



CENTER ON BUDGET AND POLICY PRIORITIES

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

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	\$421	\$501	19.0%	\$531	\$658	23.9%	\$637	\$727	14.1%
Andrew County	\$426	\$507	19.0%	\$538	\$629	16.9%	\$597	\$756	26.6%
Atchison County	\$377	\$449	19.1%	\$489	\$559	14.3%	\$562	\$692	23.1%
Audrain County	\$377	\$443	17.5%	\$509	\$559	9.8%	\$589	\$710	20.5%
Barry County	\$377	\$437	15.9%	\$489	\$570	16.6%	\$562	\$589	4.8%
Barton County	\$377	\$417	10.6%	\$489	\$505	3.3%	\$562	\$554	-1.4%
Bates County	\$377	\$458	21.5%	\$489	\$643	31.5%	\$572	\$664	16.1%
Benton County	\$390	\$434	11.3%	\$489	\$602	23.1%	\$562	\$621	10.5%
Bollinger County	\$377	\$489	29.7%	\$489	\$625	27.8%	\$562	\$723	28.6%
Boone County	\$514	\$557	8.4%	\$715	\$810	13.3%	\$843	\$905	7.4%
Buchanan County	\$426	\$507	19.0%	\$538	\$629	16.9%	\$597	\$756	26.6%
Butler County	\$377	\$415	10.1%	\$489	\$575	17.6%	\$562	\$615	9.4%
Caldwell County	\$397	\$449	13.1%	\$496	\$559	12.7%	\$562	\$692	23.1%
Callaway County	\$405	\$492	21.5%	\$515	\$672	30.5%	\$667	\$692	3.7%
Camden County	\$451	\$516	14.4%	\$627	\$752	19.9%	\$737	\$773	4.9%
Cape Girardeau County	\$428	\$516	20.6%	\$570	\$667	17.0%	\$699	\$840	20.2%
Carroll County	\$377	\$500	32.6%	\$489	\$627	28.2%	\$562	\$700	24.6%
Carter County	\$377	\$403	6.9%	\$489	\$560	14.5%	\$562	\$602	7.1%
Cass County	\$713	\$691	-3.1%	\$987	\$938	-5.0%	\$1,094	\$989	-9.6%
Cedar County	\$377	\$434	15.1%	\$489	\$602	23.1%	\$562	\$621	10.5%
Chariton County	\$377	\$500	32.6%	\$489	\$627	28.2%	\$562	\$700	24.6%
Christian County	\$471	\$520	10.4%	\$652	\$748	14.7%	\$677	\$875	29.2%
Clark County	\$377	\$443	17.5%	\$489	\$548	12.1%	\$562	\$646	14.9%
Clay County	\$713	\$691	-3.1%	\$987	\$938	-5.0%	\$1,094	\$989	-9.6%

