

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

	Two-Bedroom Fair Market Rent			Three-Bedroom Fair Market Rent			Four-Bedroom Fair Market Rent		
	1.1.0								
			Change from			Change from			Change from
County	2004	2005	2004 to 2005	2004	2005	2004 to 2005	2004	2005	2004 to 2005
Baker County	\$520	\$530	1.9%	\$716	\$771	7.7%	\$797	\$794	-0.4%
Benton County	\$710	\$675	-4.9%	\$1,068	\$981	-8.1%	\$1,133	\$1,128	-0.4%
Clackamas County	\$795	\$717	-9.8%	\$1,106	\$1,044	-5.6%	\$1,200	\$1,257	4.8%
Clatsop County	\$605	\$602	-0.5%	\$826	\$871	5.4%	\$928	\$898	-3.2%
Columbia County	\$795	\$717	-9.8%	\$1,106	\$1,044	-5.6%	\$1,200	\$1,257	4.8%
Coos County	\$548	\$578	5.5%	\$763	\$767	0.5%	\$797	\$883	10.8%
Crook County	\$520	\$572	10.0%	\$716	\$774	8.1%	\$797	\$906	13.7%
Curry County	\$610	\$577	-5.4%	\$782	\$843	7.8%	\$961	\$1,017	5.8%
Deschutes County	\$642	\$654	1.9%	\$895	\$953	6.5%	\$1,036	\$982	-5.2%
Douglas County	\$520	\$565	8.7%	\$716	\$766	7.0%	\$851	\$948	11.4%
Gilliam County	\$520	\$564	8.5%	\$716	\$764	6.7%	\$797	\$894	12.2%
Grant County	\$520	\$564	8.5%	\$716	\$764	6.7%	\$797	\$894	12.2%
Harney County	\$520	\$523	0.6%	\$716	\$723	1.0%	\$797	\$769	-3.5%
Hood River County	\$607	\$619	2.0%	\$790	\$881	11.5%	\$935	\$909	-2.8%
Jackson County	\$659	\$657	-0.3%	\$916	\$956	4.4%	\$1,021	\$984	-3.6%
Jefferson County	\$520	\$537	3.3%	\$716	\$781	9.1%	\$797	\$879	10.3%
Josephine County	\$528	\$597	13.1%	\$716	\$849	18.6%	\$834	\$942	12.9%
Klamath County	\$520	\$531	2.1%	\$716	\$743	3.8%	\$846	\$825	-2.5%
Lake County	\$520	\$523	0.6%	\$716	\$723	1.0%	\$797	\$769	-3.5%
Lane County	\$675	\$687	1.8%	\$943	\$961	1.9%	\$1,089	\$1,070	-1.7%
Lincoln County	\$555	\$648	16.8%	\$773	\$898	16.2%	\$840	\$1,014	20.7%
Linn County	\$625	\$642	2.7%	\$860	\$885	2.9%	\$959	\$1,096	14.3%
Malheur County	\$520	\$525	1.0%	\$716	\$759	6.0%	\$797	\$781	-2.0%
Marion County	\$671	\$616	-8.2%	\$925	\$895	-3.2%	\$969	\$1,080	11.5%

Morrow County	\$520	\$564	8.5%	\$716	\$764	6.7%	\$797	\$894	12.2%
Multnomah County	\$795	\$717	-9.8%	\$1,106	\$1,044	-5.6%	\$1,200	\$1,257	4.8%
Polk County	\$671	\$616	-8.2%	\$925	\$895	-3.2%	\$969	\$1,080	11.5%
Sherman County	\$520	\$564	8.5%	\$716	\$764	6.7%	\$797	\$894	12.2%
Tillamook County	\$520	\$630	21.2%	\$716	\$881	23.0%	\$797	\$907	13.8%
Umatilla County	\$520	\$542	4.2%	\$716	\$761	6.3%	\$797	\$849	6.5%
Union County	\$520	\$545	4.8%	\$716	\$795	11.0%	\$797	\$818	2.6%
Wallowa County	\$520	\$541	4.0%	\$716	\$774	8.1%	\$797	\$832	4.4%
Wasco County	\$571	\$573	0.4%	\$777	\$814	4.8%	\$874	\$1,008	15.3%
Washington County	\$795	\$717	-9.8%	\$1,106	\$1,044	-5.6%	\$1,200	\$1,257	4.8%
Wheeler County	\$520	\$564	8.5%	\$716	\$764	6.7%	\$797	\$894	12.2%
Yamhill County	\$795	\$717	-9.8%	\$1,106	\$1,044	-5.6%	\$1,200	\$1,257	4.8%

*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.