



**CENTER ON BUDGET  
AND POLICY PRIORITIES**

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

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
Adair County	\$383	\$389	1.6%	\$507	\$474	-6.5%	\$557	\$529	-5.0%
Allen County	\$383	\$379	-1.0%	\$495	\$506	2.2%	\$557	\$655	17.6%
Anderson County	\$401	\$569	41.9%	\$501	\$823	64.3%	\$562	\$981	74.6%
Ballard County	\$383	\$466	21.7%	\$495	\$597	20.6%	\$557	\$673	20.8%
Barren County	\$383	\$437	14.1%	\$495	\$545	10.1%	\$557	\$600	7.7%
Bath County	\$383	\$437	14.1%	\$495	\$547	10.5%	\$557	\$565	1.4%
Bell County	\$387	\$388	0.3%	\$495	\$463	-6.5%	\$557	\$568	2.0%
Boone County	\$672	\$706	5.1%	\$901	\$978	8.5%	\$973	\$1,016	4.4%
Bourbon County	\$565	\$571	1.1%	\$769	\$784	2.0%	\$869	\$815	-6.2%
Boyd County	\$472	\$483	2.3%	\$602	\$597	-0.8%	\$663	\$617	-6.9%
Boyle County	\$427	\$510	19.4%	\$535	\$611	14.2%	\$599	\$631	5.3%
Bracken County	\$383	\$437	14.1%	\$495	\$547	10.5%	\$557	\$565	1.4%
Breathitt County	\$383	\$358	-6.5%	\$495	\$435	-12.1%	\$557	\$465	-16.5%
Breckinridge County	\$383	\$442	15.4%	\$495	\$591	19.4%	\$557	\$609	9.3%
Bullitt County	\$583	\$597	2.4%	\$804	\$852	6.0%	\$848	\$891	5.1%
Butler County	\$383	\$540	41.0%	\$495	\$710	43.4%	\$557	\$731	31.2%
Caldwell County	\$383	\$402	5.0%	\$495	\$509	2.8%	\$557	\$578	3.8%
Calloway County	\$383	\$500	30.5%	\$495	\$616	24.4%	\$557	\$878	57.6%
Campbell County	\$672	\$706	5.1%	\$901	\$978	8.5%	\$973	\$1,016	4.4%
Carlisle County	\$383	\$466	21.7%	\$495	\$597	20.6%	\$557	\$673	20.8%
Carroll County	\$383	\$512	33.7%	\$495	\$677	36.8%	\$557	\$735	32.0%
Carter County	\$472	\$483	2.3%	\$602	\$597	-0.8%	\$663	\$617	-6.9%
Casey County	\$383	\$389	1.6%	\$495	\$474	-4.2%	\$557	\$529	-5.0%
Christian County	\$481	\$557	15.8%	\$654	\$797	21.9%	\$673	\$830	23.3%

