

2025 Affordable to Local Workforce Rent Limits

Effective Date: April 1, 2025

Applicable to certain units assisted with Economic Development Housing Challenge and Rental Rehabilitation Deferred Loan funds.

Affordable rents are based on the lesser of the following:

- 1) Most current average wages published by the Minnesota Department of Employment and Economic Development
- 2) Most current rents affordable at 80% of HUD Area Median Income (AMI)

Beginning in 2017, in no case will the Affordable to Local Workforce rent limit be lower than the 60% Multifamily Tax Subsidy Program (MTSP) rent limits for the Low-Income Housing Tax Credit Program.

Rents are held at previous year levels in areas with wage/income decreases.

Table 1: 2025 Affordable to Local Workforce Rent Limits

County	0BR	1BR	2BR	3BR	4BR	5BR	6BR
Aitkin	\$1,000	\$1,071	\$1,285	\$1,485	\$1,657	\$1,828	\$1,999
Anoka	\$1,390	\$1,490	\$1,788	\$2,065	\$2,304	\$2,542	\$2,780
Becker	\$1,024	\$1,097	\$1,317	\$1,521	\$1,696	\$1,872	\$2,047
Beltrami	\$1,013	\$1,086	\$1,303	\$1,505	\$1,679	\$1,853	\$2,026
Benton	\$1,084	\$1,161	\$1,393	\$1,610	\$1,797	\$1,982	\$2,167
Big Stone	\$1,002	\$1,074	\$1,288	\$1,488	\$1,660	\$1,832	\$2,003
Blue Earth	\$1,099	\$1,178	\$1,414	\$1,633	\$1,822	\$2,011	\$2,198
Brown	\$1,054	\$1,129	\$1,355	\$1,565	\$1,746	\$1,927	\$2,107
Carlton	\$1,066	\$1,142	\$1,370	\$1,583	\$1,766	\$1,949	\$2,131
Carver	\$1,390	\$1,490	\$1,788	\$2,065	\$2,304	\$2,542	\$2,780
Cass	\$1,022	\$1,094	\$1,313	\$1,517	\$1,693	\$1,868	\$2,042
Chippewa	\$1,050	\$1,125	\$1,350	\$1,560	\$1,740	\$1,920	\$2,100
Chisago	\$1,390	\$1,490	\$1,788	\$2,065	\$2,304	\$2,542	\$2,780
Clay	\$1,215	\$1,301	\$1,561	\$1,803	\$2,011	\$2,220	\$2,427
Clearwater	\$1,095	\$1,173	\$1,408	\$1,627	\$1,815	\$2,002	\$2,189

County	0BR	1BR	2BR	3BR	4BR	5BR	6BR
Cook	\$1,018	\$1,091	\$1,309	\$1,513	\$1,689	\$1,863	\$2,037
Cottonwood	\$1,000	\$1,071	\$1,285	\$1,485	\$1,657	\$1,828	\$1,999
Crow Wing	\$1,050	\$1,125	\$1,350	\$1,560	\$1,740	\$1,920	\$2,100
Dakota	\$1,390	\$1,490	\$1,788	\$2,065	\$2,304	\$2,542	\$2,780
Dodge	\$1,320	\$1,413	\$1,696	\$1,959	\$2,185	\$2,412	\$2,637
Douglas	\$1,105	\$1,184	\$1,420	\$1,641	\$1,831	\$2,020	\$2,209
Faribault	\$1,000	\$1,071	\$1,285	\$1,485	\$1,657	\$1,828	\$1,999
Fillmore	\$1,036	\$1,110	\$1,332	\$1,538	\$1,716	\$1,893	\$2,070
Freeborn	\$1,000	\$1,071	\$1,285	\$1,485	\$1,657	\$1,828	\$1,999
Goodhue	\$1,189	\$1,274	\$1,528	\$1,766	\$1,971	\$2,174	\$2,377
Grant	\$1,000	\$1,071	\$1,285	\$1,485	\$1,657	\$1,828	\$1,999
Hennepin	\$1,700	\$1,821	\$2,185	\$2,525	\$2,817	\$3,108	\$3,398
Houston	\$1,128	\$1,209	\$1,450	\$1,675	\$1,869	\$2,062	\$2,255
Hubbard	\$1,000	\$1,071	\$1,285	\$1,485	\$1,657	\$1,828	\$1,999
Isanti	\$1,390	\$1,490	\$1,788	\$2,065	\$2,304	\$2,542	\$2,780
Itasca	\$1,002	\$1,074	\$1,288	\$1,488	\$1,660	\$1,832	\$2,003
Jackson	\$1,000	\$1,071	\$1,285	\$1,485	\$1,657	\$1,828	\$1,999
Kanabec	\$1,000	\$1,071	\$1,285	\$1,485	\$1,657	\$1,828	\$1,999
Kandiyohi	\$1,059	\$1,134	\$1,362	\$1,572	\$1,755	\$1,935	\$2,116
Kittson	\$1,072	\$1,149	\$1,378	\$1,593	\$1,777	\$1,961	\$2,144
Koochiching	\$1,078	\$1,155	\$1,386	\$1,601	\$1,786	\$1,971	\$2,155
Lac Qui Parle	\$1,050	\$1,125	\$1,350	\$1,558	\$1,738	\$1,918	\$2,097
Lake	\$1,062	\$1,137	\$1,365	\$1,577	\$1,759	\$1,941	\$2,123
Lake of the Woods	\$1,012	\$1,085	\$1,302	\$1,504	\$1,678	\$1,851	\$2,024
Le Sueur	\$1,227	\$1,314	\$1,578	\$1,822	\$2,032	\$2,243	\$2,452
Lincoln	\$1,000	\$1,071	\$1,285	\$1,485	\$1,657	\$1,828	\$1,999
Lyon	\$1,050	\$1,125	\$1,350	\$1,560	\$1,740	\$1,920	\$2,100
Mahnomen	\$1,130	\$1,210	\$1,452	\$1,678	\$1,871	\$2,065	\$2,258
Marshall	\$1,045	\$1,119	\$1,344	\$1,552	\$1,732	\$1,911	\$2,089
Martin	\$1,016	\$1,089	\$1,307	\$1,509	\$1,684	\$1,858	\$2,032
McLeod	\$1,144	\$1,226	\$1,471	\$1,699	\$1,896	\$2,091	\$2,286
Meeker	\$1,086	\$1,164	\$1,396	\$1,613	\$1,800	\$1,986	\$2,171

