



**CENTER ON BUDGET  
AND POLICY PRIORITIES**

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

**Iowa**

County	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
Adair County	\$437	\$486	11.2%	\$556	\$593	6.7%	\$612	\$663	8.3%
Adams County	\$437	\$486	11.2%	\$556	\$593	6.7%	\$612	\$663	8.3%
Allamakee County	\$437	\$446	2.1%	\$562	\$578	2.8%	\$643	\$615	-4.4%
Appanoose County	\$437	\$456	4.3%	\$556	\$576	3.6%	\$616	\$631	2.4%
Audubon County	\$437	\$447	2.3%	\$556	\$588	5.8%	\$612	\$615	0.5%
Benton County	\$437	\$465	6.4%	\$556	\$579	4.1%	\$612	\$775	26.6%
Black Hawk County	\$552	\$545	-1.3%	\$734	\$666	-9.3%	\$863	\$924	7.1%
Boone County	\$437	\$558	27.7%	\$562	\$726	29.2%	\$666	\$782	17.4%
Bremer County	\$437	\$492	12.6%	\$556	\$589	5.9%	\$651	\$796	22.3%
Buchanan County	\$437	\$452	3.4%	\$556	\$583	4.9%	\$612	\$599	-2.1%
Buena Vista County	\$437	\$501	14.6%	\$556	\$601	8.1%	\$612	\$690	12.7%
Butler County	\$437	\$446	2.1%	\$556	\$578	4.0%	\$612	\$615	0.5%
Calhoun County	\$437	\$471	7.8%	\$556	\$605	8.8%	\$612	\$633	3.4%
Carroll County	\$437	\$509	16.5%	\$556	\$607	9.2%	\$612	\$626	2.3%
Cass County	\$437	\$557	27.5%	\$556	\$683	22.8%	\$612	\$735	20.1%
Cedar County	\$437	\$501	14.6%	\$556	\$648	16.5%	\$612	\$701	14.5%
Cerro Gordo County	\$457	\$538	17.7%	\$609	\$668	9.7%	\$640	\$687	7.3%
Cherokee County	\$437	\$447	2.3%	\$556	\$588	5.8%	\$612	\$615	0.5%
Chickasaw County	\$437	\$446	2.1%	\$556	\$578	4.0%	\$612	\$615	0.5%
Clarke County	\$437	\$497	13.7%	\$556	\$595	7.0%	\$612	\$663	8.3%
Clay County	\$437	\$459	5.0%	\$556	\$557	0.2%	\$612	\$698	14.1%
Clayton County	\$437	\$446	2.1%	\$556	\$578	4.0%	\$612	\$615	0.5%
Clinton County	\$444	\$487	9.7%	\$556	\$621	11.7%	\$621	\$709	14.2%
Crawford County	\$437	\$447	2.3%	\$556	\$588	5.8%	\$612	\$615	0.5%

