



CENTER ON BUDGET AND POLICY PRIORITIES

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

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
Alamance County	\$595	\$627	5.4%	\$821	\$834	1.6%	\$834	\$902	8.2%
Alexander County	\$529	\$516	-2.5%	\$667	\$662	-0.7%	\$790	\$771	-2.4%
Alleghany County	\$436	\$449	3.0%	\$562	\$589	4.8%	\$665	\$607	-8.7%
Anson County	\$436	\$434	-0.5%	\$562	\$610	8.5%	\$637	\$644	1.1%
Ashe County	\$436	\$419	-3.9%	\$562	\$554	-1.4%	\$637	\$655	2.8%
Avery County	\$477	\$546	14.5%	\$598	\$653	9.2%	\$667	\$771	15.6%
Beaufort County	\$436	\$470	7.8%	\$562	\$566	0.7%	\$637	\$582	-8.6%
Bertie County	\$436	\$457	4.8%	\$562	\$547	-2.7%	\$637	\$564	-11.5%
Bladen County	\$436	\$394	-9.6%	\$562	\$574	2.1%	\$637	\$620	-2.7%
Brunswick County	\$651	\$673	3.4%	\$891	\$951	6.7%	\$1,063	\$979	-7.9%
Buncombe County	\$582	\$600	3.1%	\$758	\$816	7.7%	\$819	\$1,054	28.7%
Burke County	\$529	\$516	-2.5%	\$667	\$662	-0.7%	\$790	\$771	-2.4%
Cabarrus County	\$697	\$719	3.2%	\$920	\$913	-0.8%	\$1,101	\$1,000	-9.2%
Caldwell County	\$529	\$516	-2.5%	\$667	\$662	-0.7%	\$790	\$771	-2.4%
Camden County	\$531	\$554	4.3%	\$663	\$752	13.4%	\$744	\$772	3.8%
Carteret County	\$471	\$537	14.0%	\$655	\$782	19.4%	\$729	\$942	29.2%
Caswell County	\$436	\$500	14.7%	\$562	\$611	8.7%	\$637	\$638	0.2%
Catawba County	\$529	\$516	-2.5%	\$667	\$662	-0.7%	\$790	\$771	-2.4%
Chatham County	\$799	\$779	-2.5%	\$1,073	\$995	-7.3%	\$1,264	\$1,076	-14.9%
Cherokee County	\$436	\$386	-11.5%	\$562	\$561	-0.2%	\$637	\$676	6.1%
Chowan County	\$436	\$554	27.1%	\$562	\$752	33.8%	\$637	\$772	21.2%
Clay County	\$436	\$477	9.4%	\$562	\$626	11.4%	\$637	\$729	14.4%
Cleveland County	\$556	\$523	-5.9%	\$736	\$688	-6.5%	\$813	\$773	-4.9%
Columbus County	\$436	\$434	-0.5%	\$562	\$520	-7.5%	\$637	\$535	-16.0%

