

# Virginia

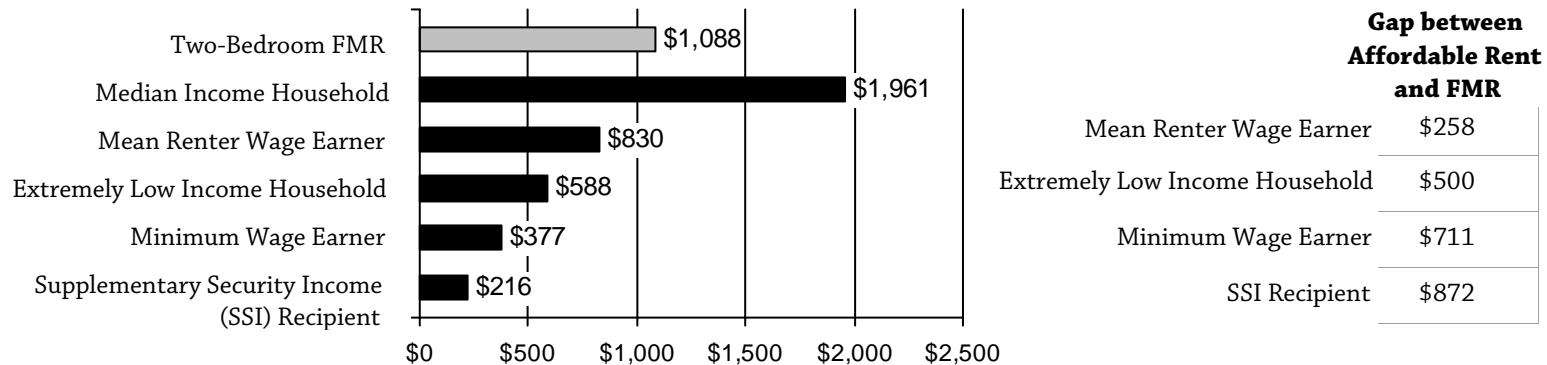
In Virginia, the Fair Market Rent (FMR) for a two-bedroom apartment is \$1,088. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$3,628 monthly or \$43,536 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of:

**\$20.93**

In Virginia, 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 115 hours per week, 52 weeks per year. Or a household must include 2.9 minimum wage earners working 40 hours per week year-round in order to make the two-bedroom FMR affordable.

In Virginia, the estimated mean (average) wage for a renter is \$15.97. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 52 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.3 workers earning the mean renter wage in order to make the two-bedroom FMR affordable.