Clark County	\$565	\$571	1.1%	\$769	\$784	2.0%	\$869	\$815	-6.2%
Clay County	\$383	\$332	-13.3%	\$495	\$396	-20.0%	\$557	\$408	-26.8%
Clinton County	\$383	\$389	1.6%	\$495	\$474	-4.2%	\$557	\$529	-5.0%
Crittenden County	\$383	\$389	1.6%	\$495	\$508	2.6%	\$557	\$577	3.6%
Cumberland County	\$383	\$389	1.6%	\$495	\$474	-4.2%	\$557	\$529	-5.0%
Daviess County	\$439	\$504	14.8%	\$589	\$712	20.9%	\$617	\$746	20.9%
Edmonson County	\$383	\$399	4.2%	\$495	\$509	2.8%	\$557	\$593	6.5%
Elliott County	\$383	\$444	15.9%	\$495	\$563	13.7%	\$557	\$667	19.7%
Estill County	\$383	\$389	1.6%	\$495	\$497	0.4%	\$557	\$655	17.6%
Fayette County	\$565	\$571	1.1%	\$769	\$784	2.0%	\$869	\$815	-6.2%
Fleming County	\$383	\$437	14.1%	\$495	\$547	10.5%	\$557	\$565	1.4%
Floyd County	\$383	\$404	5.5%	\$532	\$530	-0.4%	\$610	\$611	0.2%
Franklin County	\$479	\$576	20.3%	\$618	\$781	26.4%	\$780	\$803	2.9%
Fulton County	\$383	\$466	21.7%	\$495	\$597	20.6%	\$557	\$673	20.8%
Gallatin County	\$487	\$616	26.5%	\$611	\$843	38.0%	\$797	\$1,084	36.0%
Garrard County	\$383	\$474	23.8%	\$495	\$566	14.3%	\$557	\$830	49.0%
Grant County	\$459	\$602	31.2%	\$640	\$741	15.8%	\$758	\$830	9.5%
Graves County	\$383	\$417	8.9%	\$495	\$498	0.6%	\$557	\$607	9.0%
Grayson County	\$383	\$404	5.5%	\$495	\$527	6.5%	\$557	\$618	11.0%
Green County	\$383	\$392	2.3%	\$495	\$474	-4.2%	\$557	\$529	-5.0%
Greenup County	\$472	\$483	2.3%	\$602	\$597	-0.8%	\$663	\$617	-6.9%
Hancock County	\$383	\$449	17.2%	\$500	\$554	10.8%	\$592	\$571	-3.5%
Hardin County	\$424	\$476	12.3%	\$570	\$694	21.8%	\$676	\$828	22.5%
Harlan County	\$459	\$366	-20.3%	\$600	\$450	-25.0%	\$708	\$569	-19.6%
Harrison County	\$393	\$472	20.1%	\$495	\$619	25.1%	\$606	\$639	5.4%
Hart County	\$383	\$399	4.2%	\$495	\$509	2.8%	\$557	\$593	6.5%
Henderson County	\$532	\$538	1.1%	\$664	\$676	1.8%	\$744	\$705	-5.2%
Henry County	\$383	\$537	40.2%	\$495	\$675	36.4%	\$557	\$733	31.6%
Hickman County	\$383	\$466	21.7%	\$495	\$597	20.6%	\$557	\$673	20.8%
Hopkins County	\$383	\$414	8.1%	\$495	\$519	4.8%	\$562	\$726	29.2%
Jackson County	\$383	\$392	2.3%	\$495	\$474	-4.2%	\$557	\$488	-12.4%
Jefferson County	\$583	\$597	2.4%	\$804	\$852	6.0%	\$848	\$891	5.1%
Jessamine County	\$565	\$571	1.1%	\$769	\$784	2.0%	\$869	\$815	-6.2%
Johnson County	\$383	\$376	-1.8%	\$495	\$513	3.6%	\$557	\$527	-5.4%
Kenton County	\$672	\$706	5.1%	\$901	\$978	8.5%	\$973	\$1,016	4.4%
Knott County	\$383	\$358	-6.5%	\$495	\$435	-12.1%	\$557	\$465	-16.5%
Knox County	\$469	\$354	-24.5%	\$589	\$499	-15.3%	\$723	\$516	-28.6%
Larue County	\$383	\$442	15.4%	\$495	\$591	19.4%	\$557	\$609	9.3%
Laurel County	\$464	\$417	-10.1%	\$626	\$512	-18.2%	\$650	\$700	7.7%
Lawrence County	\$383	\$412	7.6%	\$495	\$550	11.1%	\$557	\$567	1.8%

