

# VIRGINIA

#14\*

In **Virginia**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,292**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,307** monthly or **\$51,690** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$24.85**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT VIRGINIA:

STATE FACTS	
Minimum Wage	<b>\$11.00</b>
Average Renter Wage	<b>\$22.12</b>
2-Bedroom Housing Wage	<b>\$24.85</b>
Number of Renter Households	<b>1,060,350</b>
Percent Renters	<b>33%</b>

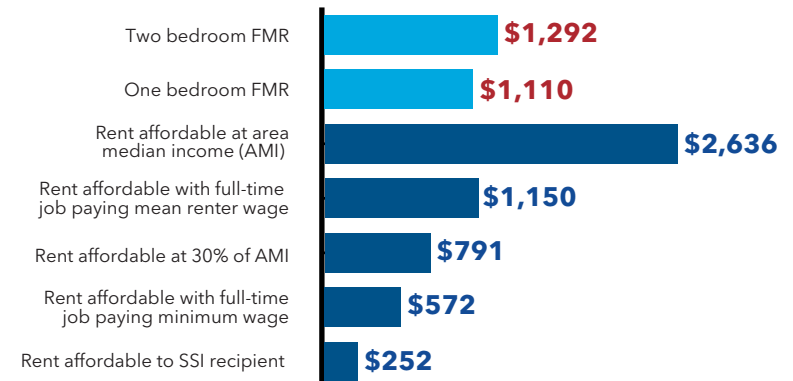
**90**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **2-Bedroom**  
**Rental Home** (at FMR)

**78**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **1-Bedroom**  
**Rental Home** (at FMR)

**2.3**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**2-Bedroom Rental Home** (at FMR)

**1.9**  
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>\$34.33</b>
Charlottesville MSA	<b>\$24.31</b>
Virginia Beach-Norfolk-Newport News HMFA	<b>\$22.94</b>
Richmond MSA	<b>\$22.87</b>
Winchester MSA	<b>\$21.48</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	FY22 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 needed to afford 2 BR 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 (2016-2020)	% of total households (2016-2020)	Estimated hourly mean renter wage (2022)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Virginia	\$24.85	\$1,292	\$51,690	2.3	\$105,430	\$2,636	\$31,629	\$791	1,060,350	33%	\$22.12	\$1,150	1.1
Combined Nonmetro Areas	\$14.57	\$758	\$30,306	1.3	\$66,480	\$1,662	\$19,944	\$499	116,828	27%	\$13.54	\$704	1.1
<b>Metropolitan Areas</b>													
Blacksburg-Christiansburg-Radford HMFA	\$17.98	\$935	\$37,400	1.6	\$86,200	\$2,155	\$25,860	\$647	18,711	46%	\$12.24	\$637	1.5
Charlottesville MSA	\$24.31	\$1,264	\$50,560	2.2	\$111,200	\$2,780	\$33,360	\$834	30,795	36%	\$19.57	\$1,018	1.2
