



CENTER ON BUDGET AND POLICY PRIORITIES

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

County	Two-Bedroom Fair Market Rent			Three-Bedroom Fair Market Rent			Four-Bedroom Fair Mar	
	2004	2005	Change from 2004 to 2005	2004	2005	Change from 2004 to 2005	2004	2005
Adams County	\$400	\$481	20.3%	\$525	\$625	19.0%	\$638	\$645
Alexander County	\$400	\$418	4.5%	\$525	\$546	4.0%	\$589	\$605
Bond County	\$400	\$445	11.3%	\$525	\$647	23.2%	\$589	\$761
Boone County	\$607	\$599	-1.3%	\$763	\$781	2.4%	\$891	\$804
Brown County	\$400	\$454	13.5%	\$525	\$608	15.8%	\$589	\$627
Bureau County	\$409	\$522	27.6%	\$525	\$643	22.5%	\$589	\$705
Calhoun County	\$400	\$485	21.3%	\$525	\$613	16.8%	\$589	\$644
Carroll County	\$400	\$519	29.8%	\$525	\$646	23.0%	\$589	\$665
Cass County	\$400	\$461	15.3%	\$525	\$586	11.6%	\$589	\$604
Champaign County	\$640	\$611	-4.5%	\$878	\$773	-12.0%	\$1,053	\$1,044
Christian County	\$402	\$472	17.4%	\$528	\$610	15.5%	\$589	\$713
Clark County	\$400	\$462	15.5%	\$525	\$672	28.0%	\$589	\$694
Clay County	\$400	\$415	3.8%	\$525	\$554	5.5%	\$589	\$570
Clinton County	\$695	\$741	6.6%	\$905	\$969	7.1%	\$999	\$1,039
Coles County	\$463	\$512	10.6%	\$616	\$722	17.2%	\$727	\$899
Cook County	\$951	\$906	-4.7%	\$1,189	\$1,100	-7.5%	\$1,330	\$1,266
Crawford County	\$400	\$422	5.5%	\$525	\$555	5.7%	\$589	\$582
Cumberland County	\$400	\$501	25.3%	\$525	\$667	27.0%	\$589	\$879
De Witt County	\$400	\$483	20.8%	\$530	\$631	19.1%	\$589	\$738
DeKalb County	\$748	\$731	-2.3%	\$1,041	\$948	-8.9%	\$1,207	\$1,163
Douglas County	\$400	\$501	25.3%	\$525	\$713	35.8%	\$589	\$735
DuPage County	\$951	\$906	-4.7%	\$1,189	\$1,100	-7.5%	\$1,330	\$1,266

