

# VIRGINIA

# #18\*

In **Virginia**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,573**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$5,244** monthly or **\$62,925** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$30.25**  
PER HOUR  
**STATE HOUSING  
WAGE**

## FACTS ABOUT VIRGINIA:

STATE FACTS	
Minimum Wage	<b>\$12.00</b>
Average Renter Wage	<b>\$23.17</b>
2-Bedroom Housing Wage	<b>\$30.25</b>
Number of Renter Households	<b>1,090,477</b>
Percent Renters	<b>33%</b>

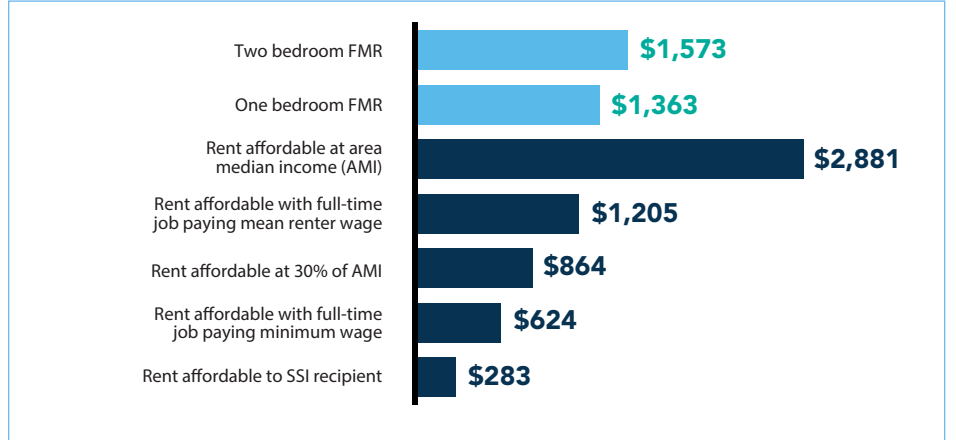
**101**  
Work Hours Per Week At  
**Minimum Wage To Afford a 2-Bedroom  
Rental Home** (at FMR)

**87**  
Work Hours Per Week At  
**Minimum Wage To Afford a 1-Bedroom  
Rental Home** (at FMR)

**2.5**  
Number of Full-Time Jobs At  
**Minimum Wage To Afford a  
2-Bedroom Rental Home** (at FMR)

**2.2**  
Number of Full-Time Jobs At  
**Minimum Wage To Afford a  
1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Washington-Arlington-Alexandria HMFA	<b>\$39.33</b>
Charlottesville MSA	<b>\$32.27</b>
Richmond MSA	<b>\$29.46</b>
Virginia Beach-Norfolk-Newport News HMFA	<b>\$28.71</b>
King George County	<b>\$26.92</b>



MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.

\* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

VIRGINIA

	FY24 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage to afford 2BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Virginia	\$30.25	\$1,573	\$62,925	2.5	\$115,235	\$2,881	\$34,570	\$864	1,090,477	33%	\$23.17	\$1,205	1.3
Combined Nonmetro Areas	\$18.58	\$966	\$38,649	1.5	\$74,970	\$1,874	\$22,491	\$562	113,556	27%	\$14.88	\$774	1.2
<b>Metropolitan Areas</b>													
Blacksburg-Christiansburg-Radford HMFA	\$24.25	\$1,261	\$50,440	2.0	\$106,700	\$2,668	\$32,010	\$800	19,215	46%	\$13.07	\$680	1.9
Charlottesville MSA	\$32.27	\$1,678	\$67,120	2.7	\$124,200	\$3,105	\$37,260	\$932	29,814	34%	\$19.96	\$1,038	1.6
Culpeper County HMFA	\$24.06	\$1,251	\$50,040	2.0	\$110,400	\$2,760	\$33,120	\$828	4,683	26%	\$15.76	\$820	1.5
Franklin County HMFA	\$17.40	\$905	\$36,200	1.5	\$85,700	\$2,143	\$25,710	\$643	4,415	20%	\$16.65	\$866	1.0
Giles County HMFA	\$17.40	\$905	\$36,200	1.5	\$75,400	\$1,885	\$22,620	\$566	1,529	22%	\$19.14	\$995	0.9
Harrisonburg MSA	\$23.13	\$1,203	\$48,120	1.9	\$89,700	\$2,243	\$26,910	\$673	18,435	38%	\$18.26	\$949	1.3
King and Queen County HMFA	\$21.00	\$1,092	\$43,680	1.8	\$99,300	\$2,483	\$29,790	\$745	631	22%	\$17.66	\$918	1.2
Kingsport-Bristol-Bristol MSA	\$17.40	\$905	\$36,200	1.5	\$70,300	\$1,758	\$21,090	\$527	10,065	26%	\$14.68	\$764	1.2
Lynchburg MSA	\$21.02	\$1,093	\$43,720	1.8	\$81,100	\$2,028	\$24,330	\$608	30,265	29%	\$18.16	\$944	1.2
Madison County HMFA	\$20.00	\$1,040	\$41,600	1.7	\$98,000	\$2,450	\$29,400	\$735	1,105	21%	\$12.11	\$630	1.7
Pulaski County HMFA	\$17.40	\$905	\$36,200	1.5	\$80,600	\$2,015	\$24,180	\$605	4,298	30%	\$15.47	\$805	1.1
Rappahannock County HMFA	\$23.08	\$1,200	\$48,000	1.9	\$108,100	\$2,703	\$32,430	\$811	718	25%	\$12.85	\$668	1.8
Richmond MSA	\$29.46	\$1,532	\$61,280	2.5	\$110,300	\$2,758	\$33,090	\$827	170,881	33%	\$22.31	\$1,160	1.3
Roanoke HMFA	\$20.92	\$1,088	\$43,520	1.7	\$87,100	\$2,178	\$26,130	\$653	35,694	33%	\$18.26	\$949	1.1
Southampton County-Franklin city HMFA	\$20.25	\$1,053	\$42,120	1.7	\$87,700	\$2,193	\$26,310	\$658	3,062	30%	\$13.68	\$711	1.5
Staunton-Waynesboro MSA	\$22.10	\$1,149	\$45,960	1.8	\$89,900	\$2,248	\$26,970	\$674	14,944	30%	\$15.77	\$820	1.4
Virginia Beach-Norfolk-Newport News HMFA	\$28.71	\$1,493	\$59,720	2.4	\$100,700	\$2,518	\$30,210	\$755	256,830	38%	\$19.16	\$996	1.5
Warren County HMFA	\$22.40	\$1,165	\$46,600	1.9	\$98,200	\$2,455	\$29,460	\$737	3,935	26%	\$16.44	\$855	1.4

