

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

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	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
Aitkin County	\$496	\$545	9.9%		\$680		\$693		
Anoka County	\$951	\$928	-2.4%	\$1,286	\$1,229		\$1,457	\$1,386	
Becker County	\$457	\$452	-1.1%	\$572	\$566		\$641	\$588	
Beltrami County	\$485	\$514	6.0%		\$707	11.2%		\$902	
Benton County	\$535	\$553	3.4%		\$782		\$861	\$908	
Big Stone County	\$438	\$460	5.0%		\$588		\$627	\$612	_
Blue Earth County	\$581	\$581	0.0%	\$745	\$836		\$944	\$1,022	
Brown County	\$438	\$497	13.5%		\$595		\$627	\$612	_
Carlton County	\$438	\$521	18.9%	\$548	\$623		\$627	\$641	_
Carver County	\$951	\$928	-2.4%	\$1,286	\$1,229		\$1,457		
Cass County	\$438	\$487	11.2%		\$614	12.0%	\$627	\$632	
Chippewa County	\$438	\$479	9.4%		\$573		\$627	\$591	_
Chisago County	\$951	\$928	-2.4%	\$1,286	\$1,229		\$1,457		
Clay County	\$619	\$524	-15.3%	\$859	\$756		\$919	\$874	
Clearwater County	\$438	\$488	11.4%	\$548	\$616		\$627	\$856	
Cook County	\$450	\$487	8.2%	\$616	\$614		\$641	\$632	_
Cottonwood County	\$438	\$425	-3.0%	\$548	\$542		\$627	\$565	
Crow Wing County	\$460	\$562	22.2%	\$576	\$721	25.2%	\$723	\$843	16.6%
Dakota County	\$951	\$928	-2.4%	\$1,286	\$1,229	-4.4%	\$1,457	\$1,386	-4.9%
Dodge County	\$438	\$500	14.2%	\$548	\$605			\$714	
Douglas County	\$438	\$521	18.9%	\$548	\$755			\$826	
Faribault County	\$438	\$425	-3.0%	\$548	\$542	-1.1%	\$627	\$565	-9.9%
Fillmore County	\$438	\$509	16.2%	\$548	\$664	21.2%	\$627	\$833	32.9%
Freeborn County	\$446	\$484	8.5%	\$587	\$577	-1.7%	\$629	\$761	21.0%

Goodhue County	\$560	\$607	8.4%	\$716	\$773	8.0%	\$785	\$836	6.5%
Grant County	\$438	\$460	5.0%	\$548	\$588	7.3%	\$627	\$612	-2.4%
Hennepin County	\$951	\$928	-2.4%	\$1,286	\$1,229	-4.4%	\$1,457	\$1,386	-4.9%
Houston County	\$501	\$541	8.0%	\$670	\$718	7.2%	\$812	\$882	8.6%
Hubbard County	\$438	\$488	11.4%	\$548	\$616	12.4%	\$627	\$856	36.5%
Isanti County	\$951	\$928	-2.4%	\$1,286	\$1,229	-4.4%	\$1,457	\$1,386	-4.9%
Itasca County	\$479	\$512	6.9%	\$597	\$620	3.9%	\$670	\$727	8.5%
Jackson County	\$438	\$425	-3.0%	\$548	\$542	-1.1%	\$627	\$565	-9.9%
Kanabec County	\$572	\$593	3.7%	\$714	\$740	3.6%	\$801	\$800	-0.1%
Kandiyohi County	\$537	\$504	-6.1%	\$673	\$679	0.9%	\$810	\$700	-13.6%
Kittson County	\$438	\$481	9.8%	\$548	\$600	9.5%	\$627	\$716	14.2%
Koochiching County	\$464	\$487	5.0%	\$580	\$614	5.9%	\$760	\$632	-16.8%
Lac qui Parle County	\$438	\$479	9.4%	\$548	\$573	4.6%	\$627	\$591	-5.7%
Lake County	\$438	\$487	11.2%	\$548	\$614	12.0%	\$627	\$632	0.8%
Lake of the Woods County	\$438	\$488	11.4%	\$548	\$616	12.4%	\$627	\$856	36.5%
Le Sueur County	\$438	\$543	24.0%	\$548	\$756	38.0%	\$676	\$780	15.4%
Lincoln County	\$438	\$479	9.4%	\$548	\$573	4.6%	\$627	\$591	-5.7%
Lyon County	\$438	\$519	18.5%	\$548	\$647	18.1%	\$649	\$666	2.6%
Mahnomen County	\$438	\$488	11.4%	\$548	\$616	12.4%	\$627	\$856	36.5%
Marshall County	\$438	\$481	9.8%	\$548	\$600	9.5%	\$627	\$716	14.2%
Martin County	\$438	\$409	-6.6%	\$548	\$594	8.4%	\$627	\$612	-2.4%
McLeod County	\$578	\$569	-1.6%	\$718	\$815	13.5%	\$806	\$841	4.3%
Meeker County	\$503	\$508	1.0%	\$632	\$664	5.1%	\$722	\$683	-5.4%
Mille Lacs County	\$541	\$561	3.7%	\$753	\$695	-7.7%	\$887	\$772	-13.0%
Morrison County	\$438	\$506	15.5%	\$548	\$605	10.4%	\$627	\$888	41.6%
Mower County	\$438	\$472	7.8%	\$548	\$586	6.9%	\$627	\$604	-3.7%
Murray County	\$438	\$425	-3.0%	\$548	\$542	-1.1%	\$627	\$565	-9.9%
Nicollet County	\$505	\$550	8.9%	\$670	\$721	7.6%	\$710	\$744	4.8%
Nobles County	\$438	\$459	4.8%	\$548	\$609	11.1%	\$627	\$628	0.2%
Norman County	\$438	\$481	9.8%	\$548	\$600	9.5%	\$627	\$716	14.2%
Olmsted County	\$714	\$745	4.3%	\$986	\$993	0.7%	\$1,108	\$1,023	-7.7%
Otter Tail County	\$438	\$480	9.6%	\$548	\$585	6.8%	\$627	\$603	-3.8%
Pennington County	\$438	\$472	7.8%	\$585	\$596	1.9%	\$627	\$651	3.8%
Pine County	\$503	\$552	9.7%	\$633	\$721	13.9%	\$720	\$744	3.3%
Pipestone County	\$438	\$425	-3.0%	\$548	\$542	-1.1%	\$627	\$565	-9.9%
Polk County	\$603	\$547	-9.3%	\$832	\$693	-16.7%	\$929	\$942	1.4%
Pope County	\$438	\$460	5.0%	\$548	\$588	7.3%	\$627	\$612	-2.4%
Ramsey County	\$951	\$928	-2.4%	\$1,286	\$1,229	-4.4%	\$1,457	\$1,386	-4.9%
Red Lake County	\$438	\$481	9.8%	\$548	\$600	9.5%	\$627	\$716	14.2%
Redwood County	\$438	\$479	9.4%		\$573	4.6%	\$627	\$591	-5.7%