Monthly Rent Affordable to Selected Income Levels Compared with Two-Bedroom FMR



Virginia	FY14 HOUSING WAGE				HOUSING COSTS			AREA MEDIAN INCOME (AMI)			RENTER HOUSEHOLDS			
	Hourly wage needed to afford 2 BR FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI <sup>3</sup>	Monthly rent affordable at AMI <sup>4</sup>	30% of AMI <sup>5</sup>	Monthly rent affordable at 30% of AMI	Renter Households (2008-2012)	% of total households (2008-2012)	Estimated hourly mean renter wage (2014)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR	
Virginia	\$20.93	\$1,088	\$43,536	2.9	\$78,430	\$1,961	\$23,529	\$588	968,012	32%	\$15.97	\$830	1.3	
Combined Nonmetro Areas	\$13.10	\$681	\$27,256	1.8	\$54,096	\$1,352	\$16,229	\$406	118,538	27%	\$9.94	\$517	1.3	
<b>Metropolitan Areas</b>														
Blacksburg-Christiansburg-Radford HMFA	\$13.77	\$716	\$28,640	1.9	\$70,900	\$1,773	\$21,270	\$532	18,782	47%	\$9.23	\$480	1.5	
Charlottesville MSA	\$19.38	\$1,008	\$40,320	2.7	\$82,600	\$2,065	\$24,780	\$620	27,325	35%	\$13.03	\$677	1.5	
Danville MSA	\$11.87	\$617	\$24,680	1.6	\$45,800	\$1,145	\$13,740	\$344	13,929	31%	\$9.58	\$498	1.2	
Franklin County HMFA	\$11.87	\$617	\$24,680	1.6	\$57,300	\$1,433	\$17,190	\$430	5,242	22%	\$8.76	\$455	1.4	
Giles County HMFA	\$11.87	\$617	\$24,680	1.6	\$53,000	\$1,325	\$15,900	\$398	1,610	23%	\$10.87	\$565	1.1	
Harrisonburg MSA	\$14.23	\$740	\$29,600	2.0	\$59,300	\$1,483	\$17,790	\$445	16,633	37%	\$12.00	\$624	1.2	
Kingsport-Bristol-Bristol MSA	\$11.87	\$617	\$24,680	1.6	\$50,600	\$1,265	\$15,180	\$380	10,952	27%	\$11.47	\$597	1.0	
Louisa County HMFA	\$13.79	\$717	\$28,680	1.9	\$68,100	\$1,703	\$20,430	\$511	2,552	20%	\$13.96	\$726	1.0	
Lynchburg MSA	\$12.63	\$657	\$26,280	1.7	\$60,500	\$1,513	\$18,150	\$454	27,702	28%	\$11.11	\$577	1.1	
Pulaski County HMFA	\$11.87	\$617	\$24,680	1.6	\$52,600	\$1,315	\$15,780	\$395	4,206	28%	\$9.32	\$485	1.3	
Richmond HMFA *	\$18.92	\$984	\$39,360	2.6	\$72,900	\$1,823	\$21,870	\$547	145,431	32%	\$14.87	\$773	1.3	
Roanoke HMFA	\$13.85	\$720	\$28,800	1.9	\$62,900	\$1,573	\$18,870	\$472	33,095	31%	\$12.83	\$667	1.1	
Virginia Beach-Norfolk-Newport News MSA *	\$21.73	\$1,130	\$45,200	3.0	\$70,600	\$1,765	\$21,180	\$530	224,461	37%	\$13.23	\$688	1.6	
Warren County HMFA	\$17.58	\$914	\$36,560	2.4	\$75,500	\$1,888	\$22,650	\$566	4,077	28%	\$9.54	\$496	1.8	
Washington-Arlington-Alexandria HMFA	\$28.25	\$1,469	\$58,760	3.9	\$107,000	\$2,675	\$32,100	\$803	302,210	32%	\$21.49	\$1,118	1.3	
Winchester MSA	\$15.46	\$804	\$32,160	2.1	\$67,600	\$1,690	\$20,280	\$507	11,267	28%	\$12.91	\$671	1.2	
<b>Counties</b>														
Accomack County	\$14.12	\$734	\$29,360	1.9	\$52,700	\$1,318	\$15,810	\$395	4,216	30%	\$10.95	\$569	1.3	
Albemarle County	\$19.38	\$1,008	\$40,320	2.7	\$82,600	\$2,065	\$24,780	\$620	12,901	34%	\$13.58	\$706	1.4	
Alexandria city	\$28.25	\$1,469	\$58,760	3.9	\$107,000	\$2,675	\$32,100	\$803	36,326	56%	\$22.82	\$1,187	1.2	
Alleghany County	\$11.87	\$617	\$24,680	1.6	\$54,300	\$1,358	\$16,290	\$407	1,234	18%	\$10.86	\$565	1.1	
Amelia County *	\$18.92	\$984	\$39,360	2.6	\$72,900	\$1,823	\$21,870	\$547	910	19%	\$11.68	\$607	1.6	
Amherst County	\$12.63	\$657	\$26,280	1.7	\$60,500	\$1,513	\$18,150	\$454	3,069	24%	\$11.27	\$586	1.1	
Appomattox County	\$12.63	\$657	\$26,280	1.7	\$60,500	\$1,513	\$18,150	\$454	1,390	24%	\$5.13	\$267	2.5	
Arlington County	\$28.25	\$1,469	\$58,760	3.9	\$107,000	\$2,675	\$32,100	\$803	50,296	54%	\$29.30	\$1,524	1.0	
Augusta County	\$13.83	\$719	\$28,760	1.9	\$58,900	\$1,473	\$17,670	\$442	5,292	19%	\$11.94	\$621	1.2	

\* 50th percentile FMR (See Appendix A).

