

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

Two-Bedroom Fair Market Rent Three-Bedroom Fair Market Rent Four-Bedroom Fair Market Rent Change from Change from Change from 2004 to 2005 2004 to 2005 2004 to 2005 2004 2005 2004 2005 2004 2005 County Accomack County \$461 \$494 7.2% \$613 \$600 \$738 \$739 0.1% -2.19 Albemarle County \$698 \$744 6.6% \$928 \$962 3.7% \$1,040 \$1.063 2.2% Alexandria city \$1,218 \$1,187 -2.5% \$1,660 \$1,537 \$2,002 \$2,000 -7.4% -0.1% \$456 \$613 \$559 \$738 \$583 Alleghany County \$460 0.9% -8.8% -21.0% Amelia County \$456 \$452 -0.9% \$613 \$581 -5.2% \$738 \$735 -0.4% Amherst County \$476 \$520 9.2% \$626 \$660 5.4% \$755 \$729 -3.4% Appomattox County \$456 \$469 2.9% \$613 \$581 -5.2% \$738 \$736 -0.3% Arlington County -2.5% \$1,218 \$1.187 \$1,660 \$1,537 -7.4% \$2,002 \$2,000 -0.1% Augusta County \$485 \$549 13.2% \$639 \$785 22.8% \$776 \$903 16.4% Bath County \$456 \$518 13.6% \$613 \$715 16.6% \$738 \$863 16.9% 9.2% \$729 Bedford city \$476 \$520 \$626 \$660 5.4% \$755 -3.4% Bedford County \$476 \$520 9.2% \$626 \$660 5.4% \$755 \$729 -3.4% Bland County \$456 \$436 -4.49 \$613 \$556 \$618 -16.3% -9.3% \$738 **Botetourt County** \$515 \$586 13.8% \$660 \$788 19.4% \$822 \$813 -1.1% Bristol city \$486 \$476 -2.19 \$629 \$616 -2.19 \$745 \$750 0.7% Brunswick County \$605 \$456 \$485 6.4% \$613 -1.3% \$738 \$837 13.4% **Buchanan County** \$556 \$456 \$436 -4.49 \$613 -9.3% \$738 \$618 -16.3% Buckingham County \$456 \$452 -0.9% \$613 \$581 -5.2% \$738 \$735 -0.4% Campbell County \$476 \$520 9.2% \$626 \$660 5.4% \$755 \$729 -3.4% Caroline County \$591 \$595 0.7% \$784 \$852 8.7% \$876 6.1% \$826 Carroll County \$525 \$456 \$438 -3.9% \$613 -14.49 \$738 \$584 -20.9% Charles City County \$785 \$810 3.2% \$1,091 \$1,086 -0.5% \$1,288 \$1.301 1.0% Charlotte County \$456 \$452 \$613 \$581 -5.2% \$738 \$735 -0.9% -0.4% \$744 6.6% \$928 \$962 \$1,063 Charlottesville city \$698 3.7% \$1,040 2.2%

