



CENTER ON BUDGET AND POLICY PRIORITIES

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

Massachusetts

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
Barnstable County	Barnstable Town, Brewster, Chatham, Dennis, Eastham, Harwich, Mashpee, Orleans, Sandwich, Yarmouth	\$967	\$916	-5.3%	\$1,357	\$1,123	-17.2%
	Bourne, Falmouth, Provincetown, Truro, Wellfleet	\$960	\$916	-4.6%	\$1,347	\$1,123	-16.6%
Berkshire County	Adams, Cheshire, Dalton, Hinsdale, Lanesborough, Lee, Lenox, Pittsfield, Richmond, Stockbridge	\$617	\$645	4.5%	\$959	\$830	-13.5%
	Alford, Becket, Clarksburg, Egremont, Florida, Great Barrington, Hancock, Monterey, Mount Washington, New Ashford, New Marlborough, North Adams, Otis, Peru, Sandisfield, Savoy, Sheffield, Tyringham, Washington, West Stockbridge, Williamstown, Windsor	\$600	\$645	7.5%	\$987	\$830	-15.9%
Bristol County	Berkley, Dighton, Mansfield, Norton, Taunton	\$1,419	\$671	-52.7%	\$2,084	\$989	-52.5%
	Easton, Raynham	\$1,046	\$671	-35.9%	\$1,483	\$989	-33.3%
	Acushnet, Dartmouth, Fairhaven, Freetown, New Bedford	\$823	\$671	-18.5%	\$1,155	\$989	-14.4%
	Attleboro, Fall River, North Attleborough, Rehoboth, Seekonk, Somerset, Swansea, Westport	\$678	\$671	-1.0%	\$1,050	\$989	-5.8%
Dukes County	Aquinnah, Chilmark, Edgartown, Gosnold, Oak Bluffs, Tisbury, West Tisbury	\$961	\$1,075	11.9%	\$1,350	\$1,318	-2.4%
Essex County	Amesbury, Beverly, Danvers, Essex, Gloucester, Hamilton, Ipswich, Lynn, Lynnfield, Manchester-by-the-Sea, Marblehead, Middleton, Nahant, Newbury, Newburyport, Peabody, Rockport, Rowley, Salem, Salisbury, Saugus, Swampscott, Topsfield, Wenham	\$1,419	\$993	-30.0%	\$2,084	\$1,224	-41.3%
	Andover, Boxford, Georgetown, Groveland, Haverhill, Lawrence, Merrimac, Methuen, North Andover, West Newbury	\$971	\$993	2.3%	\$1,492	\$1,224	-18.0%
	Sunderland	\$686	\$728	6.1%	\$1,055	\$1,010	-4.3%

Franklin County	Ashfield, Bernardston, Buckland, Charlemont, Colrain, Conway, Deerfield, Erving, Gill, Greenfield, Hawley, Heath, Leverett, Leyden, Monroe, Montague, New Salem, Northfield, Orange, Rowe, Shelburne, Shutesbury, Warwick, Wendell, Whately	\$716	\$728	1.7%	\$1,083	\$1,010	-6.7%
Hampden County	Agawam, Chicopee, East Longmeadow, Ludlow, Monson, Montgomery, Palmer, Russell, Southwick, Springfield, Westfield, West Springfield, Wilbrahm	\$686	\$728	6.1%	\$1,055	\$1,010	-4.3%
	Holland	\$827	\$728	-12.0%	\$1,158	\$1,010	-12.8%
	Blandford, Brimfield, Chester, Granville, Tolland, Wales	\$829	\$728	-12.2%	\$1,360	\$1,010	-25.7%
Hampshire County	Amherst, Belchertown, Easthampton, Granby, Hadley, Hatfield, Huntington, Northampton, Southampton, South Hadley, Ware, Williamsburg	\$686	\$728	6.1%	\$1,055	\$1,010	-4.3%
	Chesterfield, Cummington, Goshen, Middlefield, Pelham, Plainfield, Westhampton, Worthington	\$862	\$728	-15.5%	\$1,210	\$1,010	-16.5%
Middlesex County	Acton, Arlington, Ashland, Ayer, Bedford, Belmont, Boxborough, Burlington, Cambridge, Carlisle, Concord, Everett, Framingham, Holliston, Hopkinton, Hudson, Lexington, Lincoln, Littleton, Malden, Marlborough, Maynard, Medford, Melrose, Natick, Newton, North Reading, Reading, Sherbron, Shirley, Somerville, Stoneham, Stow, Sudbury, Twonsend, Wakefield, Waltham, Watertwon, Wayland, Weston, Wilmington, Winchester, Wobrun	\$1,419	\$1,282	-9.7%	\$2,084	\$1,777	-14.7%
	Ashby	\$805	\$1,282	59.3%	\$1,125	\$1,777	58.0%
	BillERICA, Chelmsford, Dracut, Dunstable, Groton, Lowell, Pepperell, Tewksbury, Tyngsborough, Westford	\$1,065	\$1,282	20.4%	\$1,491	\$1,777	19.2%
	Nantucket County	Nantucket	\$1,443	\$1,278	-11.4%	\$2,019	\$1,569
Norfolk County	Bellingham, Braintree, Brookline, Canton, Cohasset, Dedham, Dover, Foxborough, Franklin, Holbrook, Medfield, Medway, Millis, Milton, Needham, Norfolk, Norwood, Planville, Quincy, Randolph, Sharon, Stoughton, Walpole, Wellesley, Westwood, Weymouth, Wrentham	\$1,419	\$1,203	-15.2%	\$2,084	\$1,516	-27.3%
	Avon	\$1,046	\$1,203	15.0%	\$1,483	\$1,516	2.2%

Plymouth County	Carver, Duxbury, Hanover, Hingham, Hull, Kingston, Marshfield, Norwell, Pembroke, Plymouth, Rockland, Scituate, Wareham	\$1,419	\$1,203	-15.2%	\$2,084	\$1,516	-27.3%
	Abington, Bridgewater, Brockton, East Bridgewater, Halifax, Hanson, Lakeville, Middleborough, Plympton, West Bridgewater, Whitman	\$1,046	\$1,203	15.0%	\$1,483	\$1,516	2.2%
	Marion, Mattapoisett, Rochester	\$823	\$1,203	46.2%	\$1,155	\$1,516	31.3%
Suffolk County	Boston, Chelsea, Revere, Winthrop	\$1,419	\$1,203	-15.2%	\$2,084	\$1,516	-27.3%
Worcester County	Berlin, Blackstone, Bolton, Harvard, Hopedale, Lancaster, Mendon, Milford, Millville, Southborough, Upton	\$1,419	\$829	-41.6%	\$2,084	\$1,048	-49.7%
	Ashburnham, Fitchburg, Gardner, Leominster, Lunenburg, Templeton, Westminster, Winchendon	\$805	\$829	3.0%	\$1,125	\$1,048	-6.8%
	Auburn, Barre, Boylston, Brookfield, Charlton, Clinton, Douglas, Dudley, East Brookfield, Grafton, Holden, Leicester, Millbury, Northborough, Northbridge, North Brookfield, Oakham, Oxford, Paxton, Princeton, Rutland, Shrewsbury, Southbridge, Spencer, Sterling, Sturbridge, Sutton, Uxbridge, Webster, Westborough, West Boylston, West Brookfield, Worcester	\$827	\$829	0.2%	\$1,158	\$1,048	-9.5%
	Athol, Hardwick, Hubbardston, New Braintree, Petersham, Phillipston, Royalston, Warren	\$706	\$829	17.4%	\$989	\$1,048	6.0%

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>.