1: BR = Bedroom

2: FMR = Fiscal Year 2014 Fair Market Rent (HUD, 2013).

3: AMI = Fiscal Year 2014 Area Median Income (HUD, 2013).

4: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on rent and utilities.

5: The federal standard for extremely low income households. Does not include HUD-specific adjustments.

Virginia	FY14 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
		Hourly wage needed to afford 2 BR FMR <sup>1</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI <sup>3</sup>	Monthly rent affordable at AMI <sup>4</sup>	30% of AMI <sup>5</sup>	Monthly rent affordable at 30% of AMI	Renter Households (2008-2012)	% of total households (2008-2012)	Estimated hourly mean renter wage (2014)	Monthly rent affordable at mean renter wage
Bath County	\$11.87	\$617	\$24,680	1.6	\$55,900	\$1,398	\$16,770	\$419	402	20%	\$13.22	\$687	0.9
Bedford city	\$12.63	\$657	\$26,280	1.7	\$60,500	\$1,513	\$18,150	\$454	1,070	39%	\$6.38	\$332	2.0
Bedford County	\$12.63	\$657	\$26,280	1.7	\$60,500	\$1,513	\$18,150	\$454	4,118	15%	\$8.91	\$463	1.4
Bland County	\$11.87	\$617	\$24,680	1.6	\$51,900	\$1,298	\$15,570	\$389	433	18%	\$11.66	\$607	1.0
Botetourt County	\$13.85	\$720	\$28,800	1.9	\$62,900	\$1,573	\$18,870	\$472	1,605	13%	\$10.75	\$559	1.3
Bristol city	\$11.87	\$617	\$24,680	1.6	\$50,600	\$1,265	\$15,180	\$380	3,211	41%	\$10.28	\$535	1.2
Brunswick County	\$11.87	\$617	\$24,680	1.6	\$45,500	\$1,138	\$13,650	\$341	1,772	29%	\$8.22	\$427	1.4
Buchanan County	\$11.87	\$617	\$24,680	1.6	\$41,400	\$1,035	\$12,420	\$311	2,045	22%	\$14.18	\$737	0.8
Buckingham County	\$12.44	\$647	\$25,880	1.7	\$47,900	\$1,198	\$14,370	\$359	1,427	25%	\$12.97	\$674	1.0
Buena Vista city	\$12.27	\$638	\$25,520	1.7	\$54,100	\$1,353	\$16,230	\$406	913	33%	\$9.49	\$493	1.3
Campbell County	\$12.63	\$657	\$26,280	1.7	\$60,500	\$1,513	\$18,150	\$454	5,077	24%	\$11.27	\$586	1.1
Caroline County*	\$18.92	\$984	\$39,360	2.6	\$72,900	\$1,823	\$21,870	\$547	1,819	17%	\$10.86	\$565	1.7
Carroll County	\$11.87	\$617	\$24,680	1.6	\$47,100	\$1,178	\$14,130	\$353	2,750	22%	\$7.62	\$396	1.6
Charles City County*	\$18.92	\$984	\$39,360	2.6	\$72,900	\$1,823	\$21,870	\$547	498	18%	\$13.35	\$694	1.4
Charlotte County	\$11.87	\$617	\$24,680	1.6	\$52,700	\$1,318	\$15,810	\$395	1,182	25%	\$8.58	\$446	1.4
Charlottesville city	\$19.38	\$1,008	\$40,320	2.7	\$82,600	\$2,065	\$24,780	\$620	10,258	59%	\$13.53	\$703	1.4
Chesapeake city*	\$21.73	\$1,130	\$45,200	3.0	\$70,600	\$1,765	\$21,180	\$530	21,505	27%	\$10.78	\$560	2.0
Chesterfield County*	\$18.92	\$984	\$39,360	2.6	\$72,900	\$1,823	\$21,870	\$547	25,062	22%	\$12.42	\$646	1.5
Clarke County	\$28.25	\$1,469	\$58,760	3.9	\$107,000	\$2,675	\$32,100	\$803	1,193	21%	\$11.87	\$617	2.4
Colonial Heights city*	\$18.92	\$984	\$39,360	2.6	\$72,900	\$1,823	\$21,870	\$547	2,392	34%	\$10.25	\$533	1.8
Covington city	\$11.87	\$617	\$24,680	1.6	\$54,300	\$1,358	\$16,290	\$407	810	31%	\$14.26	\$741	0.8
Craig County	\$13.85	\$720	\$28,800	1.9	\$62,900	\$1,573	\$18,870	\$472	301	15%	\$13.36	\$695	1.0
Culpeper County	\$15.85	\$824	\$32,960	2.2	\$82,000	\$2,050	\$24,600	\$615	4,172	26%	\$10.45	\$544	1.5
Cumberland County*	\$18.92	\$984	\$39,360	2.6	\$72,900	\$1,823	\$21,870	\$547	913	23%	\$9.18	\$477	2.1
Danville city	\$11.87	\$617	\$24,680	1.6	\$45,800	\$1,145	\$13,740	\$344	8,691	46%	\$9.74	\$507	1.2
Dickenson County	\$11.87	\$617	\$24,680	1.6	\$38,900	\$973	\$11,670	\$292	1,370	21%	\$12.48	\$649	1.0
Dinwiddie County*	\$18.92	\$984	\$39,360	2.6	\$72,900	\$1,823	\$21,870	\$547	2,379	24%	\$15.48	\$805	1.2
Emporia city	\$11.87	\$617	\$24,680	1.6	\$46,100	\$1,153	\$13,830	\$346	1,386	56%	\$10.12	\$526	1.2
Essex County	\$16.00	\$832	\$33,280	2.2	\$55,000	\$1,375	\$16,500	\$413	1,042	24%	\$9.68	\$503	1.7
Fairfax city	\$28.25	\$1,469	\$58,760	3.9	\$107,000	\$2,675	\$32,100	\$803	2,561	30%	\$15.96	\$830	1.8
Fairfax County	\$28.25	\$1,469	\$58,760	3.9	\$107,000	\$2,675	\$32,100	\$803	117,524	30%	\$24.48	\$1,273	1.2