Edgar County	\$400	\$469	17.3%	\$525	\$590	12.4%	\$589	\$608
Edwards County	\$400	\$418	4.5%	\$525	\$546	4.0%	\$589	\$605
Effingham County	\$400	\$510	27.5%	\$525	\$644	22.7%	\$589	\$681
Fayette County	\$400	\$445	11.3%	\$525	\$616	17.3%	\$589	\$635
Ford County	\$481	\$515	7.1%	\$618	\$615	-0.5%	\$675	\$655
Franklin County	\$400	\$456	14.0%	\$525	\$566	7.8%	\$589	\$800
Fulton County	\$411	\$459	11.7%	\$540	\$587	8.7%	\$607	\$728
Gallatin County	\$400	\$418	4.5%	\$525	\$546	4.0%	\$589	\$605
Greene County	\$400	\$485	21.3%	\$525	\$613	16.8%	\$589	\$644
Grundy County	\$676	\$760	12.4%	\$894	\$957	7.0%	\$950	\$1,288
Hamilton County	\$400	\$418	4.5%	\$525	\$546	4.0%	\$589	\$605
Hancock County	\$400	\$440	10.0%	\$525	\$529	0.8%	\$589	\$547
Hardin County	\$400	\$418	4.5%	\$525	\$546	4.0%	\$589	\$605
Henderson County	\$400	\$464	16.0%	\$525	\$585	11.4%	\$589	\$700
Henry County	\$515	\$565	9.7%	\$666	\$728	9.3%	\$723	\$776
Iroquois County	\$400	\$465	16.3%	\$525	\$585	11.4%	\$589	\$686
Jackson County	\$426	\$500	17.4%	\$604	\$681	12.7%	\$676	\$847
Jasper County	\$400	\$415	3.8%	\$525	\$554	5.5%	\$589	\$570
Jefferson County	\$407	\$503	23.6%	\$555	\$633	14.1%	\$589	\$652
Jersey County	\$695	\$741	6.6%	\$905	\$969	7.1%	\$999	\$1,039
Jo Daviess County	\$400	\$460	15.0%	\$525	\$613	16.8%	\$589	\$632
Johnson County	\$400	\$418	4.5%	\$525	\$546	4.0%	\$589	\$605
Kane County	\$951	\$906	-4.7%	\$1,189	\$1,100	-7.5%	\$1,330	\$1,266
Kankakee County	\$643	\$661	2.8%	\$823	\$857	4.1%	\$904	\$919
Kendall County	\$843	\$858	1.8%	\$1,173	\$1,206	2.8%	\$1,179	\$1,307
Knox County	\$400	\$509	27.3%	\$525	\$676	28.8%	\$610	\$697
Lake County	\$951	\$906	-4.7%	\$1,189	\$1,100	-7.5%	\$1,330	\$1,266
LaSalle County	\$525	\$565	7.6%	\$710	\$713	0.4%	\$796	\$917
Lawrence County	\$400	\$430	7.5%	\$525	\$572	9.0%	\$589	\$590
Lee County	\$425	\$511	20.2%	\$531	\$682	28.4%	\$595	\$794
Livingston County	\$456	\$551	20.8%	\$587	\$658	12.1%	\$641	\$685
Logan County	\$439	\$493	12.3%	\$549	\$677	23.3%	\$688	\$776
Macon County	\$485	\$523	7.8%	\$656	\$697	6.3%	\$679	\$719
Macoupin County	\$400	\$500	25.0%	\$525	\$623	18.7%	\$589	\$645
Madison County	\$695	\$741	6.6%	\$905	\$969	7.1%	\$999	\$1,039
Marion County	\$400	\$451	12.8%	\$525	\$577	9.9%	\$589	\$635
Marshall County	\$400	\$500	25.0%	\$525	\$632	20.4%	\$589	\$691

