



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

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
Atlantic County	\$850	\$845	-0.6%	\$1,064	\$1,101	3.5%	\$1,217	\$1,173	-3.6%
Bergen County	\$1,133	\$1,132	-0.1%	\$1,510	\$1,428	-5.4%	\$1,862	\$1,729	-7.1%
Burlington County	\$892	\$962	7.8%	\$1,115	\$1,153	3.4%	\$1,399	\$1,398	-0.1%
Camden County	\$892	\$962	7.8%	\$1,115	\$1,153	3.4%	\$1,399	\$1,398	-0.1%
Cape May County	\$850	\$845	-0.6%	\$1,064	\$1,101	3.5%	\$1,217	\$1,173	-3.6%
Cumberland County	\$793	\$814	2.6%	\$990	\$989	-0.1%	\$1,113	\$1,042	-6.4%
Essex County	\$987	\$1,020	3.3%	\$1,242	\$1,242	0.0%	\$1,569	\$1,403	-10.6%
Gloucester County	\$892	\$962	7.8%	\$1,115	\$1,153	3.4%	\$1,399	\$1,398	-0.1%
Hudson County	\$1,061	\$1,100	3.7%	\$1,349	\$1,333	-1.2%	\$1,484	\$1,435	-3.3%
Hunterdon County	\$1,164	\$1,210	4.0%	\$1,581	\$1,518	-4.0%	\$1,825	\$1,791	-1.9%
Mercer County	\$973	\$977	0.4%	\$1,318	\$1,168	-11.4%	\$1,591	\$1,310	-17.7%
Middlesex County	\$1,164	\$1,210	4.0%	\$1,581	\$1,518	-4.0%	\$1,825	\$1,791	-1.9%
Monmouth County	\$1,013	\$1,057	4.3%	\$1,346	\$1,377	2.3%	\$1,578	\$1,495	-5.3%
Morris County	\$987	\$1,020	3.3%	\$1,242	\$1,242	0.0%	\$1,569	\$1,403	-10.6%
Ocean County	\$1,013	\$1,057	4.3%	\$1,346	\$1,377	2.3%	\$1,578	\$1,495	-5.3%
Passaic County	\$1,133	\$1,132	-0.1%	\$1,510	\$1,428	-5.4%	\$1,862	\$1,729	-7.1%
Salem County	\$892	\$962	7.8%	\$1,115	\$1,153	3.4%	\$1,399	\$1,398	-0.1%
Somerset County	\$1,164	\$1,210	4.0%	\$1,581	\$1,518	-4.0%	\$1,825	\$1,791	-1.9%
Sussex County	\$987	\$1,020	3.3%	\$1,242	\$1,242	0.0%	\$1,569	\$1,403	-10.6%
Union County	\$987	\$1,020	3.3%	\$1,242	\$1,242	0.0%	\$1,569	\$1,403	-10.6%
Warren County	\$987	\$1,020	3.3%	\$1,242	\$1,242	0.0%	\$1,569	\$1,403	-10.6%

*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. For data on Fair Market Rents for other bedroom sizes see www.nlihc.org/2005fmr/index.htm.