Clinton County	\$713	\$691	-3.1%	\$987	\$938	-5.0%	\$1,094	\$989	-9.6%
Cole County	\$447	\$502	12.3%	\$597	\$730	22.3%	\$626	\$852	36.1%
Cooper County	\$377	\$494	31.0%	\$489	\$659	34.8%	\$562	\$767	36.5%
Crawford County	\$378	\$435	15.1%	\$498	\$579	16.3%	\$562	\$763	35.8%
Crawford, Sullivan part	\$695	\$741	6.6%	\$905	\$969	7.1%	\$999	\$1,039	4.0%
Dade County	\$377	\$474	25.7%	\$489	\$616	26.0%	\$562	\$663	18.0%
Dallas County	\$377	\$406	7.7%	\$489	\$554	13.3%	\$562	\$572	1.8%
Daviess County	\$377	\$449	19.1%	\$489	\$559	14.3%	\$562	\$692	23.1%
DeKalb County	\$377	\$452	19.9%	\$495	\$559	12.9%	\$562	\$692	23.1%
Dent County	\$377	\$430	14.1%	\$489	\$567	16.0%	\$562	\$721	28.3%
Douglas County	\$377	\$390	3.4%	\$489	\$516	5.5%	\$562	\$598	6.4%
Dunklin County	\$377	\$396	5.0%	\$489	\$506	3.5%	\$562	\$565	0.5%
Franklin County	\$695	\$741	6.6%	\$905	\$969	7.1%	\$999	\$1,039	4.0%
Gasconade County	\$377	\$452	19.9%	\$489	\$566	15.7%	\$562	\$720	28.1%
Gentry County	\$377	\$449	19.1%	\$489	\$559	14.3%	\$562	\$692	23.1%
Greene County	\$471	\$520	10.4%	\$652	\$748	14.7%	\$677	\$875	29.2%
Grundy County	\$377	\$449	19.1%	\$489	\$559	14.3%	\$562	\$692	23.1%
Harrison County	\$377	\$449	19.1%	\$489	\$559	14.3%	\$562	\$692	23.1%
Henry County	\$394	\$501	27.2%	\$493	\$601	21.9%	\$647	\$619	-4.3%
Hickory County	\$377	\$434	15.1%	\$489	\$602	23.1%	\$562	\$621	10.5%
Holt County	\$377	\$449	19.1%	\$489	\$559	14.3%	\$562	\$692	23.1%
Howard County	\$377	\$486	28.9%	\$489	\$659	34.8%	\$564	\$767	36.0%
Howell County	\$377	\$433	14.9%	\$489	\$537	9.8%	\$562	\$760	35.2%
Iron County	\$377	\$489	29.7%	\$489	\$625	27.8%	\$562	\$723	28.6%
Jackson County	\$713	\$691	-3.1%	\$987	\$938	-5.0%	\$1,094	\$989	-9.6%
Jasper County	\$421	\$494	17.3%	\$554	\$629	13.5%	\$595	\$647	8.7%
Jefferson County	\$695	\$741	6.6%	\$905	\$969	7.1%	\$999	\$1,039	4.0%
Johnson County	\$445	\$514	15.5%	\$590	\$687	16.4%	\$697	\$773	10.9%
Knox County	\$377	\$443	17.5%	\$489	\$548	12.1%	\$562	\$646	14.9%
Laclede County	\$377	\$439	16.4%	\$493	\$574	16.4%	\$562	\$753	34.0%
Lafayette County	\$713	\$691	-3.1%	\$987	\$938	-5.0%	\$1,094	\$989	-9.6%
Lawrence County	\$377	\$449	19.1%	\$489	\$611	24.9%	\$562	\$705	25.4%
Lewis County	\$377	\$443	17.5%	\$489	\$548	12.1%	\$562	\$646	14.9%
Lincoln County	\$695	\$741	6.6%	\$905	\$969	7.1%	\$999	\$1,039	4.0%
Linn County	\$377	\$443	17.5%	\$489	\$548	12.1%	\$562	\$646	14.9%
Livingston County	\$378	\$443	17.2%	\$489	\$592	21.1%	\$562	\$775	37.9%
Macon County	\$404	\$407	0.7%	\$526	\$487	-7.4%	\$603	\$524	-13.1%
Madison County	\$377	\$489	29.7%	\$489	\$625	27.8%	\$562	\$723	28.6%
Maries County	\$377	\$430	14.1%	\$489	\$567	16.0%	\$562	\$721	28.3%
Marion County	\$377	\$458	21.5%	\$489	\$596	21.9%	\$562	\$613	9.1%

