

Indiana

In Indiana, the Fair Market Rent (FMR) for a two-bedroom apartment is \$697. In order to afford this level of rent and utilities, without paying more than 30% of income on housing, a household must earn \$2,324 monthly or \$27,892 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of \$13.41.

In Indiana, a minimum wage worker earns an hourly wage of \$7.25. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 74 hours per week, 52 weeks per year. Or, a household must include 1.8 minimum wage earner(s) working 40 hours per week year-round in order to make the two bedroom FMR affordable.

In Indiana, the estimated mean (average) wage for a renter is \$11.90 an hour. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 45 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.1 worker(s) earning the mean renter wage in order to make the two-bedroom FMR affordable.

Monthly Supplemental Security Income (SSI) payments for an individual are \$674 in Indiana. If SSI represents an individual's sole source of income, \$202 in monthly rent is affordable, while the FMR for a one-bedroom is \$573.

Evansville & Vanderburgh County

In Evansville & Vanderburgh County, the 2009 Fair Market Rent (FMR) for a two-bedroom apartment is \$624. In order to afford this level of rent and utilities, without paying more than 30% of income on housing, a household must earn \$2,080 monthly or \$24,960 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of \$12.00.

In Evansville & Vanderburgh County, a minimum wage worker earns an hourly wage of \$7.25. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 66 hours per week, 52 weeks per year. Or, a household must include 1.7 minimum wage earner(s) working 40 hours per week year-round in order to make the two bedroom FMR affordable.

A unit is considered affordable if it costs no more than 30% of the renter's income.

For an explanation of these data, see [How to Use the Numbers / Where the Numbers Come from at www.nlihc.org/oor/oor2009/howwhere.pdf](http://www.nlihc.org/oor/oor2009/howwhere.pdf)

	Indiana	Evansville HMFA	Vanderburgh County
Number of Households (2000)			
Total	2,336,306	100,266	70,623
Renter	667,223	28,538	23,438
% Renter	29%	28%	33%
2009 Area Median Income¹			
Annual	\$61,313	\$60,900	\$60,900
Monthly	\$5,109	\$5,075	\$5,075
30% of AMI ²	\$18,394	\$18,270	\$18,270
Maximum Affordable³ Monthly Housing Cost by % of Family AMI			
30%	\$460	\$457	\$457
50%	\$766	\$761	\$761
80%	\$1,226	\$1,218	\$1,218
100%	\$1,533	\$1,523	\$1,523
2009 Fair Market Rent (FMR)⁴			
Zero-Bedroom	\$504	\$430	\$430
One-Bedroom	\$573	\$502	\$502
Two-Bedroom	\$697	\$624	\$624
Three-Bedroom	\$893	\$770	\$770
Four-Bedroom	\$953	\$837	\$837

% Change from 2000 Base Rent to 2009 FMR

Zero-Bedroom	29%	31%	31%
One-Bedroom	29%	31%	31%
Two-Bedroom	29%	31%	31%
Three-Bedroom	29%	31%	31%
Four-Bedroom	29%	31%	31%

Annual Income Needed to Afford FMR

Zero-Bedroom	\$20,168	\$17,200	\$17,200
One-Bedroom	\$22,904	\$20,080	\$20,080
Two-Bedroom	\$27,892	\$24,960	\$24,960
Three-Bedroom	\$35,733	\$30,800	\$30,800
Four-Bedroom	\$38,133	\$33,480	\$33,480

Percent of Family AMI Needed to Afford FMR

Zero-Bedroom	33%	28%	28%
One-Bedroom	37%	33%	33%
Two-Bedroom	45%	41%	41%
Three-Bedroom	58%	51%	51%
Four-Bedroom	62%	55%	55%

2009 Renter Household Income

Estimated Median Renter Household Income ⁵	\$31,147	\$28,259	\$27,334
Percent Needed to Afford 2 BR FMR	90%	88%	91%
Rent Affordable at Median	\$779	\$706	\$683
% Renters Unable to Afford 2 BR FMR ⁶	45%	43%	45%

2009 Renter Wage

Estimated Mean Renter Wage ⁷	\$11.90	\$10.92	\$10.82
Rent Affordable at Mean Wage	\$619	\$568	\$563

2009 Minimum Wage

Minimum Wage	\$7.25	\$7.25	\$7.25
Rent Affordable at Minimum Wage	\$377	\$377	\$377

2009 Supplemental Security Income

Monthly SSI Payment	\$674	\$674	\$674
Rent Affordable at SSI	\$202	\$202	\$202

Housing Wage

Zero-Bedroom	\$9.70	\$8.27	\$8.27
One-Bedroom	\$11.01	\$9.65	\$9.65
Two-Bedroom	\$13.41	\$12.00	\$12.00
Three-Bedroom	\$17.18	\$14.81	\$14.81
Four-Bedroom	\$18.33	\$16.10	\$16.10

Housing Wage as % of Minimum Wage

Zero-Bedroom	129%	110%	110%
One-Bedroom	147%	128%	128%
Two-Bedroom	178%	160%	160%

Three-Bedroom	229%	197%	197%
Four-Bedroom	244%	214%	214%

Housing Wage as % of Mean Renter Wage

Zero-Bedroom	81%	76%	76%
One-Bedroom	93%	88%	89%
Two-Bedroom	113%	110%	111%
Three-Bedroom	144%	136%	137%
Four-Bedroom	154%	147%	149%

Work Hours/Week at Minimum Wage Needed to Afford FMR

Zero-Bedroom	53	46	46
One-Bedroom	61	53	53
Two-Bedroom	74	66	66
Three-Bedroom	95	82	82
Four-Bedroom	101	89	89

Work Hours/Week at Mean Renter Wage Needed to Afford FMR

Zero-Bedroom	33	30	31
One-Bedroom	37	35	36
Two-Bedroom	45	44	44
Three-Bedroom	58	54	55
Four-Bedroom	62	59	59

Full-time Jobs at Minimum Wage Needed to Afford FMR

Zero-Bedroom	1.3	1.1	1.1
One-Bedroom	1.5	1.3	1.3
Two-Bedroom	1.8	1.7	1.7
Three-Bedroom	2.4	2.0	2.0
Four-Bedroom	2.5	2.2	2.2

Full-time Jobs at Mean Renter Wage Needed to Afford FMR

Zero-Bedroom	0.8	0.8	0.8
One-Bedroom	0.9	0.9	0.9
Two-Bedroom	1.1	1.1	1.1
Three-Bedroom	1.4	1.4	1.4
Four-Bedroom	1.5	1.5	1.5

CHART FOOTNOTES

1. Fiscal Year 2009 Area Median Income (HUD, 2009).
 2. Annual income of 30% of AMI or less is the federal standard for Extremely Low Income households. Does not include HUD-specific adjustments.
 3. "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.
 4. Fiscal Year 2009 Fair Market Rent (HUD, 2008; final as of October 1).
 5. Census 2000 median renter household income, projected to 2009 using HUD's income adjustment factor.
 6. Estimated by comparing the percent of renter median household income required to afford the two-bedroom FMR to the percent distribution of renter household income as a percent of the median within the state, as measured using 2007 American Community Survey Public Use Microdata Sample housing file.
 7. Based on 2007 BLS data, adjusted using the ratio of renter to overall household income reported in Census 2000, and projected to April 1, 2009.
- * 50th percentile FMR (See [Appendix A](#)).
† Wage data not available (See [Appendix A](#)).
For a listing of towns within FMR areas in New England States, [click here](#).