\$504	-10.3%
Quitman County	\$389	\$454	16.7%	\$500	\$544	8.8%	\$562	\$682	21.4%
Rankin County	\$589	\$609	3.4%	\$784	\$742	-5.4%	\$827	\$765	-7.5%
Scott County	\$389	\$421	8.2%	\$500	\$504	0.8%	\$562	\$543	-3.4%
Sharkey County	\$389	\$479	23.1%	\$500	\$573	14.6%	\$562	\$600	6.8%
Simpson County	\$389	\$419	7.7%	\$500	\$502	0.4%	\$562	\$725	29.0%

Smith County	\$389	\$430	10.5%	\$500	\$517	3.4%	\$562	\$550	-2.1%
Stone County	\$389	\$494	27.0%	\$500	\$641	28.2%	\$562	\$774	37.7%
Sunflower County	\$389	\$402	3.3%	\$500	\$573	14.6%	\$597	\$591	-1.0%
Tallahatchie County	\$389	\$419	7.7%	\$500	\$556	11.2%	\$562	\$582	3.6%
Tate County	\$412	\$446	8.3%	\$517	\$625	20.9%	\$679	\$783	15.3%
Tippah County	\$389	\$377	-3.1%	\$500	\$491	-1.8%	\$562	\$611	8.7%
Tishomingo County	\$389	\$399	2.6%	\$500	\$501	0.2%	\$562	\$518	-7.8%
Tunica County	\$389	\$581	49.4%	\$500	\$698	39.6%	\$562	\$856	52.3%
Union County	\$389	\$461	18.5%	\$500	\$552	10.4%	\$562	\$668	18.9%
Walthall County	\$389	\$411	5.7%	\$500	\$491	-1.8%	\$562	\$566	0.7%
Warren County	\$431	\$550	27.6%	\$596	\$657	10.2%	\$714	\$677	-5.2%
Washington County	\$454	\$467	2.9%	\$587	\$606	3.2%	\$647	\$741	14.5%
Wayne County	\$389	\$421	8.2%	\$500	\$550	10.0%	\$562	\$566	0.7%
Webster County	\$389	\$394	1.3%	\$500	\$528	5.6%	\$562	\$661	17.6%
Wilkinson County	\$389	\$411	5.7%	\$500	\$491	-1.8%	\$562	\$566	0.7%
Winston County	\$389	\$479	23.1%	\$500	\$574	14.8%	\$562	\$591	5.2%
Yalobusha County	\$389	\$394	1.3%	\$500	\$528	5.6%	\$562	\$661	17.6%
Yazoo County	\$389	\$418	7.5%	\$500	\$499	-0.2%	\$562	\$516	-8.2%

*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.