

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

	Two-Bedroom Fair Market Rent			Three-Bedroom Fair Market Rent			Four-Bedroom Fair Market Rent		
County	2004	2005	Change from 2004 to 2005	2004	2005	Change from 2004 to 2005	2004	2005	Change from 2004 to 2005
Adams County	\$535	\$541	1.1%	\$705	\$726	3.0%	\$782	\$749	-4.2%
Asotin County	\$535	\$550	2.8%	\$705	\$735	4.3%	\$782	\$853	9.1%
Benton County	\$740	\$605	-18.2%	\$1,031	\$818	-20.7%	\$1,209	\$969	-19.9%
Chelan County	\$535	\$608	13.6%	\$705	\$856	21.4%	\$782	\$961	22.9%
Clallam County	\$628	\$577	-8.1%	\$808	\$843	4.3%	\$884	\$869	-1.7%
Clark County	\$795	\$717	-9.8%	\$1,106	\$1,044	-5.6%	\$1,200	\$1,257	4.8%
Columbia County	\$535	\$562	5.0%	\$705	\$758	7.5%	\$782	\$906	15.9%
Cowlitz County	\$554	\$569	2.7%	\$770	\$829	7.7%	\$782	\$945	20.8%
Douglas County	\$535	\$610	14.0%	\$705	\$803	13.9%	\$782	\$927	18.5%
Ferry County	\$535	\$541	1.1%	\$705	\$726	3.0%	\$782	\$749	-4.2%
Franklin County	\$740	\$605	-18.2%	\$1,031	\$818	-20.7%	\$1,209	\$969	-19.9%
Garfield County	\$535	\$562	5.0%	\$705	\$758	7.5%	\$782	\$906	15.9%
Grant County	\$535	\$555	3.7%	\$705	\$750	6.4%	\$782	\$770	-1.5%
Grays Harbor County	\$540	\$564	4.4%	\$727	\$794	9.2%	\$839	\$816	-2.7%
Island County	\$923	\$834	-9.6%	\$1,282	\$1,175	-8.3%	\$1,515	\$1,429	-5.7%
Jefferson County	\$545	\$685	25.7%	\$738	\$996	35.0%	\$782	\$1,025	31.1%
King County	\$923	\$834	-9.6%	\$1,282	\$1,175	-8.3%	\$1,515	\$1,429	-5.7%
Kitsap County	\$781	\$764	-2.2%	\$1,053	\$1,093	3.8%	\$1,281	\$1,194	-6.8%
Kittitas County	\$535	\$627	17.2%	\$705	\$840	19.1%	\$782	\$872	11.5%
Klickitat County	\$535	\$569	6.4%	\$705	\$799	13.3%	\$782	\$823	5.2%
Lewis County	\$535	\$607	13.5%	\$705	\$811	15.0%	\$782	\$848	8.4%
Lincoln County	\$535	\$541	1.1%	\$705	\$726	3.0%	\$782	\$749	-4.2%
Mason County	\$593	\$626	5.6%	\$780	\$855	9.6%	\$839	\$1,013	20.7%
Okanogan County	\$535	\$557	4.1%	\$705	\$762	8.1%	\$782	\$839	7.3%

Pacific County	\$535	\$548	2.4%	\$705	\$777	10.2%	\$782	\$808	3.3%
Pend Oreille County	\$535	\$541	1.1%	\$705	\$726	3.0%	\$938	\$749	-20.1%
Pierce County	\$736	\$736	0.0%	\$1,023	\$1,072	4.8%	\$1,156	\$1,177	1.8%
San Juan County	\$771	\$743	-3.6%	\$1,015	\$1,068	5.2%	\$1,209	\$1,304	7.9%
Skagit County	\$674	\$767	13.8%	\$841	\$1,049	24.7%	\$940	\$1,309	39.3%
Skamania County	\$535	\$576	7.7%	\$705	\$841	19.3%	\$782	\$952	21.7%
Snohomish County	\$923	\$834	-9.6%	\$1,282	\$1,175	-8.3%	\$1,515	\$1,429	-5.7%
Spokane County	\$569	\$614	7.9%	\$773	\$843	9.1%	\$865	\$956	10.5%
Stevens County	\$535	\$540	0.9%	\$705	\$740	5.0%	\$782	\$808	3.3%
Thurston County	\$823	\$747	-9.2%	\$1,132	\$1,085	-4.2%	\$1,335	\$1,312	-1.7%
Wahkiakum County	\$535	\$570	6.5%	\$705	\$830	17.7%	\$782	\$952	21.7%
Walla Walla County	\$535	\$562	5.0%	\$714	\$808	13.2%	\$844	\$833	-1.3%
Whatcom County	\$747	\$693	-7.2%	\$1,033	\$1,011	-2.1%	\$1,224	\$1,139	-6.9%
Whitman County	\$559	\$564	0.9%	\$777	\$796	2.4%	\$920	\$975	6.0%
Yakima County	\$596	\$640	7.4%	\$798	\$843	5.6%	\$833	\$889	6.7%

*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.