

Out of Reach 2011

U.S. Statistics¹

Number of Households (2005-2009)

Total	112,611,029	According to the U.S. Census American Community Survey (ACS) (2005-2009), there were 112,611,029 total households in the U.S.
Renter	37,290,607	According to the U.S. Census ACS (2005-2009), there were 37,290,607 renter households in the U.S.
% Renter	33%	According to the U.S. Census ACS (2005-2009), renter households represented 33% of all households in the U.S.

2011 Fair Market Rent (FMR)²

Zero-Bedroom	\$712	The Fair Market Rent for a two-bedroom rental unit in the U.S. is \$960.
One-Bedroom	\$805	
Two-Bedroom	\$960	
Three-Bedroom	\$1,260	
Four-Bedroom	\$1,443	

% Change from 2000 Base Rent to 2011 FMR

Zero-Bedroom	47%	HUD estimates that the 2011 Fair Market Rent for a two-bedroom unit in the U.S. has increased 47% since the 2000 census.
One-Bedroom	47%	
Two-Bedroom	47%	
Three-Bedroom	47%	
Four-Bedroom	48%	

Annual Income Needed to Afford³ FMR

Zero-Bedroom	\$28,480	A renter household needs an annual income of \$38,400 in order for a two-bedroom rental unit at the Fair Market Rent to be affordable.
One-Bedroom	\$32,200	
Two-Bedroom	\$38,400	
Three-Bedroom	\$50,400	
Four-Bedroom	\$57,720	

2011 Housing Wage

Zero-Bedroom	\$13.70	A renter household needs to earn at least \$18.46 per hour in order for a two-bedroom rental unit at the Fair Market Rent to be affordable.
One-Bedroom	\$15.48	
Two-Bedroom	\$18.46	
Three-Bedroom	\$24.23	
Four-Bedroom	\$27.75	

2011 Renter Wage

Estimated Mean Renter Wage ⁴	\$13.52	The estimated mean (average) renter wage in the U.S. is estimated to be \$13.52 in 2011.
Rent Affordable at Mean Renter Wage	\$703	If a household earns the equivalent of a job paying the mean renter wage, it can afford to spend as much as \$703 in monthly rent.

2011 Federal Minimum Wage

Federal Minimum Wage	\$7.25	The federal minimum wage is \$7.25 in 2011.
Rent Affordable at Federal Minimum Wage	\$377	If a household earns the equivalent of one job paying the minimum wage, it can afford to spend as much as \$377 in monthly rent.

Work Hours/Week at Federal Minimum Wage Needed to Afford FMR

Zero-Bedroom	76	A renter earning the federal minimum wage must work 102 hours to afford a two-bedroom rental unit at the Fair Market Rent.
One-Bedroom	85	
Two-Bedroom	102	
Three-Bedroom	134	
Four-Bedroom	153	

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

Zero-Bedroom	41	A renter earning the mean renter wage must work 55 hours per week to afford a two-bedroom rental unit at the Fair Market Rent.
One-Bedroom	46	
Two-Bedroom	55	
Three-Bedroom	72	
Four-Bedroom	82	

FOOTNOTES

- ¹ *Out of Reach* statistics for the U.S. represent weighted averages of metro- and county-level Fair Market Rents and income estimates. Depending on the statistic, either the number of renter households or the total number of households is used as the weight.
- ² Fiscal Year 2011 Fair Market Rent (HUD, 2010).
- ³ "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.
- ⁴ Based on 2009 BLS data, adjusted using the ratio of renter to total household income reported in ACS, and projected to April 1, 2011.