McDonald County	\$377	\$426	13.0%	\$489	\$606	23.9%	\$562	\$626	11.4%
Mercer County	\$377	\$449	19.1%	\$489	\$559	14.3%	\$562	\$692	23.1%
Miller County	\$377	\$430	14.1%	\$493	\$574	16.4%	\$582	\$598	2.7%
Mississippi County	\$377	\$425	12.7%	\$489	\$561	14.7%	\$562	\$647	15.1%
Moniteau County	\$377	\$459	21.8%	\$489	\$555	13.5%	\$562	\$740	31.7%
Monroe County	\$377	\$459	21.8%	\$489	\$590	20.7%	\$562	\$607	8.0%
Montgomery County	\$398	\$459	15.3%	\$518	\$590	13.9%	\$594	\$607	2.2%
Morgan County	\$377	\$461	22.3%	\$489	\$626	28.0%	\$562	\$729	29.7%
New Madrid County	\$377	\$413	9.5%	\$489	\$551	12.7%	\$562	\$567	0.9%
Newton County	\$421	\$494	17.3%	\$554	\$629	13.5%	\$595	\$647	8.7%
Nodaway County	\$400	\$500	25.0%	\$508	\$598	17.7%	\$612	\$698	14.1%
Oregon County	\$377	\$390	3.4%	\$489	\$516	5.5%	\$562	\$598	6.4%
Osage County	\$377	\$430	14.1%	\$489	\$567	16.0%	\$562	\$721	28.3%
Ozark County	\$377	\$390	3.4%	\$489	\$516	5.5%	\$562	\$598	6.4%
Pemiscot County	\$377	\$428	13.5%	\$489	\$538	10.0%	\$562	\$554	-1.4%
Perry County	\$418	\$481	15.1%	\$557	\$576	3.4%	\$586	\$846	44.4%
Pettis County	\$428	\$514	20.1%	\$538	\$641	19.1%	\$644	\$768	19.3%
Phelps County	\$404	\$454	12.4%	\$549	\$628	14.4%	\$596	\$773	29.7%
Pike County	\$377	\$453	20.2%	\$489	\$593	21.3%	\$591	\$648	9.6%
Platte County	\$713	\$691	-3.1%	\$987	\$938	-5.0%	\$1,094	\$989	-9.6%
Polk County	\$377	\$435	15.4%	\$489	\$634	29.7%	\$589	\$727	23.4%
Pulaski County	\$400	\$466	16.5%	\$530	\$677	27.7%	\$591	\$741	25.4%
Putnam County	\$377	\$443	17.5%	\$489	\$548	12.1%	\$562	\$646	14.9%
Ralls County	\$377	\$459	21.8%	\$489	\$590	20.7%	\$562	\$607	8.0%
Randolph County	\$377	\$471	24.9%	\$489	\$597	22.1%	\$562	\$614	9.3%
Ray County	\$713	\$691	-3.1%	\$987	\$938	-5.0%	\$1,094	\$989	-9.6%
Reynolds County	\$377	\$403	6.9%	\$489	\$560	14.5%	\$562	\$602	7.1%
Ripley County	\$377	\$403	6.9%	\$489	\$560	14.5%	\$562	\$602	7.1%
Saline County	\$388	\$462	19.1%	\$489	\$599	22.5%	\$562	\$703	25.1%
Schuyler County	\$377	\$443	17.5%	\$489	\$548	12.1%	\$562	\$646	14.9%
Scotland County	\$377	\$443	17.5%	\$489	\$548	12.1%	\$562	\$646	14.9%
Scott County	\$412	\$473	14.8%	\$556	\$590	6.1%	\$640	\$697	8.9%
Shannon County	\$377	\$390	3.4%	\$489	\$516	5.5%	\$562	\$598	6.4%
Shelby County	\$377	\$443	17.5%	\$489	\$548	12.1%	\$562	\$646	14.9%
St. Charles County	\$695	\$741	6.6%	\$905	\$969	7.1%	\$999	\$1,039	4.0%
St. Clair County	\$377	\$434	15.1%	\$489	\$602	23.1%	\$562	\$621	10.5%
St. Francois County	\$444	\$475	7.0%	\$557	\$663	19.0%	\$730	\$690	-5.5%
St. Louis city	\$695	\$741	6.6%	\$905	\$969	7.1%	\$999	\$1,039	4.0%
St. Louis County	\$695	\$741	6.6%	\$905	\$969	7.1%	\$999	\$1,039	4.0%
Ste. Genevieve County	\$390	\$489	25.4%	\$498	\$625	25.5%	\$632	\$723	14.4%

Stoddard County	\$377	\$405	7.4%	\$489	\$552	12.9%	\$562	\$597	6.2%
Stone County	\$391	\$515	31.7%	\$498	\$675	35.5%	\$562	\$743	32.2%
Sullivan County	\$377	\$443	17.5%	\$489	\$548	12.1%	\$562	\$646	14.9%
Taney County	\$416	\$544	30.8%	\$562	\$649	15.5%	\$660	\$826	25.2%
Texas County	\$377	\$374	-0.8%	\$489	\$515	5.3%	\$562	\$593	5.5%
Vernon County	\$377	\$455	20.7%	\$501	\$637	27.1%	\$562	\$657	16.9%
Warren County	\$695	\$741	6.6%	\$905	\$969	7.1%	\$999	\$1,039	4.0%
Washington County	\$403	\$421	4.5%	\$504	\$554	9.9%	\$565	\$618	9.4%
Wayne County	\$377	\$403	6.9%	\$489	\$560	14.5%	\$562	\$602	7.1%
Webster County	\$471	\$520	10.4%	\$652	\$748	14.7%	\$677	\$875	29.2%
Worth County	\$377	\$449	19.1%	\$489	\$559	14.3%	\$562	\$692	23.1%
Wright County	\$377	\$401	6.4%	\$489	\$506	3.5%	\$562	\$521	-7.3%

*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.