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing

VIRGINIA

	FY24 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage to afford 2BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Washington-Arlington-Alexandria HMFA	\$39.33	\$2,045	\$81,800	3.3	\$154,700	\$3,868	\$46,410	\$1,160	352,553	33%	\$29.95	\$1,557	1.3
Winchester MSA	\$26.73	\$1,390	\$55,600	2.2	\$110,000	\$2,750	\$33,000	\$825	13,849	31%	\$21.42	\$1,114	1.2
<b>Counties</b>													
Accomack County	\$18.04	\$938	\$37,520	1.5	\$73,700	\$1,843	\$22,110	\$553	4,722	33%	\$17.49	\$910	1.0
Albemarle County	\$32.27	\$1,678	\$67,120	2.7	\$124,200	\$3,105	\$37,260	\$932	14,427	33%	\$19.78	\$1,029	1.6
Alleghany County	\$17.40	\$905	\$36,200	1.5	\$69,500	\$1,738	\$20,850	\$521	1,059	17%	\$10.45	\$543	1.7
Amelia County	\$29.46	\$1,532	\$61,280	2.5	\$110,300	\$2,758	\$33,090	\$827	820	16%	\$24.05	\$1,251	1.2
Amherst County	\$21.02	\$1,093	\$43,720	1.8	\$81,100	\$2,028	\$24,330	\$608	3,065	24%	\$10.90	\$567	1.9
Appomattox County	\$21.02	\$1,093	\$43,720	1.8	\$81,100	\$2,028	\$24,330	\$608	1,452	22%	\$13.33	\$693	1.6
Arlington County	\$39.33	\$2,045	\$81,800	3.3	\$154,700	\$3,868	\$46,410	\$1,160	64,045	58%	\$43.53	\$2,263	0.9
Augusta County	\$22.10	\$1,149	\$45,960	1.8	\$89,900	\$2,248	\$26,970	\$674	6,393	21%	\$17.58	\$914	1.3
Bath County	\$17.54	\$912	\$36,480	1.5	\$81,100	\$2,028	\$24,330	\$608	550	29%	\$17.61	\$916	1.0
Bedford County	\$21.02	\$1,093	\$43,720	1.8	\$81,100	\$2,028	\$24,330	\$608	5,120	16%	\$12.05	\$627	1.7
Bland County	\$17.40	\$905	\$36,200	1.5	\$71,500	\$1,788	\$21,450	\$536	331	15%	\$19.14	\$995	0.9
Botetourt County	\$20.92	\$1,088	\$43,520	1.7	\$87,100	\$2,178	\$26,130	\$653	1,718	13%	\$18.88	\$982	1.1
Brunswick County	\$17.40	\$905	\$36,200	1.5	\$62,800	\$1,570	\$18,840	\$471	1,651	27%	\$13.31	\$692	1.3
Buchanan County	\$17.40	\$905	\$36,200	1.5	\$49,700	\$1,243	\$14,910	\$373	1,377	18%	\$16.36	\$851	1.1
Buckingham County	\$19.42	\$1,010	\$40,400	1.6	\$81,100	\$2,028	\$24,330	\$608	1,446	25%	\$12.97	\$675	1.5
Campbell County	\$21.02	\$1,093	\$43,720	1.8	\$81,100	\$2,028	\$24,330	\$608	5,802	26%	\$22.87	\$1,189	0.9
Caroline County	\$22.71	\$1,181	\$47,240	1.9	\$102,800	\$2,570	\$30,840	\$771	2,084	18%	\$12.44	\$647	1.8
Carroll County	\$17.40	\$905	\$36,200	1.5	\$65,900	\$1,648	\$19,770	\$494	2,619	22%	\$11.51	\$599	1.5
Charles City County	\$29.46	\$1,532	\$61,280	2.5	\$110,300	\$2,758	\$33,090	\$827	446	15%	\$20.15	\$1,048	1.5
Charlotte County	\$17.40	\$905	\$36,200	1.5	\$74,500	\$1,863	\$22,350	\$559	1,403	31%	\$11.96	\$622	1.5
Chesterfield County	\$29.46	\$1,532	\$61,280	2.5	\$110,300	\$2,758	\$33,090	\$827	30,313	23%	\$18.36	\$955	1.6
Clarke County	\$39.33	\$2,045	\$81,800	3.3	\$154,700	\$3,868	\$46,410	\$1,160	1,241	22%	\$10.96	\$570	3.6

† Wage data not available (See Appendix B).

