

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

	Two-Bedroom Fair Market Rent			Three-Bedroom Fair Market Rent			Four-Bedroom Fair Market Rent		
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			Change from			Change from			Change from
County	2004	2005	2004 to 2005	2004	2005	2004 to 2005	2004	2005	2004 to 2005
Beaverhead County	\$495	\$616			\$797	24.3%	\$749	\$966	29.0%
Big Horn County	\$495	\$468	-5.5%	\$641	\$580		\$749	\$612	
Blaine County	\$495	\$492	-0.6%	\$641	\$656	2.3%	\$749	\$749	0.0%
Broadwater County	\$495	\$522	5.5%	\$641	\$706	10.1%	\$799	\$728	-8.9%
Carbon County	\$561	\$491	-12.5%	\$731	\$586	-19.8%	\$853	\$611	-28.4%
Carter County	\$495	\$431	-12.9%	\$641	\$581	-9.4%	\$749	\$612	-18.3%
Cascade County	\$553	\$514	-7.1%	\$719	\$695	-3.3%	\$856	\$837	-2.2%
Chouteau County	\$495	\$492	-0.6%	\$641	\$656	2.3%	\$749	\$749	0.0%
Custer County	\$495	\$419	-15.4%	\$641	\$610	-4.8%	\$749	\$631	-15.8%
Daniels County	\$495	\$431	-12.9%	\$641	\$581	-9.4%	\$749	\$612	-18.3%
Dawson County	\$495	\$431	-12.9%	\$641	\$581	-9.4%	\$749	\$612	-18.3%
Deer Lodge County	\$495	\$522	5.5%	\$641	\$706	10.1%	\$749	\$728	-2.8%
Fallon County	\$495	\$431	-12.9%	\$641	\$581	-9.4%	\$749	\$612	-18.3%
Fergus County	\$495	\$479	-3.2%	\$641	\$580	-9.5%	\$749	\$612	-18.3%
Flathead County	\$502	\$560	11.6%	\$701	\$792	13.0%	\$823	\$971	18.0%
Gallatin County	\$625	\$636	1.8%	\$802	\$849	5.9%	\$1,025	\$1,114	8.7%
Garfield County	\$495	\$431	-12.9%	\$641	\$581	-9.4%	\$749	\$612	-18.3%
Glacier County	\$495	\$492	-0.6%	\$641	\$656	2.3%	\$749	\$749	0.0%
Golden Valley County	\$495	\$431	-12.9%	\$641	\$581	-9.4%	\$749	\$612	-18.3%
Granite County	\$495	\$522	5.5%	\$641	\$706	10.1%	\$749	\$728	-2.8%
Hill County	\$495	\$452	-8.7%	\$641	\$652	1.7%	\$749	\$692	-7.6%
Jefferson County	\$495	\$522	5.5%	\$641	\$706	10.1%	\$749	\$728	-2.8%
Judith Basin County	\$495	\$492	-0.6%	\$641	\$656	2.3%	\$749	\$749	0.0%
Lake County	\$495	\$520	5.1%	\$641	\$701	9.4%	\$749	\$755	0.8%

Lewis and Clark County	\$560	\$553	-1.3%	\$779	\$803	3.1%		\$829	-10.2%
Liberty County	\$495	\$492	-0.6%	\$641	\$656	2.3%	\$749	\$749	0.0%
Lincoln County	\$495	\$534	7.9%	\$641	\$739	15.3%		\$828	10.5%
Madison County	\$495	\$616	24.4%	\$641	\$797	24.3%	\$749	\$966	29.0%
McCone County	\$495	\$431	-12.9%	\$641	\$581	-9.4%	\$749	\$612	-18.3%
Meagher County	\$495	\$616	24.4%	\$641	\$797	24.3%	\$749	\$966	29.0%
Mineral County	\$495	\$611	23.4%	\$641	\$783	22.2%	\$766	\$937	22.3%
Missoula County	\$566	\$624	10.2%	\$730	\$809	10.8%	\$929	\$968	4.2%
Musselshell County	\$495	\$431	-12.9%	\$641	\$581	-9.4%	\$749	\$612	-18.3%
Park County	\$495	\$587	18.6%	\$641	\$702	9.5%	\$758	\$928	22.4%
Petroleum County	\$495	\$431	-12.9%	\$641	\$581	-9.4%	\$749	\$612	-18.3%
Phillips County	\$495	\$431	-12.9%	\$641	\$581	-9.4%	\$749	\$612	-18.3%
Pondera County	\$495	\$492	-0.6%	\$641	\$656	2.3%		\$749	0.0%
Powder River County	\$495	\$431	-12.9%	\$641	\$581	-9.4%	\$749	\$612	-18.3%
Powell County	\$495	\$522	5.5%	\$641	\$706	10.1%	\$749	\$728	-2.8%
Prairie County	\$495	\$431	-12.9%	\$641	\$581	-9.4%	\$749	\$612	-18.3%
Ravalli County	\$495	\$571	15.4%	\$641	\$748	16.7%	\$749	\$885	18.2%
Richland County	\$495	\$431	-12.9%	\$641	\$581	-9.4%	\$749	\$612	-18.3%
Roosevelt County	\$495	\$431	-12.9%	\$641	\$581	-9.4%	\$749	\$612	-18.3%
Rosebud County	\$495	\$470	-5.1%	\$641	\$580	-9.5%	\$749	\$612	-18.3%
Sanders County	\$495	\$534	7.9%	\$641	\$739	15.3%	\$749	\$828	10.5%
Sheridan County	\$495	\$431	-12.9%	\$641	\$581	-9.4%	\$749	\$612	-18.3%
Silver Bow County	\$495	\$488	-1.4%	\$641	\$638	-0.5%	\$749	\$698	-6.8%
Stillwater County	\$495	\$431	-12.9%	\$641	\$581	-9.4%	\$749	\$612	-18.3%
Sweet Grass County	\$495	\$431	-12.9%	\$641	\$581	-9.4%	\$749	\$612	-18.3%
Teton County	\$495	\$492	-0.6%	\$641	\$656	2.3%	\$749	\$749	0.0%
Toole County	\$495	\$492	-0.6%	\$641	\$656	2.3%	\$749	\$749	0.0%
Treasure County	\$495	\$431	-12.9%	\$641	\$581	-9.4%	\$749	\$612	-18.3%
Valley County	\$495	\$431	-12.9%	\$641	\$581	-9.4%	\$749	\$612	-18.3%
Wheatland County	\$495	\$431	-12.9%	\$641	\$581	-9.4%	\$749	\$612	-18.3%
Wibaux County	\$495	\$431	-12.9%	\$641	\$581	-9.4%	\$749	\$612	-18.3%
Yellowstone County	\$563	\$561	-0.4%	\$757	\$764	0.9%	\$918	\$888	-3.3%

^{*}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.