Craven County	\$468	\$531	13.5%	\$614	\$716	16.6%	\$657	\$894	36.1%
Cumberland County	\$515	\$574	11.5%	\$713	\$820	15.0%	\$848	\$965	13.8%
Currituck County	\$748	\$788	5.3%	\$1,044	\$1,087	4.1%	\$1,226	\$1,361	11.0%
Dare County	\$590	\$677	14.7%	\$809	\$895	10.6%	\$827	\$921	11.4%
Davidson County	\$595	\$627	5.4%	\$821	\$834	1.6%	\$834	\$902	8.2%
Davie County	\$595	\$627	5.4%	\$821	\$834	1.6%	\$834	\$902	8.2%
Duplin County	\$436	\$411	-5.7%	\$562	\$520	-7.5%	\$637	\$536	-15.9%
Durham County	\$799	\$779	-2.5%	\$1,073	\$995	-7.3%	\$1,264	\$1,076	-14.9%
Edgecombe County	\$464	\$562	21.1%	\$615	\$698	13.5%	\$678	\$719	6.0%
Forsyth County	\$595	\$627	5.4%	\$821	\$834	1.6%	\$834	\$902	8.2%
Franklin County	\$799	\$779	-2.5%	\$1,073	\$995	-7.3%	\$1,264	\$1,076	-14.9%
Gaston County	\$697	\$719	3.2%	\$920	\$913	-0.8%	\$1,101	\$1,000	-9.2%
Gates County	\$436	\$554	27.1%	\$562	\$752	33.8%	\$637	\$772	21.2%
Graham County	\$436	\$477	9.4%	\$562	\$626	11.4%	\$637	\$729	14.4%
Granville County	\$436	\$541	24.1%	\$577	\$675	17.0%	\$654	\$803	22.8%
Greene County	\$436	\$438	0.5%	\$562	\$619	10.1%	\$637	\$639	0.3%
Guilford County	\$595	\$627	5.4%	\$821	\$834	1.6%	\$834	\$902	8.2%
Halifax County	\$436	\$464	6.4%	\$562	\$590	5.0%	\$637	\$677	6.3%
Harnett County	\$493	\$500	1.4%	\$637	\$675	6.0%	\$720	\$878	21.9%
Haywood County	\$449	\$516	14.9%	\$603	\$668	10.8%	\$656	\$865	31.9%
Henderson County	\$513	\$572	11.5%	\$682	\$754	10.6%	\$786	\$838	6.6%
Hertford County	\$436	\$458	5.0%	\$562	\$601	6.9%	\$637	\$618	-3.0%
Hoke County	\$436	\$528	21.1%	\$562	\$723	28.6%	\$637	\$881	38.3%
Hyde County	\$436	\$554	27.1%	\$562	\$752	33.8%	\$637	\$772	21.2%
Iredell County	\$568	\$590	3.9%	\$711	\$782	10.0%	\$794	\$1,020	28.5%
Jackson County	\$537	\$547	1.9%	\$751	\$718	-4.4%	\$981	\$741	-24.5%
Johnston County	\$799	\$779	-2.5%	\$1,073	\$995	-7.3%	\$1,264	\$1,076	-14.9%
Jones County	\$436	\$529	21.3%	\$562	\$732	30.2%	\$637	\$931	46.2%
Lee County	\$471	\$551	17.0%	\$610	\$677	11.0%	\$661	\$967	46.3%
Lenoir County	\$436	\$482	10.6%	\$562	\$576	2.5%	\$637	\$827	29.8%
Lincoln County	\$697	\$719	3.2%	\$920	\$913	-0.8%	\$1,101	\$1,000	-9.2%
Macon County	\$436	\$517	18.6%	\$562	\$628	11.7%	\$637	\$907	42.4%
Madison County	\$582	\$600	3.1%	\$758	\$816	7.7%	\$819	\$1,054	28.7%
Martin County	\$436	\$437	0.2%	\$562	\$566	0.7%	\$637	\$582	-8.6%
McDowell County	\$455	\$490	7.7%	\$622	\$604	-2.9%	\$737	\$622	-15.6%
Mecklenburg County	\$697	\$719	3.2%	\$920	\$913	-0.8%	\$1,101	\$1,000	-9.2%
Mitchell County	\$467	\$546	16.9%	\$638	\$653	2.4%	\$667	\$771	15.6%
Montgomery County	\$436	\$450	3.2%	\$562	\$561	-0.2%	\$637	\$790	24.0%
Moore County	\$516	\$564	9.3%	\$706	\$811	14.9%	\$846	\$989	16.9%
Nash County	\$464	\$562	21.1%	\$615	\$698	13.5%	\$678	\$719	6.0%