Changageraite	\$748	\$788	5.3%	\$1,044	\$1,087	4.1%	\$1,226	\$1,361	44.00/
Chesapeake city							. ,		11.0%
Chesterfield County	\$785	\$810	3.2%	\$1,091	\$1,086 \$4,044	-0.5%	\$1,288	\$1,301 \$4,660	1.0%
Clarke County	\$674	\$1,016	50.7%	\$926	\$1,214	31.1%		\$1,660 \$4,004	75.7%
Colonial Heights city	\$785	\$810	3.2%	\$1,091	\$1,086	-0.5%	\$1,288	\$1,301	1.0%
Craig County	\$456	\$518	13.6%	\$613	\$715	16.6%		\$863	16.9%
Culpeper County	\$775	\$696	-10.2%	\$1,024	\$900	-12.1%	\$1,227	\$956	-22.1%
Cumberland County	\$490	\$452	-7.8%	\$613	\$581	-5.2%	\$738	\$735	-0.4%
Danville city	\$466	\$489	4.9%	\$626	\$610	-2.6%	\$755	\$655	-13.2%
Dickenson County	\$456	\$406	-11.0%	\$613	\$530	-13.5%	\$738	\$545	-26.2%
Dinwiddie County	\$785	\$810	3.2%	\$1,091	\$1,086	-0.5%	\$1,288	\$1,301	1.0%
Essex County	\$511	\$573	12.1%	\$712	\$780	9.6%		\$804	-4.4%
Fairfax city	\$1,218	\$1,187	-2.5%	\$1,660	\$1,537	-7.4%	\$2,002	\$2,000	-0.1%
Fairfax County	\$1,218	\$1,187	-2.5%	\$1,660	\$1,537	-7.4%	\$2,002	\$2,000	-0.1%
Falls Church city	\$1,218	\$1,187	-2.5%	\$1,660	\$1,537	-7.4%	\$2,002	\$2,000	-0.1%
Fauquier County	\$1,218	\$1,187	-2.5%	\$1,660	\$1,537	-7.4%	\$2,002	\$2,000	-0.1%
Floyd County	\$456	\$519	13.8%	\$613	\$722	17.8%	\$738	\$914	23.8%
Fluvanna County	\$698	\$744	6.6%	\$928	\$962	3.7%	\$1,040	\$1,063	2.2%
Franklin County	\$456	\$453	-0.7%	\$613	\$542	-11.6%	\$738	\$577	-21.8%
Frederick County	\$581	\$647	11.4%	\$795	\$905	13.8%	\$952	\$931	-2.2%
Fredericksburg city	\$1,218	\$1,187	-2.5%	\$1,660	\$1,537	-7.4%	\$2,002	\$2,000	-0.1%
Giles County	\$456	\$436	-4.4%	\$613	\$556	-9.3%	\$738	\$767	3.9%
Gloucester County	\$748	\$788	5.3%	\$1,044	\$1,087	4.1%	\$1,226	\$1,361	11.0%
Goochland County	\$785	\$810	3.2%	\$1,091	\$1,086	-0.5%	\$1,288	\$1,301	1.0%
Grayson County	\$456	\$436	-4.4%	\$613	\$556	-9.3%	\$738	\$618	-16.3%
Greene County	\$698	\$744	6.6%	\$928	\$962	3.7%	\$1,040	\$1,063	2.2%
Greensville County	\$456	\$486	6.6%	\$613	\$587	-4.2%	\$738	\$729	-1.2%
Halifax County	\$456	\$423	-7.2%	\$613	\$568	-7.3%	\$738	\$743	0.7%
Hampton city	\$748	\$788	5.3%	\$1,044	\$1,087	4.1%	\$1,226	\$1,361	11.0%
Hanover County	\$785	\$810	3.2%	\$1,091	\$1,086	-0.5%	\$1,288	\$1,301	1.0%
Henrico County	\$785	\$810	3.2%	\$1,091	\$1,086	-0.5%	\$1,288	\$1,301	1.0%
Henry County	\$456	\$439	-3.7%	\$613	\$563	-8.2%	\$738	\$645	-12.6%
Highland County	\$456	\$518	13.6%	\$613	\$715	16.6%	\$738	\$863	16.9%
Hopewell city	\$785	\$810	3.2%	\$1,091	\$1,086	-0.5%	\$1,288	\$1,301	1.0%
Isle of Wight County	\$748	\$788	5.3%	\$1,044	\$1,087	4.1%		\$1,361	11.0%
James City County	\$748	\$788	5.3%	\$1,044	\$1,087	4.1%		\$1,361	11.0%
King and Queen County	\$498	\$565	13.5%	\$622	\$688	10.6%		\$709	-3.9%
King George County	\$667	\$702	5.2%	\$927	\$1,021	10.1%		\$1,051	12.5%
King William County	\$473	\$565	19.5%	\$613	\$691	12.7%		\$711	-3.7%
Lancaster County	\$488	\$565	15.8%	\$650	\$695	6.9%	\$792	\$716	-9.6%
Lee County	\$456	\$386	-15.4%	\$613	\$496	-19.1%	\$738	\$525	-28.9%
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Shenandoah County	\$512	\$506	-1.2%	\$710	\$675	-4.9%	\$807	·	-7.3%
Smyth County	\$456	\$393	-13.8%	\$613	\$499	-18.6%	\$738	\$646	-12.5%
Southampton County	\$456	\$520	14.0%	\$613	\$643	4.9%	\$738	\$915	24.0%
Spotsylvania County	\$1,218	\$1,187	-2.5%	\$1,660	\$1,537	-7.4%	\$2,002	\$2,000	-0.1%
Stafford County	\$1,218	\$1,187	-2.5%	\$1,660	\$1,537	-7.4%	\$2,002	\$2,000	-0.1%
Suffolk city	\$748	\$788	5.3%	\$1,044	\$1,087	4.1%	\$1,226	\$1,361	11.0%
Surry County	\$456	\$485	6.4%	\$613	\$605	-1.3%	\$738	\$837	13.4%
Sussex County	\$456	\$485	6.4%	\$613	\$615	0.3%	\$738	\$837	13.4%
Tazewell County	\$456	\$436	-4.4%	\$613	\$560	-8.6%	\$738	\$633	-14.2%
Virginia Beach city	\$748	\$788	5.3%	\$1,044	\$1,087	4.1%	\$1,226	\$1,361	11.0%
Warren County	\$661	\$630	-4.7%	\$865	\$886	2.4%	\$1,080	\$913	-15.5%
Washington County	\$486	\$476	-2.1%	\$629	\$616	-2.1%	\$745	\$750	0.7%
Westmoreland County	\$553	\$586	6.0%	\$696	\$804	15.5%	\$900	\$828	-8.0%
Williamsburg city	\$748	\$788	5.3%	\$1,044	\$1,087	4.1%	\$1,226	\$1,361	11.0%
Wise County	\$456	\$422	-7.5%	\$613	\$549	-10.4%	\$738	\$692	-6.2%
Wythe County	\$456	\$469	2.9%	\$613	\$615	0.3%	\$738	\$825	11.8%
York County	\$748	\$788	5.3%	\$1,044	\$1,087	4.1%	\$1,226	\$1,361	11.0%

\*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.