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	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage to afford 2BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Craig County †	\$20.92	\$1,088	\$43,520	1.7	\$87,100	\$2,178	\$26,130	\$653	345	19%			
Culpeper County	\$24.06	\$1,251	\$50,040	2.0	\$110,400	\$2,760	\$33,120	\$828	4,683	26%	\$15.76	\$820	1.5
Cumberland County	\$19.38	\$1,008	\$40,320	1.6	\$72,300	\$1,808	\$21,690	\$542	909	22%	\$16.38	\$852	1.2
Dickenson County	\$17.40	\$905	\$36,200	1.5	\$55,000	\$1,375	\$16,500	\$413	1,262	23%	\$14.62	\$760	1.2
Dinwiddie County	\$29.46	\$1,532	\$61,280	2.5	\$110,300	\$2,758	\$33,090	\$827	2,238	21%	\$19.00	\$988	1.6
Essex County	\$20.02	\$1,041	\$41,640	1.7	\$66,600	\$1,665	\$19,980	\$500	1,474	35%	\$13.41	\$697	1.5
Fairfax County	\$39.33	\$2,045	\$81,800	3.3	\$154,700	\$3,868	\$46,410	\$1,160	129,196	31%	\$34.00	\$1,768	1.2
Fauquier County	\$39.33	\$2,045	\$81,800	3.3	\$154,700	\$3,868	\$46,410	\$1,160	5,853	23%	\$18.49	\$962	2.1
Floyd County	\$17.40	\$905	\$36,200	1.5	\$81,300	\$2,033	\$24,390	\$610	913	14%	\$13.58	\$706	1.3
Fluvanna County	\$32.27	\$1,678	\$67,120	2.7	\$124,200	\$3,105	\$37,260	\$932	1,181	12%	\$15.75	\$819	2.0
Franklin County	\$17.40	\$905	\$36,200	1.5	\$85,700	\$2,143	\$25,710	\$643	4,415	20%	\$16.65	\$866	1.0
Frederick County	\$26.73	\$1,390	\$55,600	2.2	\$110,000	\$2,750	\$33,000	\$825	7,561	23%	\$19.68	\$1,023	1.4
Giles County	\$17.40	\$905	\$36,200	1.5	\$75,400	\$1,885	\$22,620	\$566	1,529	22%	\$19.14	\$995	0.9
Gloucester County	\$28.71	\$1,493	\$59,720	2.4	\$100,700	\$2,518	\$30,210	\$755	3,103	21%	\$13.58	\$706	2.1
Goochland County	\$29.46	\$1,532	\$61,280	2.5	\$110,300	\$2,758	\$33,090	\$827	1,516	15%	\$36.05	\$1,874	0.8
Grayson County	\$17.40	\$905	\$36,200	1.5	\$62,200	\$1,555	\$18,660	\$467	1,179	19%	\$10.53	\$547	1.7
Greene County	\$32.27	\$1,678	\$67,120	2.7	\$124,200	\$3,105	\$37,260	\$932	1,672	22%	\$17.23	\$896	1.9
Greensville County	\$18.62	\$968	\$38,720	1.6	\$66,800	\$1,670	\$20,040	\$501	977	30%	\$19.55	\$1,017	1.0
Halifax County	\$17.40	\$905	\$36,200	1.5	\$71,300	\$1,783	\$21,390	\$535	3,693	27%	\$14.08	\$732	1.2
Hanover County	\$29.46	\$1,532	\$61,280	2.5	\$110,300	\$2,758	\$33,090	\$827	7,023	17%	\$15.72	\$817	1.9
Henrico County	\$29.46	\$1,532	\$61,280	2.5	\$110,300	\$2,758	\$33,090	\$827	47,524	35%	\$22.70	\$1,181	1.3
Henry County	\$17.40	\$905	\$36,200	1.5	\$62,100	\$1,553	\$18,630	\$466	5,470	27%	\$14.26	\$741	1.2
Highland County	\$17.54	\$912	\$36,480	1.5	\$72,100	\$1,803	\$21,630	\$541	138	14%	\$10.59	\$551	1.7
Isle of Wight County	\$28.71	\$1,493	\$59,720	2.4	\$100,700	\$2,518	\$30,210	\$755	3,295	22%	\$14.23	\$740	2.0
James City County	\$28.71	\$1,493	\$59,720	2.4	\$100,700	\$2,518	\$30,210	\$755	6,870	22%	\$14.25	\$741	2.0
King and Queen County	\$21.00	\$1,092	\$43,680	1.8	\$99,300	\$2,483	\$29,790	\$745	631	22%	\$17.66	\$918	1.2

† Wage data not available (See Appendix B).