County	0BR	1BR	2BR	3BR	4BR	5BR	6BR
Mille Lacs	\$1,000	\$1,071	\$1,285	\$1,485	\$1,657	\$1,828	\$1,999
Morrison	\$1,000	\$1,071	\$1,285	\$1,485	\$1,657	\$1,828	\$1,999
Mower	\$1,128	\$1,208	\$1,450	\$1,675	\$1,868	\$2,062	\$2,254
Murray	\$1,060	\$1,136	\$1,363	\$1,574	\$1,756	\$1,938	\$2,118
Nicollet	\$1,099	\$1,178	\$1,414	\$1,633	\$1,822	\$2,011	\$2,198
Nobles	\$1,067	\$1,143	\$1,372	\$1,585	\$1,768	\$1,951	\$2,133
Norman	\$1,056	\$1,131	\$1,357	\$1,568	\$1,749	\$1,930	\$2,110
Olmsted	\$1,472	\$1,578	\$1,893	\$2,187	\$2,440	\$2,692	\$2,944
Otter Tail	\$1,051	\$1,126	\$1,351	\$1,562	\$1,743	\$1,923	\$2,102
Pennington	\$1,116	\$1,195	\$1,434	\$1,656	\$1,848	\$2,039	\$2,230
Pine	\$1,000	\$1,071	\$1,285	\$1,485	\$1,657	\$1,828	\$1,999
Pipestone	\$1,000	\$1,071	\$1,285	\$1,485	\$1,657	\$1,828	\$1,999
Polk	\$1,096	\$1,175	\$1,410	\$1,629	\$1,818	\$2,005	\$2,192
Pope	\$1,092	\$1,170	\$1,404	\$1,623	\$1,810	\$1,997	\$2,184
Ramsey	\$1,447	\$1,550	\$1,860	\$2,149	\$2,398	\$2,646	\$2,893
Red Lake	\$1,096	\$1,175	\$1,410	\$1,629	\$1,818	\$2,005	\$2,192
Redwood	\$1,000	\$1,071	\$1,285	\$1,485	\$1,657	\$1,828	\$1,999
Renville	\$1,032	\$1,105	\$1,326	\$1,532	\$1,709	\$1,886	\$2,062
Rice	\$1,131	\$1,212	\$1,455	\$1,680	\$1,875	\$2,068	\$2,261
Rock	\$1,078	\$1,155	\$1,386	\$1,601	\$1,786	\$1,971	\$2,154
Roseau	\$1,187	\$1,272	\$1,526	\$1,763	\$1,967	\$2,171	\$2,373
Saint Louis	\$1,129	\$1,209	\$1,451	\$1,676	\$1,870	\$2,063	\$2,256
Scott	\$1,390	\$1,490	\$1,788	\$2,065	\$2,304	\$2,542	\$2,780
Sherburne	\$1,390	\$1,490	\$1,788	\$2,065	\$2,304	\$2,542	\$2,780
Sibley	\$1,068	\$1,144	\$1,374	\$1,587	\$1,770	\$1,953	\$2,135
Stearns	\$1,159	\$1,242	\$1,490	\$1,721	\$1,920	\$2,119	\$2,317
Steele	\$1,206	\$1,292	\$1,551	\$1,791	\$1,998	\$2,205	\$2,410
Stevens	\$1,135	\$1,216	\$1,459	\$1,685	\$1,880	\$2,074	\$2,268
Swift	\$1,107	\$1,186	\$1,424	\$1,645	\$1,835	\$2,025	\$2,214
Todd	\$1,011	\$1,083	\$1,300	\$1,502	\$1,676	\$1,849	\$2,022
Traverse	\$1,050	\$1,125	\$1,350	\$1,558	\$1,738	\$1,918	\$2,097
Wabasha	\$1,099	\$1,178	\$1,414	\$1,633	\$1,822	\$2,011	\$2,198

County	0BR	1BR	2BR	3BR	4BR	5BR	6BR
Wadena	\$1,000	\$1,071	\$1,285	\$1,485	\$1,657	\$1,828	\$1,999
Waseca	\$1,011	\$1,083	\$1,299	\$1,500	\$1,674	\$1,847	\$2,020
Washington	\$1,390	\$1,490	\$1,788	\$2,065	\$2,304	\$2,542	\$2,780
Watonwan	\$1,000	\$1,071	\$1,285	\$1,485	\$1,657	\$1,828	\$1,999
Wilkin	\$1,057	\$1,133	\$1,360	\$1,571	\$1,753	\$1,934	\$2,114
Winona	\$1,110	\$1,189	\$1,428	\$1,649	\$1,840	\$2,030	\$2,219
Wright	\$1,390	\$1,490	\$1,788	\$2,065	\$2,304	\$2,542	\$2,780
Yellow Medicine	\$1,000	\$1,071	\$1,285	\$1,485	\$1,657	\$1,828	\$1,999