\* 50th percentile FMR (See Appendix A).

1: BR = Bedroom  
 2: FMR = Fiscal Year 2014 Fair Market Rent (HUD, 2013).  
 3: AMI = Fiscal Year 2014 Area Median Income (HUD, 2013).  
 4: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on rent and utilities.  
 5: The federal standard for extremely low income households. Does not include HUD-specific adjustments.

Virginia	FY14 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
	Hourly wage needed to afford 2 BR FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI <sup>3</sup>	Monthly rent affordable at AMI <sup>4</sup>	30% of AMI <sup>5</sup>	Monthly rent affordable at 30% of AMI	Renter Households (2008-2012)	% of total households (2008-2012)	Estimated hourly mean renter wage (2014)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Falls Church city	\$28.25	\$1,469	\$58,760	3.9	\$107,000	\$2,675	\$32,100	\$803	1,833	38%	\$16.96	\$882	1.7
Fauquier County	\$28.25	\$1,469	\$58,760	3.9	\$107,000	\$2,675	\$32,100	\$803	4,815	21%	\$10.66	\$554	2.7
Floyd County	\$11.87	\$617	\$24,680	1.6	\$52,800	\$1,320	\$15,840	\$396	1,351	22%	\$11.51	\$599	1.0
Fluvanna County	\$19.38	\$1,008	\$40,320	2.7	\$82,600	\$2,065	\$24,780	\$620	1,165	12%	\$8.63	\$449	2.2
Franklin city	\$14.38	\$748	\$29,920	2.0	\$55,700	\$1,393	\$16,710	\$418	2,017	57%	\$9.94	\$517	1.4
Franklin County	\$11.87	\$617	\$24,680	1.6	\$57,300	\$1,433	\$17,190	\$430	5,242	22%	\$8.76	\$455	1.4
Frederick County	\$15.46	\$804	\$32,160	2.1	\$67,600	\$1,690	\$20,280	\$507	5,984	21%	\$11.86	\$616	1.3
Fredericksburg city	\$28.25	\$1,469	\$58,760	3.9	\$107,000	\$2,675	\$32,100	\$803	6,055	62%	\$14.43	\$750	2.0
Galax city	\$11.87	\$617	\$24,680	1.6	\$47,100	\$1,178	\$14,130	\$353	1,186	35%	\$9.72	\$506	1.2
Giles County	\$11.87	\$617	\$24,680	1.6	\$53,000	\$1,325	\$15,900	\$398	1,610	23%	\$10.87	\$565	1.1
Gloucester County*	\$21.73	\$1,130	\$45,200	3.0	\$70,600	\$1,765	\$21,180	\$530	2,235	16%	\$7.66	\$398	2.8
Goochland County*	\$18.92	\$984	\$39,360	2.6	\$72,900	\$1,823	\$21,870	\$547	662	8%	\$20.88	\$1,086	0.9