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3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

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	FY24 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage to afford 2BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
King George County	\$26.92	\$1,400	\$56,000	2.2	\$124,000	\$3,100	\$37,200	\$930	2,412	25%	\$18.23	\$948	1.5
King William County	\$29.46	\$1,532	\$61,280	2.5	\$110,300	\$2,758	\$33,090	\$827	958	14%	\$15.39	\$800	1.9
Lancaster County	\$21.42	\$1,114	\$44,560	1.8	\$90,700	\$2,268	\$27,210	\$680	933	18%	\$15.72	\$817	1.4
Lee County	\$17.40	\$905	\$36,200	1.5	\$60,500	\$1,513	\$18,150	\$454	2,318	28%	\$8.66	\$450	2.0
Loudoun County	\$39.33	\$2,045	\$81,800	3.3	\$154,700	\$3,868	\$46,410	\$1,160	31,274	23%	\$22.48	\$1,169	1.7
Louisa County	\$21.81	\$1,134	\$45,360	1.8	\$99,000	\$2,475	\$29,700	\$743	2,950	20%	\$15.46	\$804	1.4
Lunenburg County	\$17.40	\$905	\$36,200	1.5	\$73,200	\$1,830	\$21,960	\$549	1,378	30%	\$14.30	\$744	1.2
Madison County	\$20.00	\$1,040	\$41,600	1.7	\$98,000	\$2,450	\$29,400	\$735	1,105	21%	\$12.11	\$630	1.7
Mathews County	\$28.71	\$1,493	\$59,720	2.4	\$100,700	\$2,518	\$30,210	\$755	605	16%	\$10.30	\$536	2.8
Mecklenburg County	\$17.71	\$921	\$36,840	1.5	\$74,000	\$1,850	\$22,200	\$555	3,797	29%	\$12.47	\$648	1.4
Middlesex County	\$23.12	\$1,202	\$48,080	1.9	\$94,100	\$2,353	\$28,230	\$706	738	16%	\$17.62	\$916	1.3
Montgomery County	\$24.25	\$1,261	\$50,440	2.0	\$106,700	\$2,668	\$32,010	\$800	16,248	45%	\$13.28	\$690	1.8
Nelson County	\$32.27	\$1,678	\$67,120	2.7	\$124,200	\$3,105	\$37,260	\$932	1,285	21%	\$16.27	\$846	2.0
New Kent County	\$29.46	\$1,532	\$61,280	2.5	\$110,300	\$2,758	\$33,090	\$827	664	8%	\$15.18	\$790	1.9
Northampton County	\$18.04	\$938	\$37,520	1.5	\$80,000	\$2,000	\$24,000	\$600	1,907	36%	\$12.92	\$672	1.4
Northumberland County	\$22.31	\$1,160	\$46,400	1.9	\$88,600	\$2,215	\$26,580	\$665	577	11%	\$24.02	\$1,249	0.9
Nottoway County	\$17.83	\$927	\$37,080	1.5	\$86,300	\$2,158	\$25,890	\$647	1,554	29%	\$16.62	\$864	1.1
Orange County	\$22.83	\$1,187	\$47,480	1.9	\$107,100	\$2,678	\$32,130	\$803	3,101	22%	\$13.46	\$700	1.7
Page County	\$17.40	\$905	\$36,200	1.5	\$77,100	\$1,928	\$23,130	\$578	2,651	28%	\$14.19	\$738	1.2
Patrick County	\$17.40	\$905	\$36,200	1.5	\$73,600	\$1,840	\$22,080	\$552	1,639	21%	\$11.82	\$615	1.5
Pittsylvania County	\$17.40	\$905	\$36,200	1.5	\$61,700	\$1,543	\$18,510	\$463	5,536	23%	\$14.90	\$775	1.2
Powhatan County	\$29.46	\$1,532	\$61,280	2.5	\$110,300	\$2,758	\$33,090	\$827	978	9%	\$11.56	\$601	2.5
Prince Edward County	\$20.15	\$1,048	\$41,920	1.7	\$81,800	\$2,045	\$24,540	\$614	2,896	39%	\$13.64	\$709	1.5
Prince George County	\$29.46	\$1,532	\$61,280	2.5	\$110,300	\$2,758	\$33,090	\$827	3,726	29%	\$19.15	\$996	1.5
Prince William County	\$39.33	\$2,045	\$81,800	3.3	\$154,700	\$3,868	\$46,410	\$1,160	39,458	26%	\$17.58	\$914	2.2
Pulaski County	\$17.40	\$905	\$36,200	1.5	\$80,600	\$2,015	\$24,180	\$605	4,298	30%	\$15.47	\$805	1.1

