## CENTER ON BUDGET AND POLICY PRIORITIES

CHANGES IN HUD FAIR MARKET RENTS FROM FISCAL YEAR 2004 TO FISCAL YEAR 2005 Wisconsin											
	Two-Bedroom Fair Market Rent			Three-Bedroom Fair Market Rent			Four-Bedroom Fair Market Rent				
County	2004	2005	Change from 2004 to 2005	2004	2005	Change from 2004 to 2005	2004	2005	Change from 2004 to 2005		
Adams County	\$437	\$514	17.6%	55600.0%	66900.0%		\$628	\$690			
Ashland County	\$437	\$473		55600.0%	60100.0%	8.1%	\$628	\$814			
Barron County	\$437	\$489		55600.0%	62400.0%	12.2%	\$628	\$642	2.2%		
Bayfield County	\$437	\$479		55600.0%	61300.0%	10.3%	\$628	\$636			
Brown County	\$576	\$587	1.9%	80000.0%	83300.0%	4.1%	\$805	\$885	9.9%		
Buffalo County	\$437	\$508	16.2%	55600.0%	64400.0%	15.8%	\$628	\$672	7.0%		
Burnett County	\$437	\$479	9.6%	55600.0%	61300.0%	10.3%	\$628	\$636	1.3%		
Calumet County	\$540	\$563	4.3%	67800.0%	77700.0%	14.6%	\$783	\$913	16.6%		
Chippewa County	\$530	\$530	0.0%	67900.0%	71800.0%	5.7%	\$766	\$748	-2.3%		
Clark County	\$437	\$461	5.5%	55600.0%	63000.0%	13.3%	\$628	\$649			
Columbia County	\$459	\$608	32.5%	60100.0%	82100.0%	36.6%	\$675	\$847	25.5%		
Crawford County	\$437	\$461	5.5%	55600.0%	57200.0%	2.9%	\$628	\$705	12.3%		
Dane County	\$716	\$746	4.2%	99300.0%	101900.0%	2.6%	\$1,172	\$1,297	10.7%		
Dodge County	\$496	\$605	22.0%	62200.0%	76600.0%	23.2%	\$693	\$827	19.3%		
Door County	\$451	\$569		58100.0%	76400.0%	31.5%	\$705	\$857	21.6%		
Douglas County	\$499	\$529		66600.0%	67500.0%	1.4%	\$776	\$862	11.1%		
Dunn County	\$448	\$518		59900.0%	75500.0%	26.0%	\$739	\$776			
Eau Claire County	\$530	\$530		67900.0%	71800.0%		\$766	\$748			
Florence County	\$437	\$492	12.6%	55600.0%	62600.0%		\$628	\$657	4.6%		
Fond du Lac County	\$547	\$555		74500.0%	72900.0%		\$767	\$791	3.1%		
Forest County	\$437	\$514	17.6%	55600.0%	66900.0%	20.3%	\$628	\$690			
Grant County	\$437	\$465		55600.0%	60200.0%	8.3%	\$628	\$816			
Green County	\$437	\$522	19.5%	58700.0%	66300.0%		\$628	\$774			
Green Lake County	\$437	\$499	14.2%	55600.0%	65300.0%	17.4%	\$628	\$797	26.9%		