Culpeper County HMFA	\$20.79	\$1,081	\$43,240	1.9	\$99,800	\$2,495	\$29,940	\$749	4,645	27%	\$15.64	\$813	1.3
Franklin County HMFA	\$15.23	\$792	\$31,680	1.4	\$74,400	\$1,860	\$22,320	\$558	4,181	18%	\$10.51	\$547	1.4
Giles County HMFA	\$13.50	\$702	\$28,080	1.2	\$68,500	\$1,713	\$20,550	\$514	1,587	24%	\$18.61	\$968	0.7
Harrisonburg MSA	\$18.29	\$951	\$38,040	1.7	\$80,500	\$2,013	\$24,150	\$604	17,978	37%	\$17.50	\$910	1.0
King and Queen County HMFA	\$13.81	\$718	\$28,720	1.3	\$81,600	\$2,040	\$24,480	\$612	434	15%	\$15.05	\$782	0.9
Kingsport-Bristol-Bristol MSA	\$13.50	\$702	\$28,080	1.2	\$69,700	\$1,743	\$20,910	\$523	9,958	26%	\$12.99	\$675	1.0
Lynchburg MSA	\$16.60	\$863	\$34,520	1.5	\$78,900	\$1,973	\$23,670	\$592	29,560	29%	\$16.85	\$876	1.0
Madison County HMFA	\$18.40	\$957	\$38,280	1.7	\$74,000	\$1,850	\$22,200	\$555	1,094	21%	\$13.41	\$697	1.4
Pulaski County HMFA	\$13.50	\$702	\$28,080	1.2	\$71,300	\$1,783	\$21,390	\$535	4,482	31%	\$14.74	\$767	0.9
Rappahannock County HMFA	\$20.13	\$1,047	\$41,880	1.8	\$108,800	\$2,720	\$32,640	\$816	646	23%	\$12.69	\$660	1.6
Richmond MSA	\$22.87	\$1,189	\$47,560	2.1	\$101,000	\$2,525	\$30,300	\$758	162,327	33%	\$20.74	\$1,079	1.1
Roanoke HMFA	\$16.90	\$879	\$35,160	1.5	\$86,300	\$2,158	\$25,890	\$647	35,624	34%	\$16.72	\$869	1.0
Southampton County-Franklin city HMFA	\$16.21	\$843	\$33,720	1.5	\$74,200	\$1,855	\$22,260	\$557	3,254	32%	\$10.65	\$554	1.5
Staunton-Waynesboro MSA	\$17.63	\$917	\$36,680	1.6	\$83,600	\$2,090	\$25,080	\$627	14,344	29%	\$15.64	\$813	1.1
Virginia Beach-Norfolk-Newport News HMFA	\$22.94	\$1,193	\$47,720	2.1	\$93,500	\$2,338	\$28,050	\$701	246,123	38%	\$18.33	\$953	1.3
Warren County HMFA	\$19.83	\$1,031	\$41,240	1.8	\$93,200	\$2,330	\$27,960	\$699	3,564	24%	\$14.26	\$741	1.4
Washington-Arlington-Alexandria HMFA	\$34.33	\$1,785	\$71,400	3.1	\$142,300	\$3,558	\$42,690	\$1,067	341,158	33%	\$29.27	\$1,522	1.2