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	FY24 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage to afford 2BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Montly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Rappahannock County	\$23.08	\$1,200	\$48,000	1.9	\$108,100	\$2,703	\$32,430	\$811	718	25%	\$12.85	\$668	1.8
Richmond County	\$21.35	\$1,110	\$44,400	1.8	\$86,100	\$2,153	\$25,830	\$646	890	31%	\$18.93	\$984	1.1
Roanoke County	\$20.92	\$1,088	\$43,520	1.7	\$87,100	\$2,178	\$26,130	\$653	9,514	24%	\$16.16	\$840	1.3
Rockbridge County	\$18.17	\$945	\$37,800	1.5	\$80,500	\$2,013	\$24,150	\$604	2,042	22%	\$13.32	\$693	1.4
Rockingham County	\$23.13	\$1,203	\$48,120	1.9	\$89,700	\$2,243	\$26,910	\$673	7,827	25%	\$19.80	\$1,030	1.2
Russell County	\$17.40	\$905	\$36,200	1.5	\$67,100	\$1,678	\$20,130	\$503	2,626	25%	\$14.63	\$761	1.2
Scott County	\$17.40	\$905	\$36,200	1.5	\$70,300	\$1,758	\$21,090	\$527	1,897	21%	\$12.25	\$637	1.4
Shenandoah County	\$21.40	\$1,113	\$44,520	1.8	\$81,400	\$2,035	\$24,420	\$611	4,777	27%	\$16.83	\$875	1.3
Smyth County	\$17.40	\$905	\$36,200	1.5	\$65,200	\$1,630	\$19,560	\$489	3,992	32%	\$13.54	\$704	1.3
Southampton County	\$20.25	\$1,053	\$42,120	1.7	\$87,700	\$2,193	\$26,310	\$658	1,576	23%	\$15.56	\$809	1.3
Spotsylvania County	\$39.33	\$2,045	\$81,800	3.3	\$154,700	\$3,868	\$46,410	\$1,160	10,431	21%	\$15.10	\$785	2.6
Stafford County	\$39.33	\$2,045	\$81,800	3.3	\$154,700	\$3,868	\$46,410	\$1,160	10,269	20%	\$15.72	\$818	2.5
Surry County	\$17.40	\$905	\$36,200	1.5	\$91,000	\$2,275	\$27,300	\$683	606	22%	\$27.32	\$1,420	0.6
Sussex County	\$29.46	\$1,532	\$61,280	2.5	\$110,300	\$2,758	\$33,090	\$827	1,130	31%	\$16.56	\$861	1.8
Tazewell County	\$17.40	\$905	\$36,200	1.5	\$63,600	\$1,590	\$19,080	\$477	4,324	27%	\$16.35	\$850	1.1
Warren County	\$22.40	\$1,165	\$46,600	1.9	\$98,200	\$2,455	\$29,460	\$737	3,935	26%	\$16.44	\$855	1.4
Washington County	\$17.40	\$905	\$36,200	1.5	\$70,300	\$1,758	\$21,090	\$527	5,465	25%	\$15.57	\$810	1.1
Westmoreland County	\$21.40	\$1,113	\$44,520	1.8	\$83,900	\$2,098	\$25,170	\$629	1,835	23%	\$10.84	\$564	2.0
Wise County	\$17.40	\$905	\$36,200	1.5	\$61,600	\$1,540	\$18,480	\$462	4,170	30%	\$13.08	\$680	1.3
Wythe County	\$17.56	\$913	\$36,520	1.5	\$77,300	\$1,933	\$23,190	\$580	3,070	25%	\$11.77	\$612	1.5
York County	\$28.71	\$1,493	\$59,720	2.4	\$100,700	\$2,518	\$30,210	\$755	7,207	28%	\$15.76	\$819	1.8
Alexandria city	\$39.33	\$2,045	\$81,800	3.3	\$154,700	\$3,868	\$46,410	\$1,160	42,885	57%	\$32.68	\$1,699	1.2
Bristol city	\$17.40	\$905	\$36,200	1.5	\$70,300	\$1,758	\$21,090	\$527	2,703	37%	\$13.94	\$725	1.2
Buena Vista city	\$18.17	\$945	\$37,800	1.5	\$80,500	\$2,013	\$24,150	\$604	1,122	42%	\$20.90	\$1,087	0.9
Charlottesville city	\$32.27	\$1,678	\$67,120	2.7	\$124,200	\$3,105	\$37,260	\$932	11,249	58%	\$21.47	\$1,116	1.5
Chesapeake city	\$28.71	\$1,493	\$59,720	2.4	\$100,700	\$2,518	\$30,210	\$755	24,380	27%	\$15.32	\$797	1.9

