



**CENTER ON BUDGET
AND POLICY PRIORITIES**

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

| 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 |
| Adams County | \$546 | \$567 | 3.8% | \$703 | \$711 | 1.1% | \$762 | \$731 | -4.1% |
| Allen County | \$546 | \$567 | 3.8% | \$703 | \$711 | 1.1% | \$762 | \$731 | -4.1% |
| Bartholomew County | \$551 | \$664 | 20.5% | \$688 | \$814 | 18.3% | \$906 | \$871 | -3.9% |
| Benton County | \$432 | \$540 | 25.0% | \$554 | \$664 | 19.9% | \$611 | \$771 | 26.2% |
| Blackford County | \$444 | \$507 | 14.2% | \$555 | \$645 | 16.2% | \$623 | \$697 | 11.9% |
| Boone County | \$592 | \$655 | 10.6% | \$741 | \$846 | 14.2% | \$830 | \$885 | 6.6% |
| Brown County | \$523 | \$621 | 18.7% | \$726 | \$780 | 7.4% | \$752 | \$876 | 16.5% |
| Carroll County | \$432 | \$535 | 23.8% | \$554 | \$704 | 27.1% | \$611 | \$725 | 18.7% |
| Cass County | \$432 | \$507 | 17.4% | \$554 | \$646 | 16.6% | \$611 | \$666 | 9.0% |
| Clark County | \$583 | \$597 | 2.4% | \$804 | \$852 | 6.0% | \$848 | \$891 | 5.1% |
| Clay County | \$465 | \$522 | 12.3% | \$579 | \$648 | 11.9% | \$646 | \$794 | 22.9% |
| Clinton County | \$634 | \$661 | 4.3% | \$882 | \$848 | -3.9% | \$1,042 | \$1,032 | -1.0% |
| Crawford County | \$432 | \$491 | 13.7% | \$554 | \$604 | 9.0% | \$611 | \$641 | 4.9% |
| Daviess County | \$432 | \$439 | 1.6% | \$554 | \$571 | 3.1% | \$611 | \$700 | 14.6% |
| Dearborn County | \$672 | \$706 | 5.1% | \$901 | \$978 | 8.5% | \$973 | \$1,016 | 4.4% |
| Decatur County | \$466 | \$574 | 23.2% | \$604 | \$744 | 23.2% | \$657 | \$767 | 16.7% |
| DeKalb County | \$546 | \$567 | 3.8% | \$703 | \$711 | 1.1% | \$762 | \$731 | -4.1% |
| Delaware County | \$570 | \$585 | 2.6% | \$772 | \$788 | 2.1% | \$911 | \$827 | -9.2% |
| Dubois County | \$432 | \$509 | 17.8% | \$554 | \$695 | 25.5% | \$629 | \$715 | 13.7% |
| Elkhart County | \$579 | \$627 | 8.3% | \$741 | \$788 | 6.3% | \$852 | \$826 | -3.1% |
| Fayette County | \$456 | \$519 | 13.8% | \$586 | \$687 | 17.2% | \$689 | \$707 | 2.6% |
| Floyd County | \$583 | \$597 | 2.4% | \$804 | \$852 | 6.0% | \$848 | \$891 | 5.1% |
| Fountain County | \$432 | \$471 | 9.0% | \$554 | \$630 | 13.7% | \$611 | \$659 | 7.9% |
| Franklin County | \$432 | \$538 | 24.5% | \$554 | \$670 | 20.9% | \$682 | \$692 | 1.5% |