Lee County	\$383	\$358	-6.5%	\$495	\$435	-12.1%	\$557	\$465	-16.5%
Leslie County	\$383	\$358	-6.5%	\$495	\$435	-12.1%	\$557	\$465	-16.5%
Letcher County	\$383	\$358	-6.5%	\$495	\$445	-10.1%	\$557	\$465	-16.5%
Lewis County	\$383	\$437	14.1%	\$495	\$547	10.5%	\$557	\$565	1.4%
Lincoln County	\$383	\$457	19.3%	\$495	\$547	10.5%	\$557	\$723	29.8%
Livingston County	\$412	\$389	-5.6%	\$573	\$508	-11.3%	\$577	\$577	0.0%
Logan County	\$383	\$447	16.7%	\$505	\$612	21.2%	\$557	\$678	21.7%
Lyon County	\$383	\$491	28.2%	\$495	\$637	28.7%	\$557	\$656	17.8%
Madison County	\$565	\$571	1.1%	\$769	\$784	2.0%	\$869	\$815	-6.2%
Magoffin County	\$383	\$402	5.0%	\$495	\$495	0.0%	\$557	\$509	-8.6%
Marion County	\$383	\$442	15.4%	\$495	\$591	19.4%	\$557	\$609	9.3%
Marshall County	\$383	\$452	18.0%	\$495	\$589	19.0%	\$596	\$766	28.5%
Martin County	\$383	\$402	5.0%	\$495	\$495	0.0%	\$557	\$509	-8.6%
Mason County	\$383	\$434	13.3%	\$495	\$633	27.9%	\$557	\$727	30.5%
McCracken County	\$404	\$484	19.8%	\$517	\$649	25.5%	\$664	\$669	0.8%
McCreary County	\$383	\$350	-8.6%	\$495	\$451	-8.9%	\$557	\$463	-16.9%
McLean County	\$383	\$499	30.3%	\$495	\$706	42.6%	\$557	\$731	31.2%
Meade County	\$393	\$466	18.6%	\$518	\$598	15.4%	\$647	\$670	3.6%
Menifee County	\$383	\$437	14.1%	\$495	\$547	10.5%	\$557	\$565	1.4%
Mercer County	\$383	\$458	19.6%	\$505	\$603	19.4%	\$557	\$710	27.5%
Metcalfe County	\$383	\$399	4.2%	\$495	\$509	2.8%	\$557	\$593	6.5%
Monroe County	\$383	\$399	4.2%	\$495	\$509	2.8%	\$557	\$593	6.5%
Montgomery County	\$383	\$517	35.0%	\$495	\$617	24.6%	\$557	\$636	14.2%
Morgan County	\$383	\$437	14.1%	\$495	\$547	10.5%	\$557	\$565	1.4%
Muhlenberg County	\$383	\$382	-0.3%	\$495	\$485	-2.0%	\$557	\$498	-10.6%
Nelson County	\$395	\$486	23.0%	\$495	\$708	43.0%	\$557	\$766	37.5%
Nicholas County	\$383	\$560	46.2%	\$495	\$686	38.6%	\$557	\$721	29.4%
Ohio County	\$383	\$384	0.3%	\$495	\$509	2.8%	\$557	\$559	0.4%
Oldham County	\$583	\$597	2.4%	\$804	\$852	6.0%	\$848	\$891	5.1%
Owen County	\$383	\$596	55.6%	\$495	\$813	64.2%	\$570	\$1,045	83.3%
Owsley County	\$383	\$358	-6.5%	\$495	\$435	-12.1%	\$557	\$465	-16.5%
Pendleton County	\$452	\$645	42.7%	\$569	\$773	35.9%	\$636	\$905	42.3%
Perry County	\$399	\$388	-2.8%	\$499	\$464	-7.0%	\$559	\$569	1.8%
Pike County	\$395	\$426	7.8%	\$495	\$511	3.2%	\$585	\$526	-10.1%
Powell County	\$383	\$489	27.7%	\$495	\$585	18.2%	\$557	\$603	8.3%
Pulaski County	\$393	\$411	4.6%	\$496	\$507	2.2%	\$557	\$537	-3.6%
Robertson County	\$383	\$437	14.1%	\$495	\$547	10.5%	\$557	\$565	1.4%
Rockcastle County	\$383	\$392	2.3%	\$495	\$474	-4.2%	\$557	\$488	-12.4%
Rowan County	\$383	\$455	18.8%	\$495	\$571	15.4%	\$577	\$589	2.1%
Russell County	\$383	\$389	1.6%	\$495	\$474	-4.2%	\$557	\$529	-5.0%

Scott County	\$565	\$571	1.1%	\$769	\$784	2.0%	\$869	\$815	-6.2%
Shelby County	\$393	\$564	43.5%	\$548	\$742	35.4%	\$557	\$764	37.2%
Simpson County	\$389	\$577	48.3%	\$496	\$717	44.6%	\$557	\$739	32.7%
Spencer County	\$383	\$537	40.2%	\$495	\$675	36.4%	\$557	\$733	31.6%
Taylor County	\$424	\$401	-5.4%	\$567	\$517	-8.8%	\$642	\$679	5.8%
Todd County	\$383	\$491	28.2%	\$495	\$637	28.7%	\$557	\$656	17.8%
Trigg County	\$383	\$491	28.2%	\$495	\$637	28.7%	\$557	\$656	17.8%
Trimble County	\$383	\$537	40.2%	\$495	\$675	36.4%	\$557	\$733	31.6%
Union County	\$383	\$449	17.2%	\$495	\$554	11.9%	\$557	\$571	2.5%
Warren County	\$458	\$555	21.2%	\$572	\$750	31.1%	\$662	\$869	31.3%
Washington County	\$383	\$442	15.4%	\$495	\$591	19.4%	\$557	\$609	9.3%
Wayne County	\$383	\$379	-1.0%	\$495	\$491	-0.8%	\$557	\$506	-9.2%
Webster County	\$383	\$449	17.2%	\$495	\$554	11.9%	\$557	\$571	2.5%
Whitley County	\$383	\$444	15.9%	\$495	\$530	7.1%	\$557	\$546	-2.0%
Wolfe County	\$383	\$358	-6.5%	\$495	\$435	-12.1%	\$557	\$465	-16.5%
Woodford County	\$565	\$571	1.1%	\$769	\$784	2.0%	\$869	\$815	-6.2%

\*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/10-12-04hou.htm](http://www.cbpp.org/10-12-04hou.htm). For data on Fair Market Rents for other bedroom sizes see [www.nlihc.org/2005fmrs/index.htm](http://www.nlihc.org/2005fmrs/index.htm).