



CENTER ON BUDGET AND POLICY PRIORITIES

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

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
Anderson County	\$507	\$553	9.1%	\$676	\$733	8.4%	\$812	\$771	-5.0%
Bedford County	\$399	\$560	40.4%	\$503	\$701	39.4%	\$559	\$722	29.2%
Benton County	\$375	\$440	17.3%	\$494	\$544	10.1%	\$553	\$597	8.0%
Bledsoe County	\$375	\$416	10.9%	\$494	\$546	10.5%	\$553	\$563	1.8%
Blount County	\$507	\$553	9.1%	\$676	\$733	8.4%	\$812	\$771	-5.0%
Bradley County	\$427	\$519	21.5%	\$577	\$651	12.8%	\$703	\$824	17.2%
Campbell County	\$375	\$424	13.1%	\$494	\$546	10.5%	\$553	\$650	17.5%
Cannon County	\$375	\$440	17.3%	\$494	\$571	15.6%	\$553	\$588	6.3%
Carroll County	\$375	\$442	17.9%	\$494	\$545	10.3%	\$553	\$609	10.1%
Carter County	\$486	\$476	-2.1%	\$629	\$616	-2.1%	\$745	\$750	0.7%
Cheatham County	\$678	\$697	2.8%	\$924	\$910	-1.5%	\$1,036	\$937	-9.6%
Chester County	\$501	\$576	15.0%	\$692	\$771	11.4%	\$696	\$792	13.8%
Claiborne County	\$375	\$414	10.4%	\$494	\$554	12.1%	\$553	\$621	12.3%
Clay County	\$375	\$440	17.3%	\$494	\$571	15.6%	\$553	\$588	6.3%
Cocke County	\$375	\$405	8.0%	\$494	\$485	-1.8%	\$553	\$661	19.5%
Coffee County	\$398	\$480	20.6%	\$553	\$651	17.7%	\$630	\$711	12.9%
Crockett County	\$375	\$408	8.8%	\$494	\$532	7.7%	\$553	\$549	-0.7%
Cumberland County	\$390	\$447	14.6%	\$543	\$634	16.8%	\$553	\$784	41.8%
Davidson County	\$678	\$697	2.8%	\$924	\$910	-1.5%	\$1,036	\$937	-9.6%
Decatur County	\$375	\$421	12.3%	\$494	\$541	9.5%	\$553	\$616	11.4%
DeKalb County	\$375	\$424	13.1%	\$494	\$612	23.9%	\$553	\$632	14.3%
Dickson County	\$678	\$697	2.8%	\$924	\$910	-1.5%	\$1,036	\$937	-9.6%
Dyer County	\$428	\$465	8.6%	\$536	\$620	15.7%	\$667	\$677	1.5%
Fayette County	\$626	\$622	-0.6%	\$870	\$831	-4.5%	\$913	\$857	-6.1%

Fentress County	\$375	\$440	17.3%	\$494	\$571	15.6%	\$553	\$588	6.3%
Franklin County	\$375	\$474	26.4%	\$516	\$689	33.5%	\$607	\$830	36.7%
Gibson County	\$375	\$437	16.5%	\$494	\$549	11.1%	\$553	\$607	9.8%
Giles County	\$400	\$488	22.0%	\$501	\$587	17.2%	\$560	\$604	7.9%
Grainger County	\$375	\$439	17.1%	\$494	\$579	17.2%	\$553	\$635	14.8%
Greene County	\$375	\$439	17.1%	\$494	\$595	20.4%	\$553	\$611	10.5%
Grundy County	\$375	\$416	10.9%	\$494	\$546	10.5%	\$553	\$563	1.8%
Hamblen County	\$392	\$468	19.4%	\$520	\$630	21.2%	\$553	\$648	17.2%
Hamilton County	\$552	\$569	3.1%	\$713	\$701	-1.7%	\$814	\$830	2.0%
Hancock County	\$375	\$415	10.7%	\$494	\$531	7.5%	\$553	\$639	15.6%
Hardeman County	\$375	\$404	7.7%	\$494	\$547	10.7%	\$553	\$709	28.2%
Hardin County	\$375	\$399	6.4%	\$494	\$529	7.1%	\$553	\$545	-1.4%
Hawkins County	\$486	\$476	-2.1%	\$629	\$616	-2.1%	\$745	\$750	0.7%
Haywood County	\$412	\$508	23.3%	\$516	\$607	17.6%	\$577	\$667	15.6%
Henderson County	\$375	\$484	29.1%	\$494	\$577	16.8%	\$553	\$595	7.6%
Henry County	\$375	\$450	20.0%	\$494	\$538	8.9%	\$553	\$655	18.4%
Hickman County	\$403	\$461	14.4%	\$532	\$672	26.3%	\$564	\$693	22.9%
Houston County	\$375	\$440	17.3%	\$494	\$544	10.1%	\$553	\$597	8.0%
Humphreys County	\$375	\$409	9.1%	\$494	\$583	18.0%	\$553	\$602	8.9%
Jackson County	\$375	\$440	17.3%	\$494	\$571	15.6%	\$553	\$588	6.3%
Jefferson County	\$386	\$474	22.8%	\$494	\$620	25.5%	\$613	\$814	32.8%
Johnson County	\$375	\$443	18.1%	\$494	\$594	20.2%	\$553	\$611	10.5%
Knox County	\$507	\$553	9.1%	\$676	\$733	8.4%	\$812	\$771	-5.0%
Lake County	\$375	\$443	18.1%	\$494	\$575	16.4%	\$553	\$592	7.1%
Lauderdale County	\$379	\$474	25.1%	\$494	\$576	16.6%	\$553	\$595	7.6%
Lawrence County	\$375	\$430	14.7%	\$494	\$532	7.7%	\$553	\$607	9.8%
Lewis County	\$375	\$449	19.7%	\$494	\$572	15.8%	\$553	\$589	6.5%
Lincoln County	\$380	\$445	17.1%	\$494	\$544	10.1%	\$553	\$560	1.3%
Loudon County	\$507	\$553	9.1%	\$676	\$733	8.4%	\$812	\$771	-5.0%
Macon County	\$375	\$446	18.9%	\$494	\$531	7.5%	\$553	\$590	6.7%
Madison County	\$501	\$576	15.0%	\$692	\$771	11.4%	\$696	\$792	13.8%
Marion County	\$552	\$569	3.1%	\$713	\$701	-1.7%	\$814	\$830	2.0%
Marshall County	\$424	\$503	18.6%	\$536	\$605	12.9%	\$596	\$759	27.3%
Maury County	\$494	\$594	20.2%	\$619	\$756	22.1%	\$689	\$779	13.1%
McMinn County	\$375	\$475	26.7%	\$496	\$568	14.5%	\$553	\$757	36.9%
McNairy County	\$375	\$394	5.1%	\$494	\$569	15.2%	\$553	\$586	6.0%
Meigs County	\$375	\$416	10.9%	\$494	\$546	10.5%	\$553	\$563	1.8%
Monroe County	\$375	\$449	19.7%	\$494	\$537	8.7%	\$553	\$685	23.9%
Montgomery County	\$481	\$557	15.8%	\$654	\$797	21.9%	\$673	\$830	23.3%
Moore County	\$375	\$469	25.1%	\$494	\$619	25.3%	\$553	\$639	15.6%