† Wage data not available (See Appendix B).

- 1: BR = Bedroom
- 2: FMR = Fiscal Year 2022 Fair Market Rent.
- 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
- 4: AMI = Fiscal Year 2022 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	FY22 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 needed to afford 2 BR 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 (2016-2020)	% of total households (2016-2020)	Estimated hourly mean renter wage (2022)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR		
Winchester MSA	\$21.48	\$1,117	\$44,680	2.0	\$96,400	\$2,410	\$28,920	\$723	13,057	31%	\$19.11	\$994	1.1		
<b>Counties</b>															
Accomack County	\$13.85	\$720	\$28,800	1.3	\$64,200	\$1,605	\$19,260	\$482	4,780	35%	\$15.59	\$811	0.9		
Albemarle County	\$24.31	\$1,264	\$50,560	2.2	\$111,200	\$2,780	\$33,360	\$834	14,756	35%	\$18.75	\$975	1.3		
Alleghany County	\$14.21	\$739	\$29,560	1.3	\$65,100	\$1,628	\$19,530	\$488	1,359	21%	\$8.86	\$461	1.6		
Amelia County	\$22.87	\$1,189	\$47,560	2.1	\$101,000	\$2,525	\$30,300	\$758	850	17%	\$19.74	\$1,026	1.2		
Amherst County	\$16.60	\$863	\$34,520	1.5	\$78,900	\$1,973	\$23,670	\$592	2,753	23%	\$10.91	\$567	1.5		
Appomattox County	\$16.60	\$863	\$34,520	1.5	\$78,900	\$1,973	\$23,670	\$592	1,417	23%	\$7.84	\$408	2.1		
Arlington County	\$34.33	\$1,785	\$71,400	3.1	\$142,300	\$3,558	\$42,690	\$1,067	62,399	57%	\$41.47	\$2,157	0.8		
Augusta County	\$17.63	\$917	\$36,680	1.6	\$83,600	\$2,090	\$25,080	\$627	6,227	21%	\$17.01	\$884	1.0		
Bath County	\$13.58	\$706	\$28,240	1.2	\$68,500	\$1,713	\$20,550	\$514	332	18%	\$22.05	\$1,147	0.6		
Bedford County	\$16.60	\$863	\$34,520	1.5	\$78,900	\$1,973	\$23,670	\$592	4,976	16%	\$12.02	\$625	1.4		
Bland County	\$13.50	\$702	\$28,080	1.2	\$61,100	\$1,528	\$18,330	\$458	407	17%	\$11.55	\$601	1.2		
Botetourt County	\$16.90	\$879	\$35,160	1.5	\$86,300	\$2,158	\$25,890	\$647	1,880	14%	\$15.40	\$801	1.1		
Brunswick County	\$13.50	\$702	\$28,080	1.2	\$56,600	\$1,415	\$16,980	\$425	1,593	26%	\$11.59	\$602	1.2		
Buchanan County	\$13.50	\$702	\$28,080	1.2	\$45,400	\$1,135	\$13,620	\$341	1,668	20%	\$16.49	\$858	0.8		
Buckingham County	\$13.83	\$719	\$28,760	1.3	\$65,600	\$1,640	\$19,680	\$492	1,557	26%	\$14.02	\$729	1.0		
Campbell County	\$16.60	\$863	\$34,520	1.5	\$78,900	\$1,973	\$23,670	\$592	6,241	27%	\$20.21	\$1,051	0.8		
Caroline County	\$20.13	\$1,047	\$41,880	1.8	\$85,600	\$2,140	\$25,680	\$642	2,155	20%	\$12.39	\$645	1.6		
Carroll County	\$13.50	\$702	\$28,080	1.2	\$60,700	\$1,518	\$18,210	\$455	2,515	21%	\$13.64	\$709	1.0		
Charles City County	\$22.87	\$1,189	\$47,560	2.1	\$101,000	\$2,525	\$30,300	\$758	467	16%	\$15.07	\$783	1.5		
Charlotte County	\$13.50	\$702	\$28,080	1.2	\$63,700	\$1,593	\$19,110	\$478	1,541	32%	\$11.66	\$606	1.2		
Chesterfield County	\$22.87	\$1,189	\$47,560	2.1	\$101,000	\$2,525	\$30,300	\$758	29,640	23%	\$17.15	\$892	1.3		
Clarke County	\$34.33	\$1,785	\$71,400	3.1	\$142,300	\$3,558	\$42,690	\$1,067	1,275	22%	\$11.40	\$593	3.0		
Craig County	\$16.90	\$879	\$35,160	1.5	\$86,300	\$2,158	\$25,890	\$647	644	29%	\$13.40	\$697	1.3		

† Wage data not available (See Appendix B).

