



FY 2022 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2022 Big Stone County, MN FMRs for All Bedroom Sizes

Final FY 2022 & Final FY 2021 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2022 FMR	\$503	\$575	\$757	\$1,075	\$1,188
FY 2021 FMR	\$484	\$557	\$734	\$1,050	\$1,159

Big Stone County, MN is a non-metropolitan county.

Fair Market Rent Calculation Methodology

[Show/Hide Methodology Narrative](#)

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. 2015-2019 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area are used as the new basis for FY2022 provided the estimate is statistically reliable. For FY2022, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2015-2019 5-year, HUD checks whether the area has had at least minimally reliable estimate in any of the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2022 base rent is the average of the inflated ACS estimates.

If an area has not had a minimally reliable estimate in the past 3 years, the estimate State for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area is used as the basis for FY2022.

2. HUD calculates a recent mover adjustment factor by comparing a 2019 1-year 40th percentile recent mover 2-bedroom rent to the 2015-2019 5-year 40th percentile adjusted standard quality gross rent. If either the recent mover and non-recent mover rent estimates are not reliable, HUD uses the recent mover adjustment for a larger geography. For metropolitan areas, the order of geographies examined is: FMR Area, Entire Metropolitan Area (for Metropolitan Sub-Areas), State Metropolitan Portion, Entire State, and Entire US; for non-metropolitan areas, the order of geographies examined is: FMR Area, State Non-Metropolitan Portion, Entire State, and Entire US. The recent mover adjustment factor is floored at one.
3. HUD calculates the appropriate recent mover adjustment factor between the 5-year data and the 1-year data.

Utility Allowance Schedule

See Public Reporting and Instructions on back.

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval
No. 25577-0169
exp.7/31/2022

Date (mm/dd/yyyy):																													
Locality: Big Stone County Housing & Redevelopment Authority, MN	Unit Type: Single-Family (Detached House)																												
Utility or Service:	<table border="1"> <tr> <th>0 BR</th> <th>1 BR</th> <th>2 BR</th> <th>3 BR</th> <th>4 BR</th> <th>5 BR</th> </tr> <tr> <td colspan="6">Monthly Dollar Allowances</td> </tr> </table>	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	Monthly Dollar Allowances																					
0 BR	1 BR	2 BR	3 BR	4 BR	5 BR																								
Monthly Dollar Allowances																													
Heating																													
a. Natural Gas	\$32.00 \$37.00 \$44.00 \$51.00 \$58.00 \$65.00																												
b. Bottle Gas/Propane	\$90.00 \$107.00 \$127.00 \$147.00 \$166.00 \$184.00																												
c. Electric (avg)	\$49.00 \$58.00 \$68.00 \$78.00 \$89.00 \$99.00																												
d. Electric Heat Pump (avg)	\$26.00 \$30.00 \$36.00 \$41.00 \$45.00 \$50.00																												
e. Oil																													
Cooking																													
a. Natural Gas	\$2.00 \$2.00 \$4.00 \$4.00 \$6.00 \$6.00																												
b. Bottle Gas/Propane	\$6.00 \$6.00 \$9.00 \$13.00 \$17.00 \$18.00																												
c. Electric (avg)	\$4.00 \$5.00 \$7.00 \$9.00 \$11.00 \$13.00																												
Other Electric & Cooling																													
Other Electric (Lights & Appliances)(avg)	\$23.00 \$27.00 \$37.00 \$48.00 \$58.00 \$69.00																												
Air Conditioning (avg)	\$2.00 \$2.00 \$5.00 \$8.00 \$11.00 \$13.00																												
Water Heating																													
a. Natural Gas	\$6.00 \$8.00 \$11.00 \$14.00 \$18.00 \$21.00																												
b. Bottle Gas/Propane	\$18.00 \$22.00 \$31.00 \$40.00 \$50.00 \$61.00																												
c. Electric (avg)	\$14.00 \$17.00 \$21.00 \$26.00 \$31.00 \$35.00																												
d. Oil																													
Water, Sewer, Trash Collection																													
Water (avg)	\$50.00 \$51.00 \$62.00 \$73.00 \$84.00 \$95.00																												
Sewer (avg)	\$40.00 \$40.00 \$44.00 \$47.00 \$51.00 \$55.00																												
Trash Collection (avg)	\$15.00 \$15.00 \$15.00 \$15.00 \$15.00 \$15.00																												
Tenant-supplied Appliances																													
Range / Microwave Tenant-supplied	\$11.00 \$11.00 \$11.00 \$11.00 \$11.00 \$11.00																												
Refrigerator Tenant-supplied	\$12.00 \$12.00 \$12.00 \$12.00 \$12.00 \$12.00																												
Other--specify: Monthly Charges																													
Electric Charge \$13.58 (avg)	\$14.00 \$14.00 \$14.00 \$14.00 \$14.00 \$14.00																												
Natural Gas Charge \$9.50	\$10.00 \$10.00 \$10.00 \$10.00 \$10.00 \$10.00																												
Actual Family Allowances	<table border="1"> <tr> <th>Utility or Service</th> <th>per month cost</th> </tr> <tr> <td>Heating</td> <td>\$</td> </tr> <tr> <td>Cooking</td> <td>\$</td> </tr> <tr> <td>Other Electric</td> <td>\$</td> </tr> <tr> <td>Air Conditioning</td> <td>\$</td> </tr> <tr> <td>Water Heating</td> <td>\$</td> </tr> <tr> <td>Water</td> <td>\$</td> </tr> <tr> <td>Sewer</td> <td>\$</td> </tr> <tr> <td>Trash Collection</td> <td>\$</td> </tr> <tr> <td>Range / Microwave</td> <td>\$</td> </tr> <tr> <td>Refrigerator</td> <td>\$</td> </tr> <tr> <td>Other</td> <td>\$</td> </tr> <tr> <td>Other</td> <td>\$</td> </tr> <tr> <td>Total</td> <td>\$</td> </tr> </table>	Utility or Service	per month cost	Heating	\$	Cooking	\$	Other Electric	\$	Air Conditioning	\$	Water Heating	\$	Water	\$	Sewer	\$	Trash Collection	\$	Range / Microwave	\$	Refrigerator	\$	Other	\$	Other	\$	Total	\$
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To be used by the family to compute allowance. Complete below for the actual unit rented.																													
Name of Family																													
Address of Unit																													
Number of Bedrooms																													