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

VIRGINIA

	FY24 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage to afford 2BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Colonial Heights city	\$29.46	\$1,532	\$61,280	2.5	\$110,300	\$2,758	\$33,090	\$827	2,555	34%	\$10.34	\$538	2.8
Covington city	\$17.40	\$905	\$36,200	1.5	\$69,500	\$1,738	\$20,850	\$521	620	25%	\$22.72	\$1,181	0.8
Danville city	\$17.40	\$905	\$36,200	1.5	\$61,700	\$1,543	\$18,510	\$463	9,474	51%	\$17.95	\$933	1.0
Emporia city	\$18.62	\$968	\$38,720	1.6	\$66,800	\$1,670	\$20,040	\$501	1,346	60%	\$17.88	\$930	1.0
Fairfax city	\$39.33	\$2,045	\$81,800	3.3	\$154,700	\$3,868	\$46,410	\$1,160	2,898	32%	\$17.65	\$918	2.2
Falls Church city	\$39.33	\$2,045	\$81,800	3.3	\$154,700	\$3,868	\$46,410	\$1,160	2,549	44%	\$24.00	\$1,248	1.6
Franklin city	\$20.25	\$1,053	\$42,120	1.7	\$87,700	\$2,193	\$26,310	\$658	1,486	44%	\$12.30	\$640	1.6
Fredericksburg city	\$39.33	\$2,045	\$81,800	3.3	\$154,700	\$3,868	\$46,410	\$1,160	6,940	62%	\$21.63	\$1,125	1.8
Galax city	\$17.40	\$905	\$36,200	1.5	\$65,900	\$1,648	\$19,770	\$494	771	29%	\$11.82	\$614	1.5
Hampton city	\$28.71	\$1,493	\$59,720	2.4	\$100,700	\$2,518	\$30,210	\$755	25,528	44%	\$18.24	\$949	1.6
Harrisonburg city	\$23.13	\$1,203	\$48,120	1.9	\$89,700	\$2,243	\$26,910	\$673	10,608	62%	\$16.40	\$853	1.4
Hopewell city	\$29.46	\$1,532	\$61,280	2.5	\$110,300	\$2,758	\$33,090	\$827	4,341	46%	\$24.80	\$1,290	1.2
Lexington city	\$18.17	\$945	\$37,800	1.5	\$80,500	\$2,013	\$24,150	\$604	940	47%	\$7.58	\$394	2.4
Lynchburg city	\$21.02	\$1,093	\$43,720	1.8	\$81,100	\$2,028	\$24,330	\$608	14,826	51%	\$19.90	\$1,035	1.1
Manassas city	\$39.33	\$2,045	\$81,800	3.3	\$154,700	\$3,868	\$46,410	\$1,160	3,604	26%	\$25.92	\$1,348	1.5
Manassas Park city	\$39.33	\$2,045	\$81,800	3.3	\$154,700	\$3,868	\$46,410	\$1,160	1,910	37%	\$18.35	\$954	2.1
Martinsville city	\$17.40	\$905	\$36,200	1.5	\$62,100	\$1,553	\$18,630	\$466	2,559	45%	\$15.86	\$825	1.1
