



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

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
Adams County	\$467	\$524	12.2%	\$586	\$663	13.1%	\$701	\$682	-2.7%
Antelope County	\$416	\$486	16.8%	\$535	\$609	13.8%	\$605	\$629	4.0%
Arthur County	\$416	\$462	11.1%	\$532	\$610	14.7%	\$605	\$629	4.0%
Banner County	\$416	\$453	8.9%	\$533	\$588	10.3%	\$605	\$705	16.5%
Blaine County	\$416	\$492	18.3%	\$532	\$608	14.3%	\$605	\$709	17.2%
Boone County	\$416	\$486	16.8%	\$532	\$609	14.5%	\$630	\$629	-0.2%
Box Butte County	\$416	\$453	8.9%	\$533	\$593	11.3%	\$629	\$705	12.1%
Boyd County	\$416	\$453	8.9%	\$532	\$588	10.5%	\$605	\$705	16.5%
Brown County	\$416	\$453	8.9%	\$532	\$588	10.5%	\$617	\$705	14.3%
Buffalo County	\$495	\$570	15.2%	\$617	\$775	25.6%	\$747	\$901	20.6%
Burt County	\$416	\$486	16.8%	\$532	\$609	14.5%	\$605	\$629	4.0%
Butler County	\$416	\$471	13.2%	\$532	\$597	12.2%	\$605	\$626	3.5%
Cass County	\$626	\$650	3.8%	\$821	\$878	6.9%	\$922	\$904	-2.0%
Cedar County	\$416	\$486	16.8%	\$532	\$609	14.5%	\$605	\$629	4.0%
Chase County	\$416	\$462	11.1%	\$532	\$610	14.7%	\$635	\$629	-0.9%
Cherry County	\$416	\$453	8.9%	\$535	\$588	9.9%	\$630	\$705	11.9%
Cheyenne County	\$416	\$453	8.9%	\$532	\$588	10.5%	\$605	\$705	16.5%
Clay County	\$416	\$530	27.4%	\$532	\$678	27.4%	\$605	\$787	30.1%
Colfax County	\$416	\$486	16.8%	\$532	\$609	14.5%	\$605	\$629	4.0%
Cuming County	\$416	\$486	16.8%	\$532	\$609	14.5%	\$605	\$629	4.0%
Custer County	\$416	\$492	18.3%	\$532	\$608	14.3%	\$629	\$709	12.7%
Dakota County	\$552	\$585	6.0%	\$688	\$736	7.0%	\$786	\$758	-3.6%
Dawes County	\$416	\$479	15.1%	\$536	\$574	7.1%	\$633	\$713	12.6%
Dawson County	\$416	\$511	22.8%	\$536	\$622	16.0%	\$605	\$641	6.0%

Deuel County	\$416	\$453	8.9%	\$532	\$588	10.5%	\$605	\$705	16.5%
Dixon County	\$416	\$486	16.8%	\$532	\$609	14.5%	\$605	\$629	4.0%
Dodge County	\$429	\$598	39.4%	\$565	\$714	26.4%	\$605	\$872	44.1%
Douglas County	\$626	\$650	3.8%	\$821	\$878	6.9%	\$922	\$904	-2.0%
Dundy County	\$416	\$462	11.1%	\$532	\$610	14.7%	\$605	\$629	4.0%
Fillmore County	\$416	\$471	13.2%	\$532	\$597	12.2%	\$605	\$626	3.5%
Franklin County	\$416	\$530	27.4%	\$537	\$678	26.3%	\$605	\$787	30.1%
Frontier County	\$416	\$462	11.1%	\$532	\$610	14.7%	\$605	\$629	4.0%
Furnas County	\$416	\$462	11.1%	\$532	\$610	14.7%	\$630	\$629	-0.2%
Gage County	\$424	\$491	15.8%	\$539	\$599	11.1%	\$605	\$617	2.0%
Garden County	\$416	\$453	8.9%	\$535	\$588	9.9%	\$633	\$705	11.4%
Garfield County	\$416	\$492	18.3%	\$532	\$608	14.3%	\$605	\$709	17.2%
Gosper County	\$416	\$462	11.1%	\$532	\$610	14.7%	\$612	\$629	2.8%
Grant County	\$416	\$462	11.1%	\$532	\$610	14.7%	\$605	\$629	4.0%
Greeley County	\$416	\$492	18.3%	\$532	\$608	14.3%	\$615	\$709	15.3%
Hall County	\$533	\$520	-2.4%	\$701	\$650	-7.3%	\$786	\$841	7.0%
Hamilton County	\$416	\$492	18.3%	\$536	\$608	13.4%	\$605	\$709	17.2%
Harlan County	\$416	\$530	27.4%	\$533	\$678	27.2%	\$605	\$787	30.1%
Hayes County	\$416	\$462	11.1%	\$532	\$610	14.7%	\$630	\$629	-0.2%
Hitchcock County	\$416	\$462	11.1%	\$532	\$610	14.7%	\$605	\$629	4.0%
Holt County	\$416	\$453	8.9%	\$532	\$588	10.5%	\$605	\$705	16.5%
Hooker County	\$416	\$462	11.1%	\$533	\$610	14.4%	\$605	\$629	4.0%
Howard County	\$416	\$492	18.3%	\$532	\$608	14.3%	\$605	\$709	17.2%
Jefferson County	\$416	\$471	13.2%	\$532	\$597	12.2%	\$605	\$626	3.5%
Johnson County	\$416	\$471	13.2%	\$532	\$597	12.2%	\$605	\$626	3.5%
Kearney County	\$416	\$530	27.4%	\$532	\$678	27.4%	\$633	\$787	24.3%
Keith County	\$416	\$462	11.1%	\$532	\$610	14.7%	\$605	\$629	4.0%
Keya Paha County	\$416	\$453	8.9%	\$532	\$588	10.5%	\$605	\$705	16.5%
Kimball County	\$416	\$453	8.9%	\$533	\$588	10.3%	\$633	\$705	11.4%
Knox County	\$416	\$486	16.8%	\$532	\$609	14.5%	\$605	\$629	4.0%
Lancaster County	\$569	\$590	3.7%	\$755	\$828	9.7%	\$882	\$1,010	14.5%
Lincoln County	\$416	\$513	23.3%	\$532	\$629	18.2%	\$605	\$792	30.9%
Logan County	\$416	\$462	11.1%	\$532	\$610	14.7%	\$634	\$629	-0.8%
Loup County	\$416	\$492	18.3%	\$532	\$608	14.3%	\$632	\$709	12.2%
Madison County	\$451	\$502	11.3%	\$584	\$684	17.1%	\$712	\$706	-0.8%
McPherson County	\$416	\$462	11.1%	\$533	\$610	14.4%	\$605	\$629	4.0%
Merrick County	\$416	\$492	18.3%	\$532	\$608	14.3%	\$605	\$709	17.2%
Morrill County	\$416	\$453	8.9%	\$532	\$588	10.5%	\$630	\$705	11.9%
Nance County	\$416	\$486	16.8%	\$532	\$609	14.5%	\$605	\$629	4.0%
Nemaha County	\$416	\$471	13.2%	\$532	\$597	12.2%	\$605	\$626	3.5%