The Nelrod Company 6/2021 Initial Addl Work 9/9/21

adapted from form HUD-52667
(7/2019)

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval
No. 25577-0169
exp.7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy):

Locality: **Big Stone County Housing & Redevelopment Authority, MN**

Unit Type: **Multi-Family
(Apartment/Semi-Detached/Duplex)**

Utility or Service:

0 BR

1 BR

2 BR

3 BR

4 BR

5 BR

Monthly Dollar Allowances

Heating

a. Natural Gas	\$22.00	\$26.00	\$31.00	\$36.00	\$41.00	\$45.00
b. Bottle Gas/Propane	\$64.00	\$74.00	\$88.00	\$103.00	\$116.00	\$129.00
c. Electric (avg)	\$20.00	\$24.00	\$33.00	\$42.00	\$51.00	\$60.00
d. Electric Heat Pump (avg)	\$18.00	\$21.00	\$25.00	\$28.00	\$32.00	\$35.00
e. Oil						

Cooking

a. Natural Gas	\$2.00	\$2.00	\$4.00	\$4.00	\$6.00	\$6.00
b. Bottle Gas/Propane	\$6.00	\$6.00	\$9.00	\$13.00	\$17.00	\$18.00
c. Electric (avg)	\$4.00	\$5.00	\$7.00	\$9.00	\$11.00	\$13.00

Other Electric & Cooling

Other Electric (Lights & Appliances)(avg)	\$15.00	\$18.00	\$25.00	\$33.00	\$40.00	\$47.00
Air Conditioning (avg)	\$2.00	\$3.00	\$4.00	\$5.00	\$6.00	\$7.00

Water Heating

a. Natural Gas	\$5.00	\$6.00	\$8.00	\$11.00	\$14.00	\$17.00
b. Bottle Gas/Propane	\$15.00	\$18.00	\$24.00	\$31.00	\$40.00	\$48.00
c. Electric (avg)	\$11.00	\$13.00	\$17.00	\$21.00	\$25.00	\$28.00
d. Oil						

Water, Sewer, Trash Collection

Water (avg)	\$50.00	\$51.00	\$62.00	\$73.00	\$84.00	\$95.00
Sewer (avg)	\$40.00	\$40.00	\$44.00	\$47.00	\$51.00	\$55.00
Trash Collection (avg)	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00

Tenant-supplied Appliances

Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00

Other--specify: Monthly Charges

Electric Charge \$13.58 (avg)	\$14.00	\$14.00	\$14.00	\$14.00	\$14.00	\$14.00
Natural Gas Charge \$9.50	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00

Actual Family Allowances

To be used by the family to compute allowance. Complete below for the actual unit rented.