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|-------------------|-------|-------|-------|-------|-------|-------|---------|-------|--------|
| Fulton County | \$432 | \$507 | 17.4% | \$580 | \$716 | 23.4% | \$611 | \$738 | 20.8% |
| Gibson County | \$432 | \$494 | 14.4% | \$554 | \$632 | 14.1% | \$611 | \$869 | 42.2% |
| Grant County | \$432 | \$523 | 21.1% | \$556 | \$660 | 18.7% | \$611 | \$770 | 26.0% |
| Greene County | \$432 | \$410 | -5.1% | \$554 | \$595 | 7.4% | \$611 | \$615 | 0.7% |
| Hamilton County | \$592 | \$655 | 10.6% | \$741 | \$846 | 14.2% | \$830 | \$885 | 6.6% |
| Hancock County | \$592 | \$655 | 10.6% | \$741 | \$846 | 14.2% | \$830 | \$885 | 6.6% |
| Harrison County | \$583 | \$597 | 2.4% | \$804 | \$852 | 6.0% | \$848 | \$891 | 5.1% |
| Hendricks County | \$592 | \$655 | 10.6% | \$741 | \$846 | 14.2% | \$830 | \$885 | 6.6% |
| Henry County | \$472 | \$539 | 14.2% | \$610 | \$693 | 13.6% | \$668 | \$775 | 16.0% |
| Howard County | \$571 | \$589 | 3.2% | \$734 | \$751 | 2.3% | \$799 | \$773 | -3.3% |
| Huntington County | \$546 | \$567 | 3.8% | \$703 | \$711 | 1.1% | \$762 | \$731 | -4.1% |
| Jackson County | \$475 | \$562 | 18.3% | \$628 | \$722 | 15.0% | \$675 | \$876 | 29.8% |
| Jasper County | \$432 | \$585 | 35.4% | \$554 | \$763 | 37.7% | \$611 | \$786 | 28.6% |
| Jay County | \$432 | \$465 | 7.6% | \$554 | \$630 | 13.7% | \$611 | \$650 | 6.4% |
| Jefferson County | \$432 | \$518 | 19.9% | \$554 | \$620 | 11.9% | \$611 | \$767 | 25.5% |
| Jennings County | \$432 | \$549 | 27.1% | \$554 | \$665 | 20.0% | \$611 | \$915 | 49.8% |
| Johnson County | \$592 | \$655 | 10.6% | \$741 | \$846 | 14.2% | \$830 | \$885 | 6.6% |
| Knox County | \$472 | \$466 | -1.3% | \$600 | \$577 | -3.8% | \$662 | \$720 | 8.8% |
| Kosciusko County | \$478 | \$574 | 20.1% | \$620 | \$730 | 17.7% | \$669 | \$850 | 27.1% |
| LaGrange County | \$447 | \$547 | 22.4% | \$582 | \$659 | 13.2% | \$677 | \$732 | 8.1% |
| Lake County | \$732 | \$716 | -2.2% | \$921 | \$857 | -6.9% | \$1,028 | \$883 | -14.1% |
| LaPorte County | \$493 | \$579 | 17.4% | \$631 | \$769 | 21.9% | \$689 | \$791 | 14.8% |
| Lawrence County | \$432 | \$553 | 28.0% | \$558 | \$661 | 18.5% | \$611 | \$680 | 11.3% |
| Madison County | \$592 | \$655 | 10.6% | \$741 | \$846 | 14.2% | \$830 | \$885 | 6.6% |
| Marion County | \$592 | \$655 | 10.6% | \$741 | \$846 | 14.2% | \$830 | \$885 | 6.6% |
| Marshall County | \$478 | \$560 | 17.2% | \$601 | \$738 | 22.8% | \$669 | \$761 | 13.8% |
| Martin County | \$432 | \$457 | 5.8% | \$554 | \$546 | -1.4% | \$611 | \$658 | 7.7% |
| Miami County | \$432 | \$493 | 14.1% | \$554 | \$718 | 29.6% | \$611 | \$774 | 26.7% |
| Monroe County | \$684 | \$634 | -7.3% | \$952 | \$901 | -5.4% | \$1,125 | \$931 | -17.2% |
| Montgomery County | \$565 | \$546 | -3.4% | \$717 | \$743 | 3.6% | \$793 | \$783 | -1.3% |
| Morgan County | \$592 | \$655 | 10.6% | \$741 | \$846 | 14.2% | \$830 | \$885 | 6.6% |
| Newton County | \$432 | \$517 | 19.7% | \$554 | \$682 | 23.1% | \$611 | \$703 | 15.1% |
| Noble County | \$438 | \$584 | 33.3% | \$565 | \$698 | 23.5% | \$625 | \$718 | 14.9% |
| Ohio County | \$468 | \$575 | 22.9% | \$603 | \$722 | 19.7% | \$664 | \$807 | 21.5% |
| Orange County | \$432 | \$461 | 6.7% | \$554 | \$580 | 4.7% | \$611 | \$633 | 3.6% |
| Owen County | \$432 | \$508 | 17.6% | \$554 | \$643 | 16.1% | \$639 | \$892 | 39.6% |
| Parke County | \$432 | \$488 | 13.0% | \$554 | \$615 | 11.0% | \$638 | \$774 | 21.3% |
| Perry County | \$432 | \$486 | 12.5% | \$554 | \$631 | 13.9% | \$611 | \$651 | 6.5% |
| Pike County | \$432 | \$492 | 13.9% | \$554 | \$635 | 14.6% | \$611 | \$655 | 7.2% |
| Porter County | \$732 | \$716 | -2.2% | \$921 | \$857 | -6.9% | \$1,028 | \$883 | -14.1% |