Grayson County	\$11.87	\$617	\$24,680	1.6	\$41,400	\$1,035	\$12,420	\$311	1,525	22%	\$8.23	\$428	1.4
Greene County	\$19.38	\$1,008	\$40,320	2.7	\$82,600	\$2,065	\$24,780	\$620	1,537	22%	\$9.87	\$513	2.0
Greensville County	\$11.87	\$617	\$24,680	1.6	\$46,100	\$1,153	\$13,830	\$346	983	30%	\$8.27	\$430	1.4
Halifax County	\$11.87	\$617	\$24,680	1.6	\$48,100	\$1,203	\$14,430	\$361	3,829	26%	\$9.00	\$468	1.3
Hampton city*	\$21.73	\$1,130	\$45,200	3.0	\$70,600	\$1,765	\$21,180	\$530	20,883	40%	\$11.93	\$621	1.8
Hanover County*	\$18.92	\$984	\$39,360	2.6	\$72,900	\$1,823	\$21,870	\$547	5,901	16%	\$9.43	\$490	2.0
Harrisonburg city	\$14.23	\$740	\$29,600	2.0	\$59,300	\$1,483	\$17,790	\$445	9,747	64%	\$11.47	\$596	1.2
Henrico County*	\$18.92	\$984	\$39,360	2.6	\$72,900	\$1,823	\$21,870	\$547	42,199	34%	\$15.82	\$822	1.2
Henry County	\$11.87	\$617	\$24,680	1.6	\$41,100	\$1,028	\$12,330	\$308	5,516	24%	\$9.81	\$510	1.2
Highland County	\$11.87	\$617	\$24,680	1.6	\$55,600	\$1,390	\$16,680	\$417	171	16%	\$8.75	\$455	1.4
Hopewell city*	\$18.92	\$984	\$39,360	2.6	\$72,900	\$1,823	\$21,870	\$547	4,266	49%	\$18.83	\$979	1.0
Isle of Wight County*	\$21.73	\$1,130	\$45,200	3.0	\$70,600	\$1,765	\$21,180	\$530	2,656	20%	\$9.12	\$474	2.4
James City County*	\$21.73	\$1,130	\$45,200	3.0	\$70,600	\$1,765	\$21,180	\$530	6,273	24%	\$10.11	\$526	2.1
King and Queen County*	\$18.92	\$984	\$39,360	2.6	\$72,900	\$1,823	\$21,870	\$547	663	23%	\$16.75	\$871	1.1
King George County	\$18.54	\$964	\$38,560	2.6	\$93,000	\$2,325	\$27,900	\$698	2,034	25%	\$16.01	\$833	1.2
King William County*	\$18.92	\$984	\$39,360	2.6	\$72,900	\$1,823	\$21,870	\$547	1,014	17%	\$10.47	\$544	1.8
Lancaster County	\$15.42	\$802	\$32,080	2.1	\$62,600	\$1,565	\$18,780	\$470	1,086	20%	\$10.48	\$545	1.5
Lee County	\$11.87	\$617	\$24,680	1.6	\$43,300	\$1,083	\$12,990	\$325	2,456	25%	\$7.73	\$402	1.5
Lexington city	\$12.27	\$638	\$25,520	1.7	\$54,100	\$1,353	\$16,230	\$406	821	46%	\$8.63	\$449	1.4

