



CENTER ON BUDGET AND POLICY PRIORITIES

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

Vermont

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
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%	\$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%	\$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%	\$850	\$730	-14.1%
Chittenden County	Burlington, Charlotte, Colchester, Essex, Hinesburg, Jericho, Milton, Richmond, St. George, Shelburne, South Burlington, Williston, Winooski	\$850	\$794	-6.6%	\$1,400	\$1,138	-18.7%
	Bolton, Buels Gore, Huntington, Underhill, and Westford	\$775	\$794	2.5%	\$1,269	\$1,138	-10.3%
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	\$506	-11.7%	\$829	\$800	-3.5%
	Fairfax, Georgia, St. Albans City, St. Albans Town, Swanton	\$850	\$794	-6.6%	\$1,400	\$1,138	-18.7%

Franklin County	Bakersfield, Berkshire, Enosburg, Fairfield, Fletcher, Franklin, Highgate, Montgomery, Richford, and Sheldon	\$643	\$794	23.5%	\$938	\$1,138	21.3%
Grand Isle County	Grand Isle, South Hero	\$850	\$794	-6.6%	\$1,400	\$1,138	-18.7%
	Alburg, Isle La Motte, and North Hero	\$594	\$794	33.7%	\$859	\$1,138	32.5%
Lamoille County	Belvidere, Cambridge, Eden, Elmore, Hyde Park, Johnson, Morristown, Stowe, Waterville, Wolcott,	\$613	\$624	1.8%	\$961	\$1,096	14.0%
Orange County	Chelsea, Corinth, Farilee, Newbury, Orange, Randolph, Strafford, Thetford, Topsham, Tunbridge, Vershire, Washington, West Fairlee, Williamstown	\$621	\$677	9.0%	\$918	\$985	7.3%
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%	\$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%	\$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%	\$935	\$992	6.1%
Windham County	Athens, Brattleboro, Brookline, Dover, Dummerston, Grafton, Guilford, Halifax, Jamaica, Londonderry, Marlboro, Newfane, Putney, Rockingham, Somerset, Stratton, Townshend, Vernon, Wardsboro, Westminster, Whitingham, Wilmington, Windham	\$704	\$727	3.3%	\$983	\$893	-9.2%

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	\$677	-3.0%	\$1,062	\$985	-7.3%
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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>.