Dallas County	\$655	\$657	0.3%	\$848	\$841	-0.8%	\$892	\$939	5.3%
Davis County	\$437	\$486	11.2%	\$556	\$593	6.7%	\$612	\$663	8.3%
Decatur County	\$437	\$486	11.2%	\$556	\$593	6.7%	\$612	\$663	8.3%
Delaware County	\$437	\$501	14.6%	\$556	\$648	16.5%	\$612	\$701	14.5%
Des Moines County	\$463	\$522	12.7%	\$579	\$656	13.3%	\$647	\$739	14.2%
Dickinson County	\$437	\$480	9.8%	\$556	\$607	9.2%	\$612	\$842	37.6%
Dubuque County	\$493	\$515	4.5%	\$629	\$692	10.0%	\$769	\$754	-2.0%
Emmet County	\$437	\$451	3.2%	\$556	\$549	-1.3%	\$647	\$648	0.2%
Fayette County	\$437	\$446	2.1%	\$556	\$578	4.0%	\$612	\$615	0.5%
Floyd County	\$437	\$459	5.0%	\$556	\$574	3.2%	\$612	\$591	-3.4%
Franklin County	\$437	\$453	3.7%	\$556	\$579	4.1%	\$612	\$607	-0.8%
Fremont County	\$437	\$557	27.5%	\$556	\$683	22.8%	\$645	\$735	14.0%
Greene County	\$437	\$447	2.3%	\$556	\$588	5.8%	\$612	\$615	0.5%
Grundy County	\$437	\$446	2.1%	\$556	\$578	4.0%	\$630	\$615	-2.4%
Guthrie County	\$437	\$468	7.1%	\$556	\$589	5.9%	\$644	\$615	-4.5%
Hamilton County	\$442	\$480	8.6%	\$556	\$605	8.8%	\$619	\$632	2.1%
Hancock County	\$437	\$453	3.7%	\$556	\$579	4.1%	\$612	\$607	-0.8%
Hardin County	\$437	\$500	14.4%	\$556	\$598	7.6%	\$612	\$636	3.9%
Harrison County	\$437	\$557	27.5%	\$556	\$683	22.8%	\$612	\$735	20.1%
Henry County	\$454	\$493	8.6%	\$568	\$705	24.1%	\$643	\$726	12.9%
Howard County	\$437	\$446	2.1%	\$556	\$578	4.0%	\$640	\$615	-3.9%
Humboldt County	\$437	\$471	7.8%	\$556	\$605	8.8%	\$612	\$633	3.4%
Ida County	\$437	\$447	2.3%	\$556	\$588	5.8%	\$612	\$615	0.5%
Iowa County	\$437	\$494	13.0%	\$556	\$646	16.2%	\$612	\$667	9.0%
Jackson County	\$440	\$501	13.9%	\$556	\$648	16.5%	\$616	\$701	13.8%
Jasper County	\$453	\$544	20.1%	\$566	\$692	22.3%	\$635	\$722	13.7%
Jefferson County	\$474	\$490	3.4%	\$617	\$617	0.0%	\$780	\$750	-3.8%
Johnson County	\$615	\$648	5.4%	\$853	\$944	10.7%	\$1,009	\$1,105	9.5%
Jones County	\$437	\$465	6.4%	\$556	\$652	17.3%	\$612	\$672	9.8%
Keokuk County	\$437	\$486	11.2%	\$556	\$593	6.7%	\$612	\$663	8.3%
Kossuth County	\$437	\$453	3.7%	\$556	\$579	4.1%	\$612	\$607	-0.8%
Lee County	\$451	\$473	4.9%	\$565	\$600	6.2%	\$634	\$617	-2.7%
Linn County	\$536	\$595	11.0%	\$744	\$864	16.1%	\$800	\$1,044	30.5%
Louisa County	\$437	\$517	18.3%	\$556	\$669	20.3%	\$612	\$708	15.7%
Lucas County	\$437	\$486	11.2%	\$556	\$593	6.7%	\$612	\$663	8.3%
Lyon County	\$437	\$451	3.2%	\$556	\$549	-1.3%	\$612	\$648	5.9%
Madison County	\$455	\$562	23.5%	\$582	\$702	20.6%	\$639	\$723	13.1%
Mahaska County	\$437	\$520	19.0%	\$556	\$623	12.1%	\$612	\$822	34.3%
Marion County	\$474	\$557	17.5%	\$594	\$688	15.8%	\$666	\$708	6.3%
Marshall County	\$482	\$538	11.6%	\$611	\$692	13.3%	\$676	\$794	17.5%