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Virginia

FY22 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 needed to afford 2 BR 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 (2016-2020)	% of total households (2016-2020)	Estimated hourly mean renter wage (2022)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Culpeper County	\$20.79	\$1,081	\$43,240	1.9	\$99,800	\$2,495	\$29,940	\$749	4,645	27%	\$15.64	\$813	1.3
Cumberland County	\$17.21	\$895	\$35,800	1.6	\$66,300	\$1,658	\$19,890	\$497	984	24%	\$12.39	\$644	1.4
Dickenson County	\$13.50	\$702	\$28,080	1.2	\$47,400	\$1,185	\$14,220	\$356	1,429	25%	\$13.94	\$725	1.0
Dinwiddie County	\$22.87	\$1,189	\$47,560	2.1	\$101,000	\$2,525	\$30,300	\$758	2,370	23%	\$15.51	\$807	1.5
Essex County	\$16.73	\$870	\$34,800	1.5	\$65,000	\$1,625	\$19,500	\$488	1,451	32%	\$12.64	\$657	1.3
Fairfax County	\$34.33	\$1,785	\$71,400	3.1	\$142,300	\$3,558	\$42,690	\$1,067	125,225	31%	\$33.39	\$1,736	1.0
Fauquier County	\$34.33	\$1,785	\$71,400	3.1	\$142,300	\$3,558	\$42,690	\$1,067	5,678	23%	\$17.46	\$908	2.0
Floyd County	\$13.50	\$702	\$28,080	1.2	\$69,400	\$1,735	\$20,820	\$521	931	14%	\$12.90	\$671	1.0
Fluvanna County	\$24.31	\$1,264	\$50,560	2.2	\$111,200	\$2,780	\$33,360	\$834	1,752	18%	\$13.94	\$725	1.7
Franklin County	\$15.23	\$792	\$31,680	1.4	\$74,400	\$1,860	\$22,320	\$558	4,181	18%	\$10.51	\$547	1.4
Frederick County	\$21.48	\$1,117	\$44,680	2.0	\$96,400	\$2,410	\$28,920	\$723	7,155	22%	\$17.76	\$923	1.2
Giles County	\$13.50	\$702	\$28,080	1.2	\$68,500	\$1,713	\$20,550	\$514	1,587	24%	\$18.61	\$968	0.7
Gloucester County	\$22.94	\$1,193	\$47,720	2.1	\$93,500	\$2,338	\$28,050	\$701	2,962	20%	\$12.61	\$656	1.8
Goochland County	\$22.87	\$1,189	\$47,560	2.1	\$101,000	\$2,525	\$30,300	\$758	1,245	14%	\$27.81	\$1,446	0.8
Grayson County	\$13.50	\$702	\$28,080	1.2	\$55,300	\$1,383	\$16,590	\$415	1,021	16%	\$9.49	\$493	1.4
Greene County	\$24.31	\$1,264	\$50,560	2.2	\$111,200	\$2,780	\$33,360	\$834	1,430	19%	\$17.05	\$887	1.4
Greensville County	\$14.69	\$764	\$30,560	1.3	\$59,600	\$1,490	\$17,880	\$447	968	28%	\$25.47	\$1,324	0.6
Halifax County	\$13.50	\$702	\$28,080	1.2	\$65,800	\$1,645	\$19,740	\$494	3,563	25%	\$12.88	\$670	1.0
Hanover County	\$22.87	\$1,189	\$47,560	2.1	\$101,000	\$2,525	\$30,300	\$758	6,707	17%	\$14.88	\$774	1.5
Henrico County	\$22.87	\$1,189	\$47,560	2.1	\$101,000	\$2,525	\$30,300	\$758	46,986	36%	\$21.47	\$1,116	1.1
Henry County	\$13.50	\$702	\$28,080	1.2	\$54,700	\$1,368	\$16,410	\$410	5,891	28%	\$12.63	\$657	1.1
Highland County †	\$13.58	\$706	\$28,240	1.2	\$61,600	\$1,540	\$18,480	\$462	125	13%			
Isle of Wight County	\$22.94	\$1,193	\$47,720	2.1	\$93,500	\$2,338	\$28,050	\$701	3,391	23%	\$16.83	\$875	1.4
James City County	\$22.94	\$1,193	\$47,720	2.1	\$93,500	\$2,338	\$28,050	\$701	6,972	23%	\$12.78	\$664	1.8
King and Queen County	\$13.81	\$718	\$28,720	1.3	\$81,600	\$2,040	\$24,480	\$612	434	15%	\$15.05	\$782	0.9
King George County	\$20.79	\$1,081	\$43,240	1.9	\$112,000	\$2,800	\$33,600	\$840	2,250	24%	\$16.40	\$853	1.3

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2022 Fair Market Rent.