New Hanover County	\$651	\$673	3.4%	\$891	\$951	6.7%	\$1,063	\$979	-7.9%
Northampton County	\$436	\$464	6.4%	\$562	\$590	5.0%	\$637	\$607	-4.7%
Onslow County	\$499	\$520	4.2%	\$691	\$730	5.6%	\$818	\$857	4.8%
Orange County	\$799	\$779	-2.5%	\$1,073	\$995	-7.3%	\$1,264	\$1,076	-14.9%
Pamlico County	\$436	\$468	7.3%	\$562	\$561	-0.2%	\$637	\$577	-9.4%
Pasquotank County	\$479	\$547	14.2%	\$665	\$794	19.4%	\$672	\$818	21.7%
Pender County	\$525	\$523	-0.4%	\$678	\$688	1.5%	\$828	\$707	-14.6%
Perquimans County	\$436	\$554	27.1%	\$562	\$752	33.8%	\$637	\$772	21.2%
Person County	\$467	\$515	10.3%	\$610	\$615	0.8%	\$715	\$705	-1.4%
Pitt County	\$597	\$545	-8.7%	\$805	\$790	-1.9%	\$984	\$815	-17.2%
Polk County	\$574	\$504	-12.2%	\$729	\$632	-13.3%	\$828	\$650	-21.5%
Randolph County	\$595	\$627	5.4%	\$821	\$834	1.6%	\$834	\$902	8.2%
Richmond County	\$436	\$456	4.6%	\$562	\$573	2.0%	\$637	\$591	-7.2%
Robeson County	\$436	\$470	7.8%	\$562	\$564	0.4%	\$637	\$628	-1.4%
Rockingham County	\$436	\$499	14.4%	\$562	\$620	10.3%	\$637	\$639	0.3%
Rowan County	\$697	\$719	3.2%	\$920	\$913	-0.8%	\$1,101	\$1,000	-9.2%
Rutherford County	\$535	\$492	-8.0%	\$689	\$589	-14.5%	\$782	\$606	-22.5%
Sampson County	\$436	\$409	-6.2%	\$562	\$568	1.1%	\$637	\$720	13.0%
Scotland County	\$436	\$512	17.4%	\$562	\$622	10.7%	\$637	\$775	21.7%
Stanly County	\$443	\$500	12.9%	\$598	\$681	13.9%	\$637	\$741	16.3%
Stokes County	\$595	\$627	5.4%	\$821	\$834	1.6%	\$834	\$902	8.2%
Surry County	\$436	\$446	2.3%	\$562	\$596	6.0%	\$637	\$613	-3.8%
Swain County	\$436	\$477	9.4%	\$562	\$626	11.4%	\$637	\$729	14.4%
Transylvania County	\$488	\$493	1.0%	\$647	\$622	-3.9%	\$690	\$656	-4.9%
Tyrrell County	\$436	\$554	27.1%	\$562	\$752	33.8%	\$637	\$772	21.2%
Union County	\$697	\$719	3.2%	\$920	\$913	-0.8%	\$1,101	\$1,000	-9.2%
Vance County	\$436	\$486	11.5%	\$562	\$582	3.6%	\$637	\$600	-5.8%
Wake County	\$799	\$779	-2.5%	\$1,073	\$995	-7.3%	\$1,264	\$1,076	-14.9%
Warren County	\$436	\$495	13.5%	\$562	\$605	7.7%	\$637	\$622	-2.4%
Washington County	\$436	\$521	19.5%	\$562	\$625	11.2%	\$637	\$642	0.8%
Watauga County	\$617	\$621	0.6%	\$839	\$755	-10.0%	\$1,012	\$975	-3.7%
Wayne County	\$513	\$508	-1.0%	\$661	\$636	-3.8%	\$774	\$850	9.8%
Wilkes County	\$449	\$456	1.6%	\$621	\$585	-5.8%	\$697	\$609	-12.6%
Wilson County	\$442	\$558	26.2%	\$562	\$668	18.9%	\$637	\$708	11.1%
Yadkin County	\$595	\$627	5.4%	\$821	\$834	1.6%	\$834	\$902	8.2%
Yancey County	\$436	\$443	1.6%	\$562	\$529	-5.9%	\$658	\$545	-17.2%

*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.