

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

	Two-Bedroom Fair Market Rent			Three-Bedroom Fair Market Rent			Four-Bedroom Fair Market Rent		
			Change from			Change from			Change from
County	2004	2005	2004 to 2005	2004	2005	2004 to 2005	2004	2005	2004 to 2005
Alcona County	\$446	\$493	10.5%	\$580	\$664	14.5%	\$661	\$703	6.4%
Alger County	\$446	\$451	1.1%	\$580	\$555	-4.3%	\$661	\$626	-5.3%
Allegan County	\$636	\$658	3.5%	\$796	\$849	6.7%	\$892	\$894	0.2%
Alpena County	\$446	\$457	2.5%	\$580	\$631	8.8%	\$665	\$698	5.0%
Antrim County	\$446	\$521	16.8%	\$580	\$724	24.8%	\$661	\$914	38.3%
Arenac County	\$446	\$464	4.0%	\$580	\$621	7.1%	\$661	\$687	3.9%
Baraga County	\$446	\$451	1.1%	\$580	\$555	-4.3%	\$661	\$626	-5.3%
Barry County	\$506	\$555	9.7%	\$636	\$800	25.8%	\$712	\$880	23.6%
Bay County	\$547	\$560	2.4%	\$681	\$720	5.7%	\$764	\$740	-3.1%
Benzie County	\$446	\$646	44.8%	\$599	\$807	34.7%	\$661	\$830	25.6%
Berrien County	\$542	\$555	2.4%	\$675	\$679	0.6%	\$758	\$871	14.9%
Branch County	\$449	\$579	29.0%	\$615	\$694	12.8%	\$661	\$714	8.0%
Calhoun County	\$576	\$595	3.3%	\$722	\$768	6.4%	\$806	\$796	-1.2%
Cass County	\$448	\$508	13.4%	\$613	\$673	9.8%	\$661	\$782	18.3%
Charlevoix County	\$481	\$541	12.5%	\$654	\$778	19.0%	\$677	\$803	18.6%
Cheboygan County	\$446	\$499	11.9%	\$580	\$670	15.5%	\$678	\$704	3.8%
Chippewa County	\$446	\$505	13.2%	\$580	\$612	5.5%	\$661	\$686	3.8%
Clare County	\$446	\$472	5.8%	\$580	\$636	9.7%	\$661	\$655	-0.9%
Clinton County	\$649	\$645	-0.6%	\$849	\$817	-3.8%	\$979	\$886	-9.5%
Crawford County	\$456	\$504	10.5%	\$623	\$665	6.7%	\$661	\$704	6.5%
Delta County	\$446	\$453	1.6%	\$580	\$596	2.8%	\$661	\$632	-4.4%
Dickinson County	\$468	\$471	0.6%	\$585	\$568	-2.9%	\$661	\$774	17.1%
Eaton County	\$649	\$645	-0.6%	\$849	\$817	-3.8%	\$979	\$886	-9.5%
Emmet County	\$488	\$580	18.9%	\$641	\$782	22.0%	\$682	\$827	21.3%