Iowa County	\$437	\$584	33.6%	57400.0%	69800.0%	21.6%	\$628	\$718	14.3%
Iron County	\$437	\$479	9.6%	55600.0%	61300.0%	10.3%	\$628	\$636	1.3%
Jackson County	\$437	\$508	16.2%	55600.0%	64400.0%	15.8%	\$628	\$672	7.0%
Jefferson County	\$505	\$665	31.7%	65400.0%	79700.0%	21.9%	\$715	\$1,004	40.4%
Juneau County	\$437	\$510	16.7%	55600.0%	67100.0%	20.7%	\$628	\$692	10.2%
Kenosha County	\$688	\$722	4.9%	94500.0%	99300.0%	5.1%	\$1,064	\$1,142	7.3%
Kewaunee County	\$437	\$492	12.6%	55600.0%	62600.0%	12.6%	\$628	\$657	4.6%
La Crosse County	\$501	\$541	8.0%	67000.0%	71800.0%	7.2%	\$812	\$882	8.6%
Lafayette County	\$437	\$496	13.5%	55600.0%	63500.0%	14.2%	\$628	\$712	13.4%
Langlade County	\$437	\$452	3.4%	55600.0%	59600.0%	7.2%	\$628	\$650	3.5%
Lincoln County	\$437	\$491	12.4%	55600.0%	71500.0%	28.6%	\$628	\$737	17.4%
Manitowoc County	\$437	\$516	18.1%	55600.0%	61700.0%	11.0%	\$628	\$768	22.3%
Marathon County	\$520	\$546	5.0%	71200.0%	72900.0%	2.4%	\$788	\$806	2.3%
Marinette County	\$437	\$448	2.5%	55600.0%	58700.0%	5.6%	\$628	\$605	-3.7%
Marquette County	\$437	\$528	20.8%	55600.0%	68000.0%	22.3%	\$628	\$755	20.2%
Menominee County	\$437	\$528	20.8%	55600.0%	68000.0%	22.3%	\$628	\$755	20.2%
Milwaukee County	\$688	\$694	0.9%	86100.0%	86200.0%	0.1%	\$962	\$888	-7.7%
Monroe County	\$437	\$531	21.5%	58200.0%	67400.0%	15.8%	\$628	\$736	17.2%
Oconto County	\$437	\$475	8.7%	55600.0%	61500.0%	10.6%	\$628	\$641	2.1%
Oneida County	\$437	\$538	23.1%	56000.0%	68800.0%	22.9%	\$673	\$947	40.7%
Outagamie County	\$540	\$563	4.3%	67800.0%	77700.0%	14.6%	\$783	\$913	16.6%
Ozaukee County	\$688	\$694	0.9%	86100.0%	86200.0%	0.1%	\$962	\$888	-7.7%
Pepin County	\$437	\$508	16.2%	55600.0%	64400.0%	15.8%	\$628	\$672	7.0%
Pierce County	\$951	\$928	-2.4%	128600.0%	122900.0%	-4.4%	\$1,457	\$1,386	-4.9%
Polk County	\$444	\$587	32.2%	55600.0%	72200.0%	29.9%	\$628	\$745	18.6%
Portage County	\$489	\$531	8.6%	61200.0%	70300.0%	14.9%	\$756	\$723	-4.4%
Price County	\$437	\$479	9.6%	55600.0%	61300.0%	10.3%	\$628	\$636	1.3%
Racine County	\$609	\$661	8.5%	78600.0%	82200.0%	4.6%	\$859	\$902	5.0%
Richland County	\$437	\$489	11.9%	55600.0%	62700.0%	12.8%	\$628	\$647	3.0%
Rock County	\$592	\$614	3.7%	74100.0%	80400.0%	8.5%	\$830	\$827	-0.4%
Rusk County	\$437	\$479	9.6%	55600.0%	61300.0%	10.3%	\$628	\$636	1.3%
Sauk County	\$474	\$579	22.2%	59000.0%	77800.0%	31.9%	\$662	\$803	21.3%
Sawyer County	\$437	\$479	9.6%	55600.0%	61300.0%	10.3%	\$628	\$636	1.3%
Shawano County	\$437	\$484	10.8%	55600.0%	60400.0%	8.6%	\$628	\$694	10.5%
Sheboygan County	\$515	\$543	5.4%	64400.0%	67100.0%	4.2%	\$800	\$824	3.0%
St. Croix County	\$951	\$928	-2.4%	128600.0%	122900.0%	-4.4%	\$1,457	\$1,386	-4.9%
Taylor County	\$437	\$479	9.6%	55600.0%	61300.0%	10.3%	\$628	\$636	1.3%
Trempealeau County	\$437	\$459	5.0%	55600.0%	62700.0%	12.8%	\$628	\$646	2.9%
Vernon County	\$437	\$466	6.6%	55600.0%	58900.0%	5.9%	\$628	\$642	2.2%
Vilas County	\$437	\$514	17.6%	55600.0%	70000.0%	25.9%	\$628	\$721	14.8%

Walworth County	\$559	\$681	21.8%	72900.0%	85000.0%	16.6%	\$820	\$877	7.0%
Washburn County	\$437	\$479	9.6%	55600.0%	61300.0%	10.3%	\$628	\$636	1.3%
Washington County	\$688	\$694	0.9%	86100.0%	86200.0%	0.1%	\$962	\$888	-7.7%
Waukesha County	\$688	\$694	0.9%	86100.0%	86200.0%	0.1%	\$962	\$888	-7.7%
Waupaca County	\$437	\$519	18.8%	55600.0%	67800.0%	21.9%	\$660	\$698	5.8%
Waushara County	\$437	\$528	20.8%	55600.0%	68000.0%	22.3%	\$628	\$755	20.2%
Winnebago County	\$540	\$563	4.3%	67800.0%	77700.0%	14.6%	\$783	\$913	16.6%
Wood County	\$452	\$507	12.2%	56800.0%	61700.0%	8.6%	\$638	\$676	6.0%

\*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.