Morgan County	\$375	\$439	17.1%	\$494	\$549	11.1%	\$553	\$640	15.7%
Obion County	\$382	\$436	14.1%	\$506	\$575	13.6%	\$553	\$606	9.6%
Overton County	\$375	\$405	8.0%	\$494	\$495	0.2%	\$553	\$509	-8.0%
Perry County	\$375	\$449	19.7%	\$494	\$572	15.8%	\$553	\$589	6.5%
Pickett County	\$375	\$440	17.3%	\$494	\$571	15.6%	\$553	\$588	6.3%
Polk County	\$375	\$505	34.7%	\$494	\$620	25.5%	\$553	\$772	39.6%
Putnam County	\$400	\$465	16.3%	\$550	\$669	21.6%	\$592	\$718	21.3%
Rhea County	\$375	\$415	10.7%	\$500	\$551	10.2%	\$553	\$567	2.5%
Roane County	\$375	\$469	25.1%	\$505	\$627	24.2%	\$607	\$644	6.1%
Robertson County	\$678	\$697	2.8%	\$924	\$910	-1.5%	\$1,036	\$937	-9.6%
Rutherford County	\$678	\$697	2.8%	\$924	\$910	-1.5%	\$1,036	\$937	-9.6%
Scott County	\$375	\$377	0.5%	\$494	\$499	1.0%	\$553	\$664	20.1%
Sequatchie County	\$375	\$416	10.9%	\$494	\$546	10.5%	\$553	\$563	1.8%
Sevier County	\$507	\$553	9.1%	\$676	\$733	8.4%	\$812	\$771	-5.0%
Shelby County	\$626	\$622	-0.6%	\$870	\$831	-4.5%	\$913	\$857	-6.1%
Smith County	\$375	\$461	22.9%	\$494	\$615	24.5%	\$553	\$635	14.8%
Stewart County	\$375	\$451	20.3%	\$494	\$615	24.5%	\$553	\$634	14.6%
Sullivan County	\$486	\$476	-2.1%	\$629	\$616	-2.1%	\$745	\$750	0.7%
Sumner County	\$678	\$697	2.8%	\$924	\$910	-1.5%	\$1,036	\$937	-9.6%
Tipton County	\$626	\$622	-0.6%	\$870	\$831	-4.5%	\$913	\$857	-6.1%
Trousdale County	\$414	\$499	20.5%	\$519	\$599	15.4%	\$680	\$616	-9.4%
Unicoi County	\$486	\$476	-2.1%	\$629	\$616	-2.1%	\$745	\$750	0.7%
Union County	\$507	\$553	9.1%	\$676	\$733	8.4%	\$812	\$771	-5.0%
Van Buren County	\$375	\$440	17.3%	\$494	\$571	15.6%	\$553	\$588	6.3%
Warren County	\$385	\$470	22.1%	\$494	\$630	27.5%	\$553	\$749	35.4%
Washington County	\$486	\$476	-2.1%	\$629	\$616	-2.1%	\$745	\$750	0.7%
Wayne County	\$375	\$449	19.7%	\$494	\$572	15.8%	\$553	\$589	6.5%
Weakley County	\$375	\$430	14.7%	\$494	\$629	27.3%	\$553	\$758	37.1%
White County	\$375	\$423	12.8%	\$494	\$598	21.1%	\$553	\$614	11.0%
Williamson County	\$678	\$697	2.8%	\$924	\$910	-1.5%	\$1,036	\$937	-9.6%
Wilson County	\$678	\$697	2.8%	\$924	\$910	-1.5%	\$1,036	\$937	-9.6%

*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/2005fmrs/index.htm.