Nuckolls County	\$416	\$530	27.4%	\$532	\$678	27.4%	\$605	\$787	30.1%
Otoe County	\$416	\$481	15.6%	\$532	\$596	12.0%	\$634	\$625	-1.4%
Pawnee County	\$416	\$471	13.2%	\$536	\$597	11.4%	\$605	\$626	3.5%
Perkins County	\$416	\$462	11.1%	\$532	\$610	14.7%	\$605	\$629	4.0%
Phelps County	\$416	\$530	27.4%	\$533	\$678	27.2%	\$633	\$787	24.3%
Pierce County	\$416	\$486	16.8%	\$532	\$609	14.5%	\$605	\$629	4.0%
Platte County	\$416	\$482	15.9%	\$580	\$703	21.2%	\$605	\$724	19.7%
Polk County	\$416	\$471	13.2%	\$532	\$597	12.2%	\$605	\$626	3.5%
Red Willow County	\$416	\$424	1.9%	\$532	\$617	16.0%	\$615	\$636	3.4%
Richardson County	\$416	\$471	13.2%	\$532	\$597	12.2%	\$605	\$626	3.5%
Rock County	\$416	\$453	8.9%	\$532	\$588	10.5%	\$605	\$705	16.5%
Saline County	\$416	\$522	25.5%	\$532	\$638	19.9%	\$605	\$659	8.9%
Sarpy County	\$626	\$650	3.8%	\$821	\$878	6.9%	\$922	\$904	-2.0%
Saunders County	\$416	\$568	36.5%	\$532	\$828	55.6%	\$605	\$853	41.0%
Scotts Bluff County	\$429	\$489	14.0%	\$532	\$623	17.1%	\$630	\$822	30.5%
Seward County	\$425	\$474	11.5%	\$532	\$630	18.4%	\$605	\$799	32.1%
Sheridan County	\$416	\$453	8.9%	\$532	\$588	10.5%	\$606	\$705	16.3%
Sherman County	\$416	\$492	18.3%	\$532	\$608	14.3%	\$634	\$709	11.8%
Sioux County	\$416	\$453	8.9%	\$532	\$588	10.5%	\$633	\$705	11.4%
Stanton County	\$416	\$486	16.8%	\$532	\$609	14.5%	\$605	\$629	4.0%
Thayer County	\$416	\$471	13.2%	\$532	\$597	12.2%	\$605	\$626	3.5%
Thomas County	\$416	\$462	11.1%	\$532	\$610	14.7%	\$605	\$629	4.0%
Thurston County	\$416	\$486	16.8%	\$532	\$609	14.5%	\$605	\$629	4.0%
Valley County	\$416	\$492	18.3%	\$532	\$608	14.3%	\$605	\$709	17.2%
Washington County	\$626	\$650	3.8%	\$821	\$878	6.9%	\$922	\$904	-2.0%
Wayne County	\$416	\$486	16.8%	\$532	\$609	14.5%	\$630	\$629	-0.2%
Webster County	\$416	\$530	27.4%	\$532	\$678	27.4%	\$605	\$787	30.1%
Wheeler County	\$416	\$492	18.3%	\$533	\$608	14.1%	\$605	\$709	17.2%
York County	\$421	\$535	27.1%	\$532	\$649	22.0%	\$605	\$780	28.9%

*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.