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

4: AMI = Fiscal Year 2022 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

## FY22 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 needed to afford 2 BR 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 (2016-2020)	% of total households (2016-2020)	Estimated hourly mean renter wage (2022)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
King William County	\$22.87	\$1,189	\$47,560	2.1	\$101,000	\$2,525	\$30,300	\$758	742	12%	\$14.54	\$756	1.6
Lancaster County	\$17.92	\$932	\$37,280	1.6	\$81,200	\$2,030	\$24,360	\$609	1,277	24%	\$13.59	\$707	1.3
Lee County	\$13.50	\$702	\$28,080	1.2	\$52,300	\$1,308	\$15,690	\$392	2,713	31%	\$8.29	\$431	1.6
Loudoun County	\$34.33	\$1,785	\$71,400	3.1	\$142,300	\$3,558	\$42,690	\$1,067	29,546	22%	\$21.68	\$1,127	1.6
Louisa County	\$16.85	\$876	\$35,040	1.5	\$81,100	\$2,028	\$24,330	\$608	2,976	21%	\$14.00	\$728	1.2
Lunenburg County	\$13.50	\$702	\$28,080	1.2	\$59,000	\$1,475	\$17,700	\$443	1,285	29%	\$13.89	\$722	1.0
Madison County	\$18.40	\$957	\$38,280	1.7	\$74,000	\$1,850	\$22,200	\$555	1,094	21%	\$13.41	\$697	1.4
Mathews County	\$22.94	\$1,193	\$47,720	2.1	\$93,500	\$2,338	\$28,050	\$701	634	16%	\$7.24	\$376	3.2
Mecklenburg County	\$13.83	\$719	\$28,760	1.3	\$64,400	\$1,610	\$19,320	\$483	3,409	28%	\$10.74	\$558	1.3
Middlesex County	\$17.50	\$910	\$36,400	1.6	\$76,000	\$1,900	\$22,800	\$570	1,018	21%	\$16.67	\$867	1.0
Montgomery County	\$17.98	\$935	\$37,400	1.6	\$86,200	\$2,155	\$25,860	\$647	15,770	45%	\$12.11	\$630	1.5
Nelson County	\$24.31	\$1,264	\$50,560	2.2	\$111,200	\$2,780	\$33,360	\$834	1,593	25%	\$11.30	\$588	2.2
New Kent County	\$22.87	\$1,189	\$47,560	2.1	\$101,000	\$2,525	\$30,300	\$758	815	10%	\$12.01	\$624	1.9
Northampton County	\$15.00	\$780	\$31,200	1.4	\$66,400	\$1,660	\$19,920	\$498	1,907	37%	\$12.06	\$627	1.2
Northumberland County	\$16.56	\$861	\$34,440	1.5	\$79,200	\$1,980	\$23,760	\$594	605	11%	\$14.67	\$763	1.1
Nottoway County	\$14.52	\$755	\$30,200	1.3	\$63,100	\$1,578	\$18,930	\$473	1,820	33%	\$15.29	\$795	0.9
Orange County	\$18.00	\$936	\$37,440	1.6	\$92,800	\$2,320	\$27,840	\$696	3,036	22%	\$12.52	\$651	1.4
Page County	\$13.94	\$725	\$29,000	1.3	\$70,000	\$1,750	\$21,000	\$525	2,653	28%	\$12.58	\$654	1.1
Patrick County	\$13.50	\$702	\$28,080	1.2	\$66,600	\$1,665	\$19,980	\$500	1,766	23%	\$8.53	\$444	1.6
Pittsylvania County	\$13.50	\$702	\$28,080	1.2	\$61,900	\$1,548	\$18,570	\$464	6,339	24%	\$12.69	\$660	1.1
Powhatan County	\$22.87	\$1,189	\$47,560	2.1	\$101,000	\$2,525	\$30,300	\$758	745	7%	\$15.94	\$829	1.4
Prince Edward County	\$16.83	\$875	\$35,000	1.5	\$69,700	\$1,743	\$20,910	\$523	2,723	37%	\$13.67	\$711	1.2
Prince George County	\$22.87	\$1,189	\$47,560	2.1	\$101,000	\$2,525	\$30,300	\$758	3,698	31%	\$17.26	\$897	1.3
Prince William County	\$34.33	\$1,785	\$71,400	3.1	\$142,300	\$3,558	\$42,690	\$1,067	38,827	27%	\$17.67	\$919	1.9
Pulaski County	\$13.50	\$702	\$28,080	1.2	\$71,300	\$1,783	\$21,390	\$535	4,482	31%	\$14.74	\$767	0.9
Rappahannock County	\$20.13	\$1,047	\$41,880	1.8	\$108,800	\$2,720	\$32,640	\$816	646	23%	\$12.69	\$660	1.6

