



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

County	2004 MSA Name	Towns	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
Addison County		Addison, Bridport, Bristol, Cornwall, Ferrisburg, Goshen, Granville, Hancock, Leicester, Lincoln, Middlebury, Monkton, New Haven, Orwell, Panton, Ripton, Salisbury, Shoreham, Starksboro, Vergennes, Waltham, Weybridge, Whiting	\$650	\$682	4.9%	\$907	\$897	-1.1%	\$1,016	\$1,196	17.7%
Bennington County		Arlington, Bennington, Dorset, Glastenbury, Landgrove, Manchester, Peru, Pownal, Readsboro, Rupert, Sandgate, Searsburg, Shaftsbury, Stamford, Sunderland, Winhall, Woodford	\$678	\$659	-2.8%	\$862	\$859	-0.3%	\$1,006	\$1,009	0.3%
Caledonia County		Barnet, Burke, Danville, Groton, Hardwick, Kirby, Lyndon, Newark, Peacham, Ryegate, St. Johnsbury, Sheffield, Stannard, Sutton, Walden, Waterford, Wheelock	\$588	\$557	-5.3%	\$740	\$705	-4.7%	\$850	\$730	-14.1%
Chittenden County		Bolton, Buels Gore, Huntington, Underhill, and Westford	\$775	\$792	2.2%	\$1,077	\$1,013	-5.9%	\$1,269	\$1,134	-10.6%
Chittenden County	Burlington, VT MSA	Burlington, Charlotte, Colchester, Essex, Hinesburg, Jericho, Milton, Richmond, St. George, Shelburne, South Burlington, Williston, Winooski	\$850	\$810	-4.7%	\$1,159	\$1,040	-10.3%	\$1,400	\$1,272	-9.1%
Essex County		Averill, Avery's gore, Bloomfield, Brighton, Brunswick, Canaan, Concord, East Haven, Ferdinand, Granby, Guildhall, Lemington, Lewis, Lunenburg, Maidstone, Norton, Victory, Warner's grant, Warren's grant	\$573	\$600	4.7%	\$723	\$765	5.8%	\$829	\$897	8.2%

Franklin County		Bakersfield, Berkshire, Enosburg, Fairfield, Fletcher, Franklin, Highgate, Montgomery, Richford, and Sheldon	\$643	\$792	23.2%	\$816	\$1,013	24.1%	\$938	\$1,134	20.9%
Franklin County	Burlington, VT MSA	Fairfax, Georgia, St. Albans City, St. Albans Town, Swanton	\$850	\$810	-4.7%	\$1,159	\$1,040	-10.3%	\$1,400	\$1,272	-9.1%
Grand Isle County		Alburl, Isle La Motte, and North Hero	\$594	\$792	33.3%	\$748	\$1,013	35.4%	\$859	\$1,134	32.0%
Grand Isle County	Burlington, VT MSA	Grand Isle, South Hero	\$850	\$810	-4.7%	\$1,159	\$1,040	-10.3%	\$1,400	\$1,272	-9.1%
Lamoille County		Belvidere, Cambridge, Eden, Elmore, Hyde Park, Johnson, Morristown, Stowe, Waterville, Wolcott,	\$613	\$624	1.8%	\$840	\$869	3.5%	\$961	\$1,096	14.0%
Orange County		Bradford, Braintree, Brookfield, Chelsea, Corinth, Farlee, Newbury, Orange, Randolph, Strafford, Thetford, Topsham, Tunbridge, Vershire, Washington, West Fairlee, Williamstown	\$621	\$625	0.6%	\$819	\$870	6.2%	\$918	\$897	-2.3%
Orleans County		Albany, Barton, Brownington, Charleston, Coventry, Craftsbury, Derby, Glover, Greensboro, Holland, Irasburg, Jay, Lowell, Morgan, Newport City, Newport Town, Troy, Westfield, Westmore	\$531	\$495	-6.8%	\$669	\$625	-6.6%	\$768	\$786	2.3%
Rutland County		Benson, Brandon, Castleton, Chittenden, Clarendon, Danby, Fair Haven, Hubbardton, Ira, Killington, Mendon, Middletown Springs, Mount Holly, Mounty Tabor, Pawlet, Pittsfield, Pittsford, Poultney, Proctor, Rutland City, Rutland Town, Shrewsbury, Sudbury, Tinmouth, Wallingford, Wells, West Haven, West Rutland	\$670	\$621	-7.3%	\$842	\$821	-2.5%	\$941	\$1,051	11.7%
Washington County		Barre City, Barre Town, Berlin, Cabot, Calais, Duxbury, East Montpelier, Fayston, Marshfield, Middlesex, Montpelier, Moretown, Northfield, Plainfield, Roxbury, Waitsfield, Warren, Waterbury, Woodbury, Worcester,	\$666	\$656	-1.5%	\$833	\$886	6.4%	\$935	\$992	6.1%

Windham County	Athens, Brattleboro, Brookline, Dover, Dummerston, Grafton, Giulford, Halifax, Jamaica, Londonderry, Marlboro, Newfane, Putney, Rockingham, Somerset, Stratton, Townshend, Vernon, Wardsboro, Westminster, Whitingham, Wilmington, Windham	\$704	\$727	3.3%	\$892	\$878	-1.6%	\$983	\$906	-7.8%
Windsor County	Andover, Baltimore, Barnard, Bethel, Bridgewater, Cavendish, Chester, Hartford, Hartland, Ludlow, Norwich, Plymouth, Pomfret, Reading, Rochester, Royalton, Sharon, Springfield, Stockbridge, Weathersfield, Weston, West Windsor, Windsor, Woodstock	\$698	\$659	-5.6%	\$895	\$897	0.2%	\$1,062	\$1,067	0.5%

*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.