Newport News city	\$28.71	\$1,493	\$59,720	2.4	\$100,700	\$2,518	\$30,210	\$755	39,534	52%	\$24.44	\$1,271	1.2
Norfolk city	\$28.71	\$1,493	\$59,720	2.4	\$100,700	\$2,518	\$30,210	\$755	51,796	55%	\$22.92	\$1,192	1.3
Norton city	\$17.40	\$905	\$36,200	1.5	\$61,600	\$1,540	\$18,480	\$462	748	47%	\$8.71	\$453	2.0
Petersburg city	\$29.46	\$1,532	\$61,280	2.5	\$110,300	\$2,758	\$33,090	\$827	9,200	63%	\$21.67	\$1,127	1.4
Poquoson city	\$28.71	\$1,493	\$59,720	2.4	\$100,700	\$2,518	\$30,210	\$755	835	18%	\$14.86	\$773	1.9
Portsmouth city	\$28.71	\$1,493	\$59,720	2.4	\$100,700	\$2,518	\$30,210	\$755	17,123	44%	\$20.33	\$1,057	1.4
Radford city	\$24.25	\$1,261	\$50,440	2.0	\$106,700	\$2,668	\$32,010	\$800	2,967	54%	\$11.35	\$590	2.1
Richmond city	\$29.46	\$1,532	\$61,280	2.5	\$110,300	\$2,758	\$33,090	\$827	57,449	57%	\$28.82	\$1,499	1.0
Roanoke city	\$20.92	\$1,088	\$43,520	1.7	\$87,100	\$2,178	\$26,130	\$653	20,498	48%	\$19.25	\$1,001	1.1

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VIRGINIA

	FY24 HOUSING WAGE		HOUSING COSTS		AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage to afford 2BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Salem city	\$20.92	\$1,088	\$43,520	1.7	\$87,100	\$2,178	\$26,130	\$653	3,619	36%	\$18.85	\$980	1.1
Staunton city	\$22.10	\$1,149	\$45,960	1.8	\$89,900	\$2,248	\$26,970	\$674	4,483	41%	\$14.25	\$741	1.6
Suffolk city	\$28.71	\$1,493	\$59,720	2.4	\$100,700	\$2,518	\$30,210	\$755	10,734	30%	\$16.05	\$835	1.8
Virginia Beach city	\$28.71	\$1,493	\$59,720	2.4	\$100,700	\$2,518	\$30,210	\$755	63,422	35%	\$18.61	\$968	1.5
Waynesboro city	\$22.10	\$1,149	\$45,960	1.8	\$89,900	\$2,248	\$26,970	\$674	4,068	43%	\$11.99	\$624	1.8
Williamsburg city	\$28.71	\$1,493	\$59,720	2.4	\$100,700	\$2,518	\$30,210	\$755	2,398	49%	\$15.07	\$784	1.9
Winchester city	\$26.73	\$1,390	\$55,600	2.2	\$110,000	\$2,750	\$33,000	\$825	6,288	56%	\$24.00	\$1,248	1.1

† Wage data not available (See Appendix B).

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