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		Hourly wage needed to afford 2 BR FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI <sup>3</sup>	Monthly rent affordable at AMI <sup>4</sup>	30% of AMI <sup>5</sup>	Monthly rent affordable at 30% of AMI	Renter Households (2008-2012)	% of total households (2008-2012)	Estimated hourly mean renter wage (2014)	Monthly rent affordable at mean renter wage
Loudoun County	\$28.25	\$1,469	\$58,760	3.9	\$107,000	\$2,675	\$32,100	\$803	22,719	22%	\$16.40	\$853	1.7
Louisa County	\$13.79	\$717	\$28,680	1.9	\$68,100	\$1,703	\$20,430	\$511	2,552	20%	\$13.96	\$726	1.0
Lunenburg County	\$11.87	\$617	\$24,680	1.6	\$43,200	\$1,080	\$12,960	\$324	1,155	25%	\$9.08	\$472	1.3
Lynchburg city	\$12.63	\$657	\$26,280	1.7	\$60,500	\$1,513	\$18,150	\$454	12,978	46%	\$12.23	\$636	1.0
Madison County	\$13.15	\$684	\$27,360	1.8	\$69,400	\$1,735	\$20,820	\$521	1,055	21%	\$13.56	\$705	1.0
Manassas city	\$28.25	\$1,469	\$58,760	3.9	\$107,000	\$2,675	\$32,100	\$803	4,169	35%	\$18.36	\$955	1.5
Manassas Park city	\$28.25	\$1,469	\$58,760	3.9	\$107,000	\$2,675	\$32,100	\$803	1,461	34%	\$17.56	\$913	1.6
Martinsville city	\$11.87	\$617	\$24,680	1.6	\$41,100	\$1,028	\$12,330	\$308	2,679	45%	\$8.11	\$422	1.5
Mathews County *	\$21.73	\$1,130	\$45,200	3.0	\$70,600	\$1,765	\$21,180	\$530	786	21%	\$5.35	\$278	4.1
Mecklenburg County	\$11.87	\$617	\$24,680	1.6	\$47,800	\$1,195	\$14,340	\$359	3,438	27%	\$8.54	\$444	1.4
Middlesex County	\$12.10	\$629	\$25,160	1.7	\$69,900	\$1,748	\$20,970	\$524	740	17%	\$8.15	\$424	1.5
Montgomery County	\$13.77	\$716	\$28,640	1.9	\$70,900	\$1,773	\$21,270	\$532	15,888	46%	\$8.90	\$463	1.5
Nelson County	\$19.38	\$1,008	\$40,320	2.7	\$82,600	\$2,065	\$24,780	\$620	1,464	23%	\$9.39	\$488	2.1
New Kent County *	\$18.92	\$984	\$39,360	2.6	\$72,900	\$1,823	\$21,870	\$547	700	10%	\$9.66	\$502	2.0
Newport News city *	\$21.73	\$1,130	\$45,200	3.0	\$70,600	\$1,765	\$21,180	\$530	33,719	49%	\$16.05	\$835	1.4
Norfolk city *	\$21.73	\$1,130	\$45,200	3.0	\$70,600	\$1,765	\$21,180	\$530	46,358	54%	\$16.07	\$835	1.4
Northampton County	\$13.62	\$708	\$28,320	1.9	\$52,700	\$1,318	\$15,810	\$395	1,538	31%	\$8.77	\$456	1.6
Northumberland County	\$12.65	\$658	\$26,320	1.7	\$63,200	\$1,580	\$18,960	\$474	845	15%	\$9.12	\$474	1.4
Norton city	\$11.87	\$617	\$24,680	1.6	\$45,700	\$1,143	\$13,710	\$343	813	48%	\$12.11	\$630	1.0
Nottoway County	\$13.77	\$716	\$28,640	1.9	\$48,400	\$1,210	\$14,520	\$363	1,763	32%	\$10.90	\$567	1.3
Orange County	\$15.90	\$827	\$33,080	2.2	\$67,800	\$1,695	\$20,340	\$509	2,839	23%	\$10.44	\$543	1.5
Page County	\$12.54	\$652	\$26,080	1.7	\$55,100	\$1,378	\$16,530	\$413	2,393	25%	\$8.27	\$430	1.5
Patrick County	\$11.87	\$617	\$24,680	1.6	\$44,300	\$1,108	\$13,290	\$332	1,646	22%	\$7.64	\$397	1.6
Petersburg city *	\$18.92	\$984	\$39,360	2.6	\$72,900	\$1,823	\$21,870	\$547	6,521	53%	\$12.67	\$659	1.5
Pittsylvania County	\$11.87	\$617	\$24,680	1.6	\$45,800	\$1,145	\$13,740	\$344	5,238	20%	\$9.15	\$476	1.3
Poquoson city *	\$21.73	\$1,130	\$45,200	3.0	\$70,600	\$1,765	\$21,180	\$530	704	15%	\$7.52	\$391	2.9
Portsmouth city *	\$21.73	\$1,130	\$45,200	3.0	\$70,600	\$1,765	\$21,180	\$530	15,101	41%	\$12.37	\$643	1.8
Powhatan County *	\$18.92	\$984	\$39,360	2.6	\$72,900	\$1,823	\$21,870	\$547	1,049	11%	\$10.96	\$570	1.7
Prince Edward County	\$13.56	\$705	\$28,200	1.9	\$52,300	\$1,308	\$15,690	\$392	2,248	31%	\$8.76	\$456	1.5
Prince George County *	\$18.92	\$984	\$39,360	2.6	\$72,900	\$1,823	\$21,870	\$547	2,753	25%	\$14.03	\$730	1.3
Prince William County	\$28.25	\$1,469	\$58,760	3.9	\$107,000	\$2,675	\$32,100	\$803	35,237	27%	\$11.84	\$616	2.4