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Virginia

FY22 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 needed to afford 2 BR 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 (2016-2020)	% of total households (2016-2020)	Estimated hourly mean renter wage (2022)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Richmond County	\$16.62	\$864	\$34,560	1.5	\$64,400	\$1,610	\$19,320	\$483	1,053	36%	\$15.07	\$784	1.1
Roanoke County	\$16.90	\$879	\$35,160	1.5	\$86,300	\$2,158	\$25,890	\$647	9,687	25%	\$14.14	\$735	1.2
Rockbridge County	\$14.65	\$762	\$30,480	1.3	\$69,000	\$1,725	\$20,700	\$518	2,328	25%	\$11.85	\$616	1.2
Rockingham County	\$18.29	\$951	\$38,040	1.7	\$80,500	\$2,013	\$24,150	\$604	8,017	26%	\$18.42	\$958	1.0
Russell County	\$13.50	\$702	\$28,080	1.2	\$54,100	\$1,353	\$16,230	\$406	2,768	25%	\$13.55	\$705	1.0
Scott County	\$13.50	\$702	\$28,080	1.2	\$69,700	\$1,743	\$20,910	\$523	1,792	21%	\$11.90	\$619	1.1
Shenandoah County	\$15.92	\$828	\$33,120	1.4	\$76,500	\$1,913	\$22,950	\$574	5,322	30%	\$15.34	\$798	1.0
Smyth County	\$13.50	\$702	\$28,080	1.2	\$58,500	\$1,463	\$17,550	\$439	3,793	30%	\$12.34	\$642	1.1
Southampton County	\$16.21	\$843	\$33,720	1.5	\$74,200	\$1,855	\$22,260	\$557	1,695	26%	\$13.66	\$710	1.2
Spotsylvania County	\$34.33	\$1,785	\$71,400	3.1	\$142,300	\$3,558	\$42,690	\$1,067	9,526	21%	\$15.66	\$814	2.2
Stafford County	\$34.33	\$1,785	\$71,400	3.1	\$142,300	\$3,558	\$42,690	\$1,067	10,894	23%	\$14.33	\$745	2.4
Surry County	\$13.50	\$702	\$28,080	1.2	\$80,800	\$2,020	\$24,240	\$606	780	28%	\$23.26	\$1,210	0.6
Sussex County	\$22.87	\$1,189	\$47,560	2.1	\$101,000	\$2,525	\$30,300	\$758	1,023	27%	\$18.39	\$956	1.2
Tazewell County	\$13.50	\$702	\$28,080	1.2	\$59,400	\$1,485	\$17,820	\$446	4,144	25%	\$14.72	\$765	0.9
Warren County	\$19.83	\$1,031	\$41,240	1.8	\$93,200	\$2,330	\$27,960	\$699	3,564	24%	\$14.26	\$741	1.4
Washington County	\$13.50	\$702	\$28,080	1.2	\$69,700	\$1,743	\$20,910	\$523	5,284	24%	\$13.21	\$687	1.0
Westmoreland County	\$16.87	\$877	\$35,080	1.5	\$81,900	\$2,048	\$24,570	\$614	2,062	26%	\$9.51	\$495	1.8
Wise County	\$13.50	\$702	\$28,080	1.2	\$55,900	\$1,398	\$16,770	\$419	4,654	31%	\$9.50	\$494	1.4
Wythe County	\$13.69	\$712	\$28,480	1.2	\$68,900	\$1,723	\$20,670	\$517	2,854	23%	\$12.27	\$638	1.1
York County	\$22.94	\$1,193	\$47,720	2.1	\$93,500	\$2,338	\$28,050	\$701	7,134	28%	\$14.61	\$760	1.6
Alexandria city	\$34.33	\$1,785	\$71,400	3.1	\$142,300	\$3,558	\$42,690	\$1,067	40,358	57%	\$30.84	\$1,604	1.1
Bristol city	\$13.50	\$702	\$28,080	1.2	\$69,700	\$1,743	\$20,910	\$523	2,882	39%	\$13.03	\$678	1.0
Buena Vista city	\$14.65	\$762	\$30,480	1.3	\$69,000	\$1,725	\$20,700	\$518	970	39%	\$16.05	\$834	0.9
Charlottesville city	\$24.31	\$1,264	\$50,560	2.2	\$111,200	\$2,780	\$33,360	\$834	11,264	60%	\$22.60	\$1,175	1.1
Chesapeake city	\$22.94	\$1,193	\$47,720	2.1	\$93,500	\$2,338	\$28,050	\$701	23,934	28%	\$14.58	\$758	1.6
Colonial Heights city	\$22.87	\$1,189	\$47,560	2.1	\$101,000	\$2,525	\$30,300	\$758	2,420	34%	\$9.81	\$510	2.3