Genesee County	\$607	\$612	0.8%	\$774	\$758	-2.1%	\$849	\$782	-7.9%
Gladwin County	\$446	\$464	4.0%	\$580	\$621	7.1%	\$661	\$687	3.9%
Gogebic County	\$446	\$452	1.3%	\$580	\$553	-4.7%	\$661	\$657	-0.6%
Grand Traverse County	\$584	\$683	17.0%	\$730	\$894	22.5%	\$820	\$922	12.4%
Gratiot County	\$446	\$489	9.6%	\$580	\$652	12.4%	\$661	\$728	10.1%
Hillsdale County	\$446	\$510	14.3%	\$580	\$717			\$784	18.6%
Houghton County	\$446	\$453	1.6%	\$580	\$589			\$675	2.1%
Huron County	\$446	\$439	-1.6%	\$580	\$582	0.3%	\$661	\$707	7.0%
Ingham County	\$649	\$645	-0.6%	\$849	\$817	-3.8%	\$979	\$886	-9.5%
Ionia County	\$480	\$543	13.1%	\$597	\$650			\$722	
losco County	\$446	\$452	1.3%	\$580	\$657	13.3%		\$682	
Iron County	\$446	\$452	1.3%	\$580	\$553		\$661	\$657	
Isabella County	\$493	\$487	-1.2%	\$665	\$701	5.4%		\$765	-5.3%
Jackson County	\$547	\$575	5.1%	\$681	\$715		\$764	\$736	
Kalamazoo County	\$576	\$595	3.3%	\$722	\$768	6.4%	\$806	\$796	-1.2%
Kalkaska County	\$447	\$515	15.2%	\$582	\$625		\$735	\$645	-12.2%
Kent County	\$636	\$658	3.5%	\$796	\$849	6.7%	\$892	\$894	0.2%
Keweenaw County	\$446	\$452	1.3%	\$580	\$553	-4.7%	\$661	\$657	-0.6%
Lake County	\$446	\$492	10.3%	\$580	\$644			\$775	
Lapeer County	\$801	\$805	0.5%	\$1,002	\$962		\$1,122	\$992	
Leelanau County	\$530	\$646	21.9%	\$691	\$807	16.8%	\$868	\$830	-4.4%
Lenawee County	\$815	\$840	3.1%	\$1,069	\$1,081	1.1%	\$1,199	\$1,113	
Livingston County	\$815	\$840	3.1%	\$1,069	\$1,081	1.1%		\$1,113	
Luce County	\$446	\$465	4.3%	\$580	\$610			\$665	
Mackinac County	\$446	\$506	13.5%	\$580	\$610			\$665	
Macomb County	\$801	\$805	0.5%	\$1,002	\$962		\$1,122	\$992	
Manistee County	\$446	\$538	20.6%	\$580	\$644		\$661	\$722	9.2%
Marquette County	\$446	\$458	2.7%	\$580	\$576		\$661	\$626	
Mason County	\$446	\$466	4.5%	\$580	\$610	5.2%		\$670	1.4%
Mecosta County	\$446	\$523	17.3%	\$604	\$695			\$917	
Menominee County	\$446	\$432	-3.1%	\$580	\$570		\$661	\$760	
Midland County	\$547	\$560	2.4%	\$681	\$720			\$740	
Missaukee County	\$446	\$541	21.3%	\$580	\$711	22.6%		\$781	18.2%
Monroe County	\$801	\$805	0.5%	\$1,002	\$962	-4.0%	\$1,122	\$992	-11.6%
Montcalm County	\$528	\$508	-3.8%	\$685	\$686		\$781	\$707	-9.5%
Montmorency County	\$446	\$505	13.2%	\$580	\$665			\$704	
Muskegon County	\$636	\$658	3.5%	\$796	\$849			\$894	
Newaygo County	\$447	\$510			\$690		\$661	\$710	
Oakland County	\$801	\$805	0.5%	\$1,002	\$962		\$1,122	\$992	
Oceana County	\$446	\$496	11.2%	\$580	\$600	3.4%	\$661	\$640	-3.2%
Oakland County	\$801	\$510 \$805			\$962	19.0% -4.0%	\$661 \$1,122	\$992	-11.

Ogemaw County	\$446	\$480	7.6%	\$580	\$620	6.9%	\$661	\$686	3.8%
Ontonagon County	\$446	\$452	1.3%	\$580	\$553	-4.7%	\$661	\$657	-0.6%
Osceola County	\$446	\$458	2.7%	\$580	\$627	8.1%	\$661	\$790	19.5%
Oscoda County	\$446	\$493	10.5%	\$580	\$664	14.5%	\$661	\$703	6.4%
Otsego County	\$483	\$624	29.2%	\$672	\$748	11.3%	\$777	\$786	1.2%
Ottawa County	\$636	\$658	3.5%	\$796	\$849	6.7%	\$892	\$894	0.2%
Presque Isle County	\$446	\$493	10.5%	\$580	\$664	14.5%	\$661	\$703	6.4%
Roscommon County	\$446	\$471	5.6%	\$580	\$612	5.5%	\$661	\$753	13.9%
Saginaw County	\$547	\$560	2.4%	\$681	\$720	5.7%	\$764	\$740	-3.1%
Sanilac County	\$446	\$490	9.9%	\$582	\$690	18.6%	\$661	\$709	7.3%
Schoolcraft County	\$446	\$465	4.3%	\$580	\$610	5.2%	\$661	\$665	0.6%
Shiawassee County	\$466	\$544	16.7%	\$649	\$749	15.4%	\$695	\$835	20.1%
St. Clair County	\$801	\$805	0.5%	\$1,002	\$962	-4.0%	\$1,122	\$992	-11.6%
St. Joseph County	\$446	\$539	20.9%	\$582	\$665	14.3%	\$661	\$746	12.9%
Tuscola County	\$488	\$519	6.4%	\$611	\$623	2.0%	\$682	\$745	9.2%
Van Buren County	\$576	\$595	3.3%	\$722	\$768	6.4%	\$806	\$796	-1.2%
Washtenaw County	\$815	\$840	3.1%	\$1,069	\$1,081	1.1%	\$1,199	\$1,113	-7.2%
Wayne County	\$801	\$805	0.5%	\$1,002	\$962	-4.0%	\$1,122	\$992	-11.6%
Wexford County	\$462	\$535	15.8%	\$606	\$708	16.8%	\$717	\$780	8.8%

*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.