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|--------------------|-------|-------|-------|-------|-------|-------|---------|---------|-------|
| Posey County | \$532 | \$538 | 1.1% | \$664 | \$676 | 1.8% | \$744 | \$705 | -5.2% |
| Pulaski County | \$432 | \$514 | 19.0% | \$554 | \$682 | 23.1% | \$611 | \$704 | 15.2% |
| Putnam County | \$465 | \$573 | 23.2% | \$625 | \$685 | 9.6% | \$630 | \$772 | 22.5% |
| Randolph County | \$432 | \$467 | 8.1% | \$554 | \$666 | 20.2% | \$611 | \$687 | 12.4% |
| Ripley County | \$432 | \$569 | 31.7% | \$564 | \$685 | 21.5% | \$639 | \$784 | 22.7% |
| Rush County | \$432 | \$536 | 24.1% | \$554 | \$642 | 15.9% | \$639 | \$704 | 10.2% |
| Scott County | \$583 | \$597 | 2.4% | \$804 | \$852 | 6.0% | \$848 | \$891 | 5.1% |
| Shelby County | \$592 | \$655 | 10.6% | \$741 | \$846 | 14.2% | \$830 | \$885 | 6.6% |
| Spencer County | \$432 | \$492 | 13.9% | \$554 | \$635 | 14.6% | \$611 | \$655 | 7.2% |
| St. Joseph County | \$603 | \$621 | 3.0% | \$754 | \$803 | 6.5% | \$847 | \$827 | -2.4% |
| Starke County | \$432 | \$516 | 19.4% | \$554 | \$682 | 23.1% | \$611 | \$717 | 17.3% |
| Steuben County | \$494 | \$618 | 25.1% | \$618 | \$745 | 20.6% | \$689 | \$767 | 11.3% |
| Sullivan County | \$432 | \$454 | 5.1% | \$554 | \$543 | -2.0% | \$611 | \$559 | -8.5% |
| Switzerland County | \$432 | \$555 | 28.5% | \$554 | \$695 | 25.5% | \$611 | \$775 | 26.8% |
| Tippecanoe County | \$634 | \$661 | 4.3% | \$882 | \$848 | -3.9% | \$1,042 | \$1,032 | -1.0% |
| Tipton County | \$571 | \$589 | 3.2% | \$734 | \$751 | 2.3% | \$799 | \$773 | -3.3% |
| Union County | \$432 | \$538 | 24.5% | \$554 | \$670 | 20.9% | \$611 | \$692 | 13.3% |
| Vanderburgh County | \$532 | \$538 | 1.1% | \$664 | \$676 | 1.8% | \$744 | \$705 | -5.2% |
| Vermillion County | \$465 | \$522 | 12.3% | \$579 | \$648 | 11.9% | \$646 | \$794 | 22.9% |
| Vigo County | \$465 | \$522 | 12.3% | \$579 | \$648 | 11.9% | \$646 | \$794 | 22.9% |
| Wabash County | \$432 | \$472 | 9.3% | \$554 | \$645 | 16.4% | \$611 | \$735 | 20.3% |
| Warren County | \$432 | \$540 | 25.0% | \$554 | \$664 | 19.9% | \$611 | \$771 | 26.2% |
| Warrick County | \$532 | \$538 | 1.1% | \$664 | \$676 | 1.8% | \$744 | \$705 | -5.2% |
| Washington County | \$432 | \$469 | 8.6% | \$554 | \$577 | 4.2% | \$611 | \$768 | 25.7% |
| Wayne County | \$520 | \$521 | 0.2% | \$668 | \$707 | 5.8% | \$734 | \$729 | -0.7% |
| Wells County | \$546 | \$567 | 3.8% | \$703 | \$711 | 1.1% | \$762 | \$731 | -4.1% |
| White County | \$432 | \$574 | 32.9% | \$554 | \$686 | 23.8% | \$674 | \$969 | 43.8% |
| Whitley County | \$546 | \$567 | 3.8% | \$703 | \$711 | 1.1% | \$762 | \$731 | -4.1% |

*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.