† Wage data not available (See Appendix B).

- 1: BR = Bedroom
- 2: FMR = Fiscal Year 2022 Fair Market Rent.
- 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
- 4: AMI = Fiscal Year 2022 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	FY22 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 needed to afford 2 BR 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 (2016-2020)	% of total households (2016-2020)	Estimated hourly mean renter wage (2022)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR		
Covington city	\$14.21	\$739	\$29,560	1.3	\$65,100	\$1,628	\$19,530	\$488	586	25%	\$21.75	\$1,131	0.7		
Danville city	\$13.50	\$702	\$28,080	1.2	\$61,900	\$1,548	\$18,570	\$464	9,086	50%	\$15.32	\$797	0.9		
Emporia city	\$14.69	\$764	\$30,560	1.3	\$59,600	\$1,490	\$17,880	\$447	1,224	59%	\$14.13	\$735	1.0		
Fairfax city	\$34.33	\$1,785	\$71,400	3.1	\$142,300	\$3,558	\$42,690	\$1,067	2,636	30%	\$19.01	\$989	1.8		
Falls Church city	\$34.33	\$1,785	\$71,400	3.1	\$142,300	\$3,558	\$42,690	\$1,067	2,319	41%	\$25.92	\$1,348	1.3		
Franklin city	\$16.21	\$843	\$33,720	1.5	\$74,200	\$1,855	\$22,260	\$557	1,559	44%	\$8.82	\$459	1.8		
Fredericksburg city	\$34.33	\$1,785	\$71,400	3.1	\$142,300	\$3,558	\$42,690	\$1,067	6,661	60%	\$20.33	\$1,057	1.7		
Galax city	\$13.50	\$702	\$28,080	1.2	\$60,700	\$1,518	\$18,210	\$455	840	32%	\$9.44	\$491	1.4		
Hampton city	\$22.94	\$1,193	\$47,720	2.1	\$93,500	\$2,338	\$28,050	\$701	23,614	43%	\$17.23	\$896	1.3		
Harrisonburg city	\$18.29	\$951	\$38,040	1.7	\$80,500	\$2,013	\$24,150	\$604	9,961	59%	\$16.28	\$847	1.1		
Hopewell city	\$22.87	\$1,189	\$47,560	2.1	\$101,000	\$2,525	\$30,300	\$758	4,955	53%	\$22.88	\$1,190	1.0		
Lexington city	\$14.65	\$762	\$30,480	1.3	\$69,000	\$1,725	\$20,700	\$518	936	45%	\$13.10	\$681	1.1		
Lynchburg city	\$16.60	\$863	\$34,520	1.5	\$78,900	\$1,973	\$23,670	\$592	14,173	50%	\$18.70	\$973	0.9		
Manassas city	\$34.33	\$1,785	\$71,400	3.1	\$142,300	\$3,558	\$42,690	\$1,067	4,008	31%	\$22.89	\$1,190	1.5		
Manassas Park city	\$34.33	\$1,785	\$71,400	3.1	\$142,300	\$3,558	\$42,690	\$1,067	1,806	39%	\$20.45	\$1,063	1.7		