Name of Family

Address of Unit

Number of Bedrooms

Utility or Service

per month cost

Heating	\$
Cooking	\$
Other Electric	\$
Air Conditioning	\$
Water Heating	\$
Water	\$
Sewer	\$
Trash Collection	\$
Range / Microwave	\$
Refrigerator	\$
Other	\$
Other	\$
Total	\$



The Nelrod Company 6/2021 Initial Addl Work 9/9/21

adapted from form HUD-52667
(7/2019)

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Wabasha County, MN HMFA FY 2022 MFI: \$89,400	EXTR LOW INCOME VERY LOW INCOME LOW-INCOME	18800 31300 50050	21450 35800 57200	24150 40250 64350	27750 44700 71500	32470 48300 77250	37190 51900 82950	41910 55450 88700
St. Cloud, MN MSA FY 2022 MFI: \$88,500	EXTR LOW INCOME VERY LOW INCOME LOW-INCOME	18550 30950 49500	21200 35350 56550	23850 39750 63600	27750 44150 70650	32470 47700 76350	37190 51250 82000	41910 54750 87650
Aitkin County, MN FY 2022 MFI: \$67,500	EXTR LOW INCOME VERY LOW INCOME LOW-INCOME	17500 29200 46700	20000 33350 53350	23030 37500 60000	27750 41650 66650	32470 45000 72000	37190 48350 77350	41910 51650 82650
Becker County, MN FY 2022 MFI: \$79,900	EXTR LOW INCOME VERY LOW INCOME LOW-INCOME	17500 29200 46700	20000 33350 53350	23030 37500 60000	27750 41650 66650	32470 45000 72000	37190 48350 77350	41910 51650 82650
Beltrami County, MN FY 2022 MFI: \$69,600	EXTR LOW INCOME VERY LOW INCOME LOW-INCOME	17500 29200 46700	20000 33350 53350	23030 37500 60000	27750 41650 66650	32470 45000 72000	37190 48350 77350	41910 51650 82650
Big Stone County, MN FY 2022 MFI: \$78,400	EXTR LOW INCOME VERY LOW INCOME LOW-INCOME	17500 29200 46700	20000 33350 53350	23030 37500 60000	27750 41650 66650	32470 45000 72000	37190 48350 77350	41910 51650 82650
Brown County, MN FY 2022 MFI: \$87,300	EXTR LOW INCOME VERY LOW INCOME LOW-INCOME	18350 30600 48900	21000 34950 55900	23600 39300 62900	27750 43650 69850	32470 47150 75450	37190 50650 81050	41910 54150 86650
Cass County, MN FY 2022 MFI: \$69,100	EXTR LOW INCOME VERY LOW INCOME LOW-INCOME	17500 29200 46700	20000 33350 53350	23030 37500 60000	27750 41650 66650	32470 45000 72000	37190 48350 77350	41910 51650 82650
Chippewa County, MN FY 2022 MFI: \$80,000	EXTR LOW INCOME VERY LOW INCOME LOW-INCOME	17500 29200 46700	20000 33350 53350	23030 37500 60000	27750 41650 66650	32470 45000 72000	37190 48350 77350	41910 51650 82650
Clearwater County, MN FY 2022 MFI: \$72,300	EXTR LOW INCOME VERY LOW INCOME LOW-INCOME	17500 29200 46700	20000 33350 53350	23030 37500 60000	27750 41650 66650	32470 45000 72000	37190 48350 77350	41910 51650 82650
Cook County, MN FY 2022 MFI: \$75,300	EXTR LOW INCOME VERY LOW INCOME LOW-INCOME	17500 29200 46700	20000 33350 53350	23030 37500 60000	27750 41650 66650	32470 45000 72000	37190 48350 77350	41910 51650 82650
Cottonwood County, MN FY 2022 MFI: \$73,900	EXTR LOW INCOME VERY LOW INCOME LOW-INCOME	17500 29200 46700	20000 33350 53350	23030 37500 60000	27750 41650 66650	32470 45000 72000	37190 48350 77350	41910 51650 82650