\* 50th percentile FMR (See Appendix A).

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Virginia	FY14 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
		Hourly wage needed to afford 2 BR FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI <sup>3</sup>	Monthly rent affordable at AMI <sup>4</sup>	30% of AMI <sup>5</sup>	Monthly rent affordable at 30% of AMI	Renter Households (2008-2012)	% of total households (2008-2012)	Estimated hourly mean renter wage (2014)	Monthly rent affordable at mean renter wage
Pulaski County	\$11.87	\$617	\$24,680	1.6	\$52,600	\$1,315	\$15,780	\$395	4,206	28%	\$9.32	\$485	1.3
Radford city	\$13.77	\$716	\$28,640	1.9	\$70,900	\$1,773	\$21,270	\$532	2,894	51%	\$11.53	\$599	1.2
Rappahannock County	\$19.04	\$990	\$39,600	2.6	\$82,000	\$2,050	\$24,600	\$615	740	23%	\$17.83	\$927	1.1
Richmond city *	\$18.92	\$984	\$39,360	2.6	\$72,900	\$1,823	\$21,870	\$547	46,870	56%	\$17.87	\$929	1.1
Richmond County	\$13.83	\$719	\$28,760	1.9	\$69,200	\$1,730	\$20,760	\$519	748	27%	\$10.96	\$570	1.3
Roanoke city	\$13.85	\$720	\$28,800	1.9	\$62,900	\$1,573	\$18,870	\$472	18,906	44%	\$13.30	\$692	1.0
Roanoke County	\$13.85	\$720	\$28,800	1.9	\$62,900	\$1,573	\$18,870	\$472	9,011	24%	\$10.93	\$568	1.3
Rockbridge County	\$12.27	\$638	\$25,520	1.7	\$54,100	\$1,353	\$16,230	\$406	2,471	27%	\$8.86	\$461	1.4
Rockingham County	\$14.23	\$740	\$29,600	2.0	\$59,300	\$1,483	\$17,790	\$445	6,886	23%	\$12.54	\$652	1.1
Russell County	\$11.87	\$617	\$24,680	1.6	\$44,000	\$1,100	\$13,200	\$330	2,550	23%	\$7.74	\$403	1.5
Salem city	\$13.85	\$720	\$28,800	1.9	\$62,900	\$1,573	\$18,870	\$472	3,272	33%	\$15.33	\$797	0.9
Scott County	\$11.87	\$617	\$24,680	1.6	\$50,600	\$1,265	\$15,180	\$380	2,094	22%	\$6.79	\$353	1.7
Shenandoah County	\$13.73	\$714	\$28,560	1.9	\$64,100	\$1,603	\$19,230	\$481	5,009	29%	\$8.49	\$441	1.6
Smyth County	\$11.87	\$617	\$24,680	1.6	\$44,900	\$1,123	\$13,470	\$337	3,668	29%	\$10.86	\$565	1.1
Southampton County	\$14.38	\$748	\$29,920	2.0	\$55,700	\$1,393	\$16,710	\$418	1,762	27%	\$9.81	\$510	1.5
Spotsylvania County	\$28.25	\$1,469	\$58,760	3.9	\$107,000	\$2,675	\$32,100	\$803	9,095	22%	\$10.86	\$564	2.6