Martinsville city	\$13.50	\$702	\$28,080	1.2	\$54,700	\$1,368	\$16,410	\$410	2,476	44%	\$14.45	\$751	0.9		
Newport News city	\$22.94	\$1,193	\$47,720	2.1	\$93,500	\$2,338	\$28,050	\$701	36,362	52%	\$22.97	\$1,195	1.0		
Norfolk city	\$22.94	\$1,193	\$47,720	2.1	\$93,500	\$2,338	\$28,050	\$701	50,545	57%	\$22.10	\$1,149	1.0		
Norton city	\$13.50	\$702	\$28,080	1.2	\$55,900	\$1,398	\$16,770	\$419	905	48%	\$8.33	\$433	1.6		
Petersburg city	\$22.87	\$1,189	\$47,560	2.1	\$101,000	\$2,525	\$30,300	\$758	8,460	64%	\$19.52	\$1,015	1.2		
Poquoson city	\$22.94	\$1,193	\$47,720	2.1	\$93,500	\$2,338	\$28,050	\$701	840	18%	\$13.64	\$709	1.7		
Portsmouth city	\$22.94	\$1,193	\$47,720	2.1	\$93,500	\$2,338	\$28,050	\$701	16,393	45%	\$17.16	\$892	1.3		
Radford city	\$17.98	\$935	\$37,400	1.6	\$86,200	\$2,155	\$25,860	\$647	2,941	52%	\$13.37	\$695	1.3		
Richmond city	\$22.87	\$1,189	\$47,560	2.1	\$101,000	\$2,525	\$30,300	\$758	51,204	56%	\$27.09	\$1,409	0.8		
Roanoke city	\$16.90	\$879	\$35,160	1.5	\$86,300	\$2,158	\$25,890	\$647	19,902	48%	\$18.44	\$959	0.9		
Salem city	\$16.90	\$879	\$35,160	1.5	\$86,300	\$2,158	\$25,890	\$647	3,511	36%	\$17.05	\$887	1.0		

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

Virginia	FY22 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 needed to afford 2 BR 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 (2016-2020)	% of total households (2016-2020)	Estimated hourly mean renter wage (2022)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Staunton city	\$17.63	\$917	\$36,680	1.6	\$83,600	\$2,090	\$25,080	\$627	4,366	41%	\$13.68	\$711	1.3
Suffolk city	\$22.94	\$1,193	\$47,720	2.1	\$93,500	\$2,338	\$28,050	\$701	10,262	30%	\$16.09	\$837	1.4
Virginia Beach city	\$22.94	\$1,193	\$47,720	2.1	\$93,500	\$2,338	\$28,050	\$701	60,935	35%	\$18.18	\$945	1.3
Waynesboro city	\$17.63	\$917	\$36,680	1.6	\$83,600	\$2,090	\$25,080	\$627	3,751	41%	\$13.64	\$709	1.3
Williamsburg city	\$22.94	\$1,193	\$47,720	2.1	\$93,500	\$2,338	\$28,050	\$701	2,145	48%	\$13.50	\$702	1.7
Winchester city	\$21.48	\$1,117	\$44,680	2.0	\$96,400	\$2,410	\$28,920	\$723	5,902	55%	\$20.89	\$1,086	1.0

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