Mason County	\$400	\$454	13.5%	\$525	\$608	15.8%	\$596	\$627
Massac County	\$400	\$456	14.0%	\$525	\$664	26.5%	\$589	\$685
McDonough County	\$400	\$476	19.0%	\$525	\$610	16.2%	\$631	\$798
McHenry County	\$951	\$906	-4.7%	\$1,189	\$1,100	-7.5%	\$1,330	\$1,266
McLean County	\$598	\$612	2.3%	\$830	\$818	-1.4%	\$877	\$1,023
Menard County	\$555	\$567	2.2%	\$738	\$740	0.3%	\$840	\$826
Mercer County	\$400	\$489	22.3%	\$525	\$585	11.4%	\$589	\$687
Monroe County	\$695	\$741	6.6%	\$905	\$969	7.1%	\$999	\$1,039
Montgomery County	\$400	\$468	17.0%	\$525	\$561	6.9%	\$589	\$695
Morgan County	\$466	\$518	11.2%	\$622	\$643	3.4%	\$655	\$698
Moultrie County	\$400	\$492	23.0%	\$539	\$620	15.0%	\$589	\$753
Ogle County	\$607	\$599	-1.3%	\$763	\$781	2.4%	\$891	\$804
Peoria County	\$600	\$576	-4.0%	\$799	\$746	-6.6%	\$981	\$847
Perry County	\$400	\$433	8.3%	\$525	\$523	-0.4%	\$589	\$672
Piatt County	\$438	\$499	13.9%	\$596	\$646	8.4%	\$614	\$739
Pike County	\$400	\$454	13.5%	\$525	\$608	15.8%	\$589	\$627
Pope County	\$400	\$418	4.5%	\$525	\$546	4.0%	\$589	\$605
Pulaski County	\$400	\$418	4.5%	\$525	\$546	4.0%	\$589	\$605
Putnam County	\$400	\$500	25.0%	\$525	\$632	20.4%	\$589	\$691
Randolph County	\$400	\$464	16.0%	\$525	\$615	17.1%	\$589	\$754
Richland County	\$400	\$427	6.7%	\$525	\$588	12.0%	\$589	\$704
Rock Island County	\$515	\$565	9.7%	\$666	\$728	9.3%	\$723	\$776
Saline County	\$400	\$415	3.8%	\$525	\$562	7.0%	\$589	\$728
Sangamon County	\$555	\$567	2.2%	\$738	\$740	0.3%	\$840	\$826
Schuyler County	\$400	\$454	13.5%	\$525	\$608	15.8%	\$589	\$627
Scott County	\$400	\$485	21.3%	\$525	\$613	16.8%	\$589	\$644
Shelby County	\$400	\$476	19.0%	\$525	\$620	18.1%	\$589	\$702
St. Clair County	\$695	\$741	6.6%	\$905	\$969	7.1%	\$999	\$1,039
Stark County	\$400	\$500	25.0%	\$525	\$632	20.4%	\$589	\$691
Stephenson County	\$424	\$556	31.1%	\$530	\$665	25.5%	\$593	\$686
Tazewell County	\$600	\$576	-4.0%	\$799	\$746	-6.6%	\$981	\$847
Union County	\$400	\$434	8.5%	\$525	\$532	1.3%	\$589	\$661
Vermilion County	\$441	\$512	16.1%	\$551	\$613	11.3%	\$618	\$650
Wabash County	\$400	\$418	4.5%	\$525	\$546	4.0%	\$623	\$605
Warren County	\$400	\$468	17.0%	\$525	\$584	11.2%	\$589	\$666
Washington County	\$442	\$478	8.1%	\$553	\$614	11.0%	\$719	\$633
Wayne County	\$400	\$381	-4.8%	\$525	\$485	-7.6%	\$589	\$499

White County	\$400	\$418	4.5%	\$525	\$546	4.0%	\$589	\$605
Whiteside County	\$443	\$534	20.5%	\$554	\$661	19.3%	\$625	\$679
Will County	\$951	\$906	-4.7%	\$1,189	\$1,100	-7.5%	\$1,330	\$1,266
Williamson County	\$402	\$476	18.4%	\$558	\$686	22.9%	\$589	\$707
Winnebago County	\$607	\$599	-1.3%	\$763	\$781	2.4%	\$891	\$804
Woodford County	\$600	\$576	-4.0%	\$799	\$746	-6.6%	\$981	\$847

*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.

arket Rent
Change from 2004 to 2005
1.1%
2.7%
29.2%
-9.8%
6.5%
19.7%
9.3%
12.9%
2.5%
-0.9%
21.1%
17.8%
-3.2%
4.0%
23.7%
-4.8%
-1.2%
49.2%
25.3%
-3.6%
24.8%
-4.8%

3.2%
2.7%
15.6%
7.8%
-3.0%
35.8%
19.9%
2.7%
9.3%
35.6%
2.7%
-7.1%
2.7%
18.8%
7.3%
16.5%
25.3%
-3.2%
10.7%
4.0%
7.3%
2.7%
-4.8%
1.7%
10.9%
14.3%
-4.8%
15.2%
0.2%
33.4%
6.9%
12.8%
5.9%
9.5%
4.0%
7.8%
17.3%

5.2%
16.3%
26.5%
-4.8%
16.6%
-1.7%
16.6%
4.0%
18.0%
6.6%
27.8%
-9.8%
-13.7%
14.1%
20.4%
6.5%
2.7%
2.7%
17.3%
28.0%
19.5%
7.3%
23.6%
-1.7%
6.5%
9.3%
19.2%
4.0%
17.3%
15.7%
-13.7%
12.2%
5.2%
-2.9%
13.1%
-12.0%
-15.3%

2.7%
8.6%
-4.8%
20.0%
-9.8%
-13.7%

1t

2.