

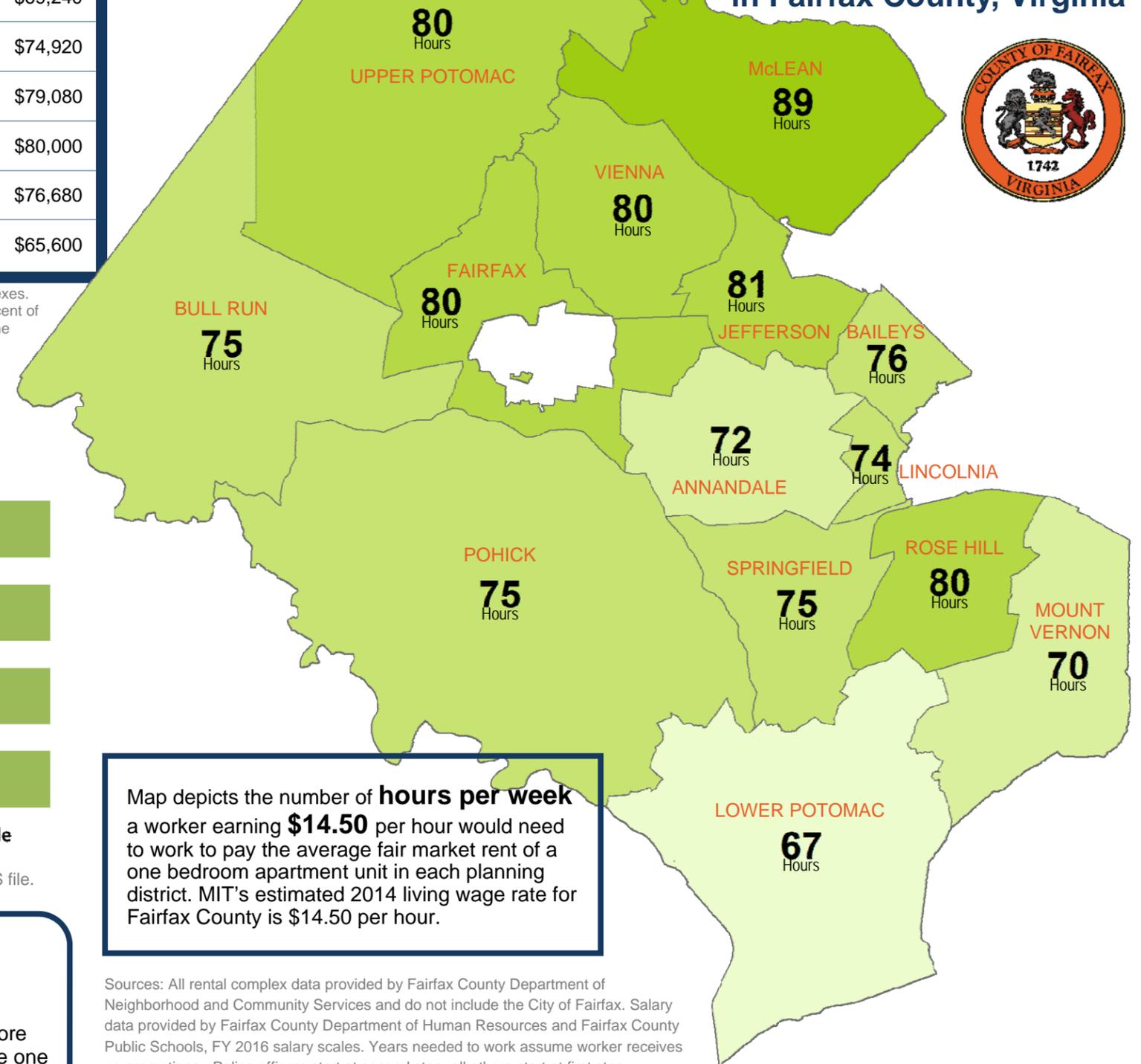
# For Rent

An Analysis of Fair Market Rent (FMR) Rental Complex Costs in Fairfax County, Virginia



Unit Type	Number of Fair Market Rent (FMR) Units	Jan. 2014 Average Monthly Rent	Hourly Wage Needed to Rent	Annual Wage Needed to Rent
Efficiency	1,241	\$1,273	\$24.48	\$50,920
One Bedroom	21,798	\$1,456	\$28.00	\$58,240
One Bedroom/Den	3,726	\$1,589	\$30.56	\$63,560
Two Bedrooms	24,994	\$1,731	\$33.29	\$69,240
Two Bedrooms/Den	3,825	\$1,873	\$36.02	\$74,920
Three Bedrooms	3,980	\$1,977	\$38.02	\$79,080
Three Bedrooms/Den	314	\$2,000	\$38.46	\$80,000
Four Bedrooms	51	\$1,917	\$36.87	\$76,680
Fairfax County	59,929	\$1,640	\$31.54	\$65,600

Fair market rent units exclude affordable dwelling units and workforce dwelling units in fair market rent complexes. The U.S. Department of Housing and Urban Development (HUD) considers families paying more than 30 percent of income for rent to be cost burdened. Other housing programs may use other cut points. This table assumes the renter pays no more than 30 percent of gross income for rent and works 40 hours per week and 2,080 hours per year.



Map depicts the number of **hours per week** a worker earning **\$14.50** per hour would need to work to pay the average fair market rent of a one bedroom apartment unit in each planning district. MIT's estimated 2014 living wage rate for Fairfax County is \$14.50 per hour.

## Percent of Full-Time Workers by Ability to Pay Average One Bedroom Rent Ages 21 to 65 Years



Source: Wage data as of end of 2013, U.S. Census Bureau, 2013 ACS PUMS file.

**Teacher**  
Starting Salary—\$47,046  
Would need to work **11 years** before earning enough to rent the average one bedroom unit.

**Police Officer**  
Starting Salary—\$50,264  
Would need to work **5 years** before earning enough to rent the average one bedroom unit.

**Librarian**  
Starting Salary—\$46,679  
Would need to work **10 years** before earning enough to rent the average one bedroom unit.

**Public Health Nurse**  
Starting Salary—\$51,254  
Would need to work **6 years** before earning enough to rent the average one bedroom unit.

Sources: All rental complex data provided by Fairfax County Department of Neighborhood and Community Services and do not include the City of Fairfax. Salary data provided by Fairfax County Department of Human Resources and Fairfax County Public Schools, FY 2016 salary scales. Years needed to work assume worker receives no promotions. Police officers start at second step, all others start at first step. Prepared by Anne Pickford Cahill; Economic, Demographic and Statistical Research; Fairfax County Department of Neighborhood and Community Services; July 2015.

To obtain this information in an alternative format, please call 703-324-4600, TTY 711.