Stafford County	\$28.25	\$1,469	\$58,760	3.9	\$107,000	\$2,675	\$32,100	\$803	8,926	22%	\$10.99	\$572	2.6
Staunton city	\$13.83	\$719	\$28,760	1.9	\$58,900	\$1,473	\$17,670	\$442	4,364	41%	\$8.18	\$425	1.7
Suffolk city *	\$21.73	\$1,130	\$45,200	3.0	\$70,600	\$1,765	\$21,180	\$530	7,713	25%	\$10.24	\$533	2.1
Surry County *	\$21.73	\$1,130	\$45,200	3.0	\$70,600	\$1,765	\$21,180	\$530	581	23%	\$23.06	\$1,199	0.9
Sussex County *	\$18.92	\$984	\$39,360	2.6	\$72,900	\$1,823	\$21,870	\$547	1,252	34%	\$11.23	\$584	1.7
Tazewell County	\$11.87	\$617	\$24,680	1.6	\$47,400	\$1,185	\$14,220	\$356	5,038	28%	\$9.49	\$494	1.2
Virginia Beach city *	\$21.73	\$1,130	\$45,200	3.0	\$70,600	\$1,765	\$21,180	\$530	57,716	35%	\$13.56	\$705	1.6
Warren County	\$17.58	\$914	\$36,560	2.4	\$75,500	\$1,888	\$22,650	\$566	4,077	28%	\$9.54	\$496	1.8
Washington County	\$11.87	\$617	\$24,680	1.6	\$50,600	\$1,265	\$15,180	\$380	5,647	25%	\$13.15	\$684	0.9
Waynesboro city	\$13.83	\$719	\$28,760	1.9	\$58,900	\$1,473	\$17,670	\$442	3,526	40%	\$9.70	\$505	1.4
Westmoreland County	\$13.63	\$709	\$28,360	1.9	\$62,700	\$1,568	\$18,810	\$470	1,668	24%	\$8.43	\$438	1.6
Williamsburg city *	\$21.73	\$1,130	\$45,200	3.0	\$70,600	\$1,765	\$21,180	\$530	2,422	57%	\$12.33	\$641	1.8
Winchester city	\$15.46	\$804	\$32,160	2.1	\$67,600	\$1,690	\$20,280	\$507	5,283	51%	\$13.86	\$721	1.1
Wise County	\$11.87	\$617	\$24,680	1.6	\$45,700	\$1,143	\$13,710	\$343	4,800	31%	\$8.70	\$453	1.4
Wythe County	\$11.87	\$617	\$24,680	1.6	\$51,200	\$1,280	\$15,360	\$384	3,229	28%	\$8.70	\$452	1.4

\* 50th percentile FMR (See Appendix A).

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Virginia	FY14 HOUSING WAGE			HOUSING COSTS			AREA MEDIAN INCOME (AMI)			RENTER HOUSEHOLDS			
	Hourly wage needed to afford 2 BR FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI <sup>3</sup>	Monthly rent affordable at AMI <sup>4</sup>	30% of AMI <sup>5</sup>	Monthly rent affordable at 30% of AMI	Renter Households (2008-2012)	% of total households (2008-2012)	Estimated hourly mean renter wage (2014)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
York County *	\$21.73	\$1,130	\$45,200	3.0	\$70,600	\$1,765	\$21,180	\$530	5,809	24%	\$9.05	\$471	2.4

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