

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

	Two-Bedroom Fair Market Rent			Three-Bedroom Fair Market Rent			Four-Bedroom Fair Market Rent		
Countv	2004	2005	Change from 2004 to 2005	2004	2005	Change from 2004 to 2005	2004	2005	Change from 2004 to 2005
Adams County	\$404	\$422	4.5%	\$524	\$551	5.2%	\$612	\$573	-6.4%
Barnes County	\$417	\$416	-0.2%	\$545	\$573	5.1%	\$612	\$731	19.4%
Benson County	\$404	\$416	3.0%	\$524	\$573	9.4%	\$612	\$731	19.4%
Billings County	\$404	\$422	4.5%	\$524	\$551	5.2%	\$612	\$573	-6.4%
Bottineau County	\$404	\$485	20.0%	\$524	\$683	30.3%	\$612	\$744	21.6%
Bowman County	\$404	\$422	4.5%	\$524	\$551	5.2%	\$612	\$573	-6.4%
Burke County	\$404	\$485	20.0%	\$524	\$683	30.3%	\$612	\$744	21.6%
Burleigh County	\$565	\$509	-9.9%	\$787	\$737	-6.4%	\$933	\$758	-18.8%
Cass County	\$619	\$524	-15.3%	\$859	\$756	-12.0%	\$919	\$874	-4.9%
Cavalier County	\$428	\$416	-2.8%	\$534	\$573	7.3%	\$659	\$731	10.9%
Dickey County	\$404	\$416	3.0%	\$524	\$573	9.4%	\$612	\$731	19.4%
Divide County	\$404	\$422	4.5%	\$524	\$551	5.2%	\$612	\$573	-6.4%
Dunn County	\$404	\$422	4.5%	\$524	\$551	5.2%	\$612	\$573	-6.4%
Eddy County	\$404	\$416	3.0%	\$524	\$573	9.4%	\$612	\$731	19.4%
Emmons County	\$404	\$485	20.0%	\$524	\$683	30.3%	\$612	\$744	21.6%
Foster County	\$406	\$416	2.5%	\$524	\$573	9.4%	\$612	\$731	19.4%
Golden Valley County	\$426	\$422	-0.9%	\$533	\$551	3.4%	\$612	\$573	-6.4%
Grand Forks County	\$603	\$547	-9.3%	\$832	\$693	-16.7%	\$929	\$942	1.4%
Grant County	\$404	\$422	4.5%	\$524	\$551	5.2%	\$612	\$573	-6.4%
Griggs County	\$404	\$416	3.0%	\$524	\$573	9.4%	\$612	\$731	19.4%
Hettinger County	\$404	\$422	4.5%	\$524	\$551	5.2%	\$612	\$573	-6.4%
Kidder County	\$404	\$485	20.0%	\$524	\$683	30.3%	\$612	\$744	21.6%
LaMoure County	\$404	\$416	3.0%	\$524	\$573	9.4%	\$612	\$731	19.4%
Logan County	\$404	\$485	20.0%	\$524	\$683	30.3%	\$612	\$744	21.6%

McHenry County	\$404	\$485	20.0%	\$524	\$683	30.3%	\$612	\$744	21.6%
McIntosh County	\$404	\$485	20.0%	\$524	\$683	30.3%	\$612	\$744	21.6%
McKenzie County	\$404	\$422	4.5%	\$524	\$551	5.2%	\$612	\$573	-6.4%
McLean County	\$404	\$485	20.0%	\$524	\$683	30.3%	\$612	\$744	21.6%
Mercer County	\$404	\$422	4.5%	\$524	\$551	5.2%	\$612	\$573	-6.4%
Morton County	\$565	\$509	-9.9%	\$787	\$737	-6.4%	\$933	\$758	-18.8%
Mountrail County	\$404	\$485	20.0%	\$524	\$683	30.3%	\$612	\$744	21.6%
Nelson County	\$404	\$535	32.4%	\$524	\$717	36.8%	\$612	\$774	26.5%
Oliver County	\$404	\$422	4.5%	\$524	\$551	5.2%	\$612	\$573	-6.4%
Pembina County	\$404	\$535	32.4%	\$532	\$717	34.8%	\$632	\$774	22.5%
Pierce County	\$404	\$485	20.0%	\$540	\$683	26.5%	\$612	\$744	21.6%
Ramsey County	\$457	\$467	2.2%	\$573	\$573	0.0%	\$747	\$736	-1.5%
Ransom County	\$404	\$416	3.0%	\$524	\$573	9.4%	\$612	\$731	19.4%
Renville County	\$404	\$485	20.0%	\$527	\$683	29.6%	\$624	\$744	19.2%
Richland County	\$412	\$481	16.7%	\$524	\$625	19.3%	\$612	\$741	21.19
Rolette County	\$415	\$485	16.9%	\$524	\$683	30.3%	\$612	\$744	21.6%
Sargent County	\$404	\$416	3.0%	\$524	\$573	9.4%	\$612	\$731	19.4%
Sheridan County	\$404	\$485	20.0%	\$524	\$683	30.3%	\$612	\$744	21.6%
Sioux County	\$404	\$422	4.5%	\$524	\$551	5.2%	\$612	\$573	-6.4%
Slope County	\$404	\$422	4.5%	\$524	\$551	5.2%	\$612	\$573	-6.4%
Stark County	\$404	\$418	3.5%	\$524	\$608	16.0%	\$612	\$735	20.1%
Steele County	\$404	\$535	32.4%	\$524	\$717	36.8%	\$612	\$774	26.5%
Stutsman County	\$408	\$423	3.7%	\$567	\$586	3.4%	\$669	\$743	11.19
Towner County	\$426	\$416	-2.3%	\$533	\$573	7.5%	\$703	\$731	4.0%
Traill County	\$404	\$535	32.4%	\$524	\$717	36.8%	\$612	\$774	26.5%
Walsh County	\$440	\$535	21.6%	\$551	\$717	30.1%	\$617	\$774	25.4%
Ward County	\$457	\$465	1.8%	\$618	\$642	3.9%	\$736	\$762	3.5%
Wells County	\$404	\$416	3.0%	\$524	\$573	9.4%	\$612	\$731	19.4%
Williams County	\$404	\$407	0.7%	\$524	\$536	2.3%	\$612	\$568	-7.2%

<sup>\*</sup>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.