Renville County	\$438	\$508	16.0%	\$548	\$664	21.2%	\$627	\$683	8.9%
Rice County	\$613	\$658	7.3%	\$763	\$786	3.0%	\$855	\$914	6.9%
Rock County	\$438	\$425	-3.0%	\$548	\$542	-1.1%	\$627	\$565	-9.9%
Roseau County	\$458	\$490	7.0%	\$590	\$600	1.7%	\$643	\$715	11.2%
Scott County	\$951	\$928	-2.4%	\$1,286	\$1,229	-4.4%	\$1,457	\$1,386	-4.9%
Sherburne County	\$951	\$928	-2.4%	\$1,286	\$1,229	-4.4%	\$1,457	\$1,386	-4.9%
Sibley County	\$438	\$508	16.0%	\$548	\$664	21.2%	\$627	\$683	8.9%
St. Louis County	\$499	\$529	6.0%	\$666	\$675	1.4%	\$776	\$862	11.1%
Stearns County	\$535	\$553	3.4%	\$674	\$782	16.0%	\$861	\$908	5.5%
Steele County	\$519	\$586	12.9%	\$648	\$737	13.7%	\$726	\$961	32.4%
Stevens County	\$460	\$488	6.1%	\$576	\$588	2.1%	\$645	\$613	-5.0%
Swift County	\$438	\$460	5.0%	\$548	\$588	7.3%	\$627	\$612	-2.4%
Todd County	\$438	\$493	12.6%	\$548	\$595	8.6%	\$627	\$791	26.2%
Traverse County	\$438	\$460	5.0%	\$548	\$588	7.3%	\$627	\$612	-2.4%
Wabasha County	\$472	\$499	5.7%	\$592	\$624	5.4%	\$677	\$876	29.4%
Wadena County	\$438	\$493	12.6%	\$548	\$595	8.6%	\$627	\$791	26.2%
Waseca County	\$514	\$545	6.0%	\$645	\$652	1.1%	\$737	\$681	-7.6%
Washington County	\$951	\$928	-2.4%	\$1,286	\$1,229	-4.4%	\$1,457	\$1,386	-4.9%
Watonwan County	\$438	\$425	-3.0%	\$548	\$542	-1.1%	\$627	\$565	-9.9%
Wilkin County	\$438	\$460	5.0%	\$548	\$588	7.3%	\$627	\$612	-2.4%
Winona County	\$545	\$553	1.5%	\$681	\$764	12.2%	\$763	\$970	27.1%
Wright County	\$951	\$928	-2.4%	\$1,286	\$1,229	-4.4%	\$1,457	\$1,386	-4.9%
Yellow Medicine County	\$438	\$479	9.4%	\$548	\$573	4.6%	\$627	\$591	-5.7%

\*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.