



CENTER ON BUDGET AND POLICY PRIORITIES

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

County	Towns	Two-Bedroom Fair Market Rent			Four-Bedroom Fair Market Rent		
		2004	Proposed 2005	Proposed Change from 2004 to 2005	2004	Proposed 2005	Proposed Change from 2004 to 2005
Fairfield County	Bridgeport, Easton, Fairfield, Monroe, Shelton, Stratford, Trumbull	\$900	\$1,100	22.2%	\$1,404	\$1,725	22.9%
	Bethel, Brookfield, Danbury, New Fairfield, Newton, Redding, Ridgefield, Sherman	\$1,084	\$1,100	1.5%	\$1,649	\$1,725	4.6%
	Darien, Greenwich, New Canaan, Norwalk, Stamford, Weston, Westport, Wilton	\$1,493	\$1,100	-26.3%	\$2,210	\$1,725	-21.9%
New Haven County	Ansonia, Beacon Falls, Derby, Milford, Oxford, Seymour	\$900	\$858	-4.7%	\$1,404	\$1,108	-21.1%
	Bethany, Branford, Cheshire, East Haven, Guilford, Hamden, Madison, Meriden, New Haven, North Branford, North Haven, Orange, Wallingford, West Haven, Woodbridge	\$939	\$858	-8.6%	\$1,395	\$1,108	-20.6%
	Middlebury, Naugatuck, Prospect, Southbury, Waterbury, Wolcott	\$881	\$858	-2.6%	\$1,231	\$1,108	-10.0%
Hartford County	Avon, Berlin, Bloomfield, Bristol, Burlington, Canton, East Granby, East Hartford, East Windsor, Enfield, Farmington, Glastonbury, Granby, Hartford, Manchester, Marlborough, New Britain, Newington, Plainville, Rocky Hill, Simsbury, Southington, South Windsor, Suffield, West Hartford, Wethersfield, Windsor, Windsor Locks	\$827	\$817	-1.2%	\$1,259	\$1,159	-7.9%

	Hartland	\$727	\$817	12.4%	\$1,191	\$1,159	-2.7%
Litchfield County	Bridgewater, New Milford, Roxbury, Washington	\$1,084	\$788	-27.3%	\$1,649	\$1,139	-30.9%
	Barkhamsted, Harwinton, New Hartford, Plymouth, Winchester	\$827	\$788	-4.7%	\$1,259	\$1,139	-9.5%
	Bethlehem, Thomaston, Watertown, Woodbury	\$881	\$788	-10.6%	\$1,231	\$1,139	-7.5%
	Canaan, Colebrook, Cornwall, Goshen, Kent, Litchfield, Morris, Norfolk, North Canaan, Salisbury, Sharon, Torrington, Warren	\$842	\$788	-6.4%	\$1,196	\$1,139	-4.8%
Middlesex County	Cromwell, Durham, East Haddam, East Hampton, Haddam, Middlefield, Middletown, Portland	\$827	\$817	-1.2%	\$1,259	\$1,159	-7.9%
	Clinton, Killingworth	\$939	\$817	-13.0%	\$1,395	\$1,159	-16.9%
	Old Saybrook	\$797	\$817	2.5%	\$1,140	\$1,159	1.7%
	Chester, Deep River, Essex, Westbrook	\$1,037	\$817	-21.2%	\$1,703	\$1,159	-31.9%
New London County	Bozrah, East Lyme, Franklin, Griswold, Groton, Ledyard, Lisbon, Montville, New London, North Stonington, Norwich, Old Lyme, Preston, Salem, Sprague, Stonington, Waterford	\$797	\$782	-1.9%	\$1,140	\$1,056	-7.4%
	Colchester, Lebanon	\$827	\$782	-5.4%	\$1,259	\$1,056	-16.1%
	Lyme, Voluntown	\$808	\$782	-3.2%	\$1,323	\$1,056	-20.2%
Tolland County	Andover, Bolton, Columbia, Coventry, Ellington, Hebron, Mansfield, Somers, Stafford, Tolland, Vernon, Willington	\$827	\$817	-1.2%	\$1,259	\$1,159	-7.9%
	Union	\$727	\$817	12.4%	\$1,017	\$1,159	14.0%
Windham County	Ashford, Chaplin, Windham	\$827	\$690	-16.6%	\$1,259	\$921	-26.8%
	Canterbury, Plainfield	\$797	\$690	-13.4%	\$1,140	\$921	-19.2%
	Thompson	\$827	\$690	-16.6%	\$1,158	\$921	-20.5%
	Brooklyn, Eastford, Hampton, Killingly, Pomfret, Putnam, Scotland, Sterling, Woodstock	\$727	\$690	-5.1%	\$1,142	\$921	-19.4%

Note: In setting the proposed 2005 Fair Market Rents, HUD for the first time used FMR area boundaries for New England that -- like FMR area boundaries in other parts of the country -- conformed to county boundaries. In 2004 and before, New England was the only large area of the country where the boundaries of FMR areas did not conform to county borders. As a result, different sections of some counties had different FMRs in 2004, and therefore would experience different FMR changes under the proposed 2005 FMRs.

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 <http://www.cbpp.org/9-16-04hous.htm>. For data on Fair Market Rents for other bedroom sizes, see <http://www.nlihc.org/2005fmrs/data.htm>.