Mills County	\$445	\$557	25.2%	\$559	\$683	22.2%	\$624	\$735	17.8%
Mitchell County	\$437	\$453	3.7%	\$556	\$579	4.1%	\$612	\$607	-0.8%
Monona County	\$437	\$447	2.3%	\$556	\$588	5.8%	\$612	\$615	0.5%
Monroe County	\$437	\$486	11.2%	\$556	\$593	6.7%	\$645	\$663	2.8%
Montgomery County	\$437	\$557	27.5%	\$556	\$683	22.8%	\$612	\$735	20.1%
Muscatine County	\$529	\$571	7.9%	\$705	\$703	-0.3%	\$739	\$758	2.6%
O'Brien County	\$437	\$451	3.2%	\$556	\$549	-1.3%	\$612	\$648	5.9%
Osceola County	\$437	\$451	3.2%	\$556	\$549	-1.3%	\$612	\$648	5.9%
Page County	\$437	\$486	11.2%	\$556	\$580	4.3%	\$612	\$597	-2.5%
Palo Alto County	\$437	\$451	3.2%	\$556	\$549	-1.3%	\$612	\$648	5.9%
Plymouth County	\$457	\$473	3.5%	\$571	\$637	11.6%	\$640	\$656	2.5%
Pocahontas County	\$437	\$471	7.8%	\$556	\$605	8.8%	\$612	\$633	3.4%
Polk County	\$655	\$657	0.3%	\$848	\$841	-0.8%	\$892	\$939	5.3%
Pottawattamie County	\$626	\$650	3.8%	\$821	\$878	6.9%	\$922	\$904	-2.0%
Poweshiek County	\$474	\$521	9.9%	\$594	\$666	12.1%	\$666	\$686	3.0%
Ringgold County	\$437	\$486	11.2%	\$556	\$593	6.7%	\$612	\$663	8.3%
Sac County	\$437	\$447	2.3%	\$556	\$588	5.8%	\$612	\$615	0.5%
Scott County	\$515	\$565	9.7%	\$666	\$728	9.3%	\$723	\$776	7.3%
Shelby County	\$437	\$557	27.5%	\$556	\$683	22.8%	\$612	\$735	20.1%
Sioux County	\$437	\$437	0.0%	\$556	\$591	6.3%	\$612	\$608	-0.7%
Story County	\$527	\$648	23.0%	\$728	\$927	27.3%	\$835	\$1,097	31.4%
Tama County	\$437	\$494	13.0%	\$556	\$646	16.2%	\$612	\$667	9.0%
Taylor County	\$437	\$486	11.2%	\$556	\$593	6.7%	\$613	\$663	8.2%
Union County	\$437	\$486	11.2%	\$556	\$593	6.7%	\$645	\$663	2.8%
Van Buren County	\$437	\$486	11.2%	\$556	\$593	6.7%	\$612	\$663	8.3%
Wapello County	\$441	\$534	21.1%	\$556	\$637	14.6%	\$617	\$664	7.6%
Warren County	\$655	\$657	0.3%	\$848	\$841	-0.8%	\$892	\$939	5.3%
Washington County	\$437	\$493	12.8%	\$556	\$629	13.1%	\$645	\$756	17.2%
Wayne County	\$437	\$486	11.2%	\$556	\$593	6.7%	\$612	\$663	8.3%
Webster County	\$444	\$491	10.6%	\$559	\$679	21.5%	\$622	\$701	12.7%
Winnebago County	\$437	\$453	3.7%	\$556	\$579	4.1%	\$612	\$607	-0.8%
Winneshiek County	\$437	\$468	7.1%	\$556	\$608	9.4%	\$612	\$824	34.6%
Woodbury County	\$552	\$585	6.0%	\$688	\$736	7.0%	\$786	\$758	-3.6%
Worth County	\$437	\$453	3.7%	\$556	\$579	4.1%	\$622	\$607	-2.4%
Wright County	\$437	\$471	7.8%	\$556	\$605	8.8%	\$612	\$633	3.4%

\*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](http://www.cbpp.org/10-12-04hous.htm). For data on Fair Market Rents for other bedroom sizes see [www.nlihc.org/2005fmrs/index.htm](http://www.nlihc.org/2005fmrs/index.htm).