

# VIRGINIA

STATE RANKING #12\*

In **Virginia**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,232**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,106** monthly or **\$49,276** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$23.69**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT VIRGINIA:

STATE FACTS	
Minimum Wage	<b>\$7.25</b>
Average Renter Wage	<b>\$17.69</b>
2-Bedroom Housing Wage	<b>\$23.69</b>
Number of Renter Households	<b>1,057,417</b>
Percent Renters	<b>34%</b>

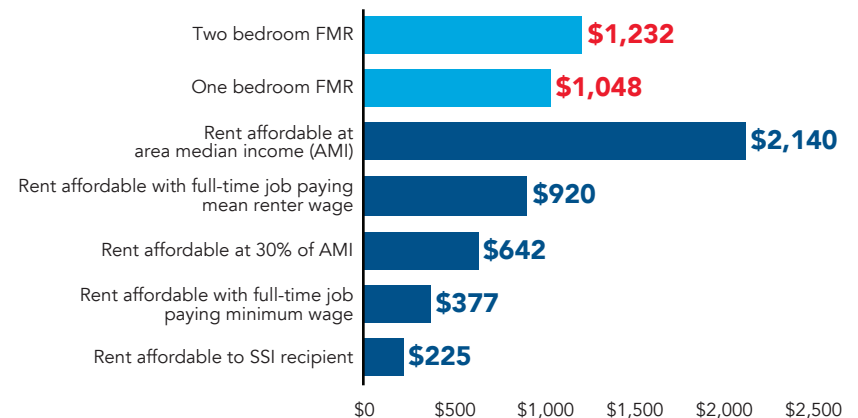
**131**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **2-Bedroom**  
**Rental Home** (at FMR)

**111**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **1-Bedroom**  
**Rental Home** (at FMR)

**3.3**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**2-Bedroom Rental Home** (at FMR)

**2.8**  
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>\$34.48</b>
Charlottesville HMFA	<b>\$22.67</b>
Rappahannock County HMFA	<b>\$21.92</b>
Virginia Beach-Norfolk-Newport News HMFA	<b>\$21.06</b>
King George County	<b>\$20.75</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.

	FY18 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 (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Virginia	\$23.69	\$1,232	\$49,276	3.3	\$85,599	\$2,140	\$25,680	\$642	1,057,417	34%	\$17.69	\$920	1.3
Combined Nonmetro Areas	\$14.47	\$752	\$30,094	2.0	\$54,868	\$1,372	\$16,460	\$412	118,758	28%	\$11.03	\$573	1.3
<b>Metropolitan Areas</b>													
Blacksburg-Christiansburg-Radford HMFA	\$17.04	\$886	\$35,440	2.4	\$69,800	\$1,745	\$20,940	\$524	19,724	48%	\$9.92	\$516	1.7
Buckingham County HMFA	\$14.12	\$734	\$29,360	1.9	\$55,200	\$1,380	\$16,560	\$414	1,338	24%	\$11.00	\$572	1.3
Charlottesville HMFA	\$22.67	\$1,179	\$47,160	3.1	\$89,600	\$2,240	\$26,880	\$672	29,563	37%	\$15.50	\$806	1.5
Culpeper County HMFA	\$19.81	\$1,030	\$41,200	2.7	\$82,200	\$2,055	\$24,660	\$617	4,786	28%	\$11.93	\$621	1.7
Floyd County HMFA	\$13.15	\$684	\$27,360	1.8	\$59,800	\$1,495	\$17,940	\$449	1,400	22%	\$10.19	\$530	1.3
Franklin County HMFA	\$13.98	\$727	\$29,080	1.9	\$59,800	\$1,495	\$17,940	\$449	4,767	21%	\$9.12	\$474	1.5
Giles County HMFA	\$13.31	\$692	\$27,680	1.8	\$57,200	\$1,430	\$17,160	\$429	1,824	25%	\$17.22	\$895	0.8
Harrisonburg MSA	\$16.15	\$840	\$33,600	2.2	\$62,500	\$1,563	\$18,750	\$469	18,137	39%	\$13.08	\$680	1.2
Kingsport-Bristol-Bristol MSA	\$13.15	\$684	\$27,360	1.8	\$54,800	\$1,370	\$16,440	\$411	10,704	27%	\$10.34	\$538	1.3
Lynchburg MSA	\$15.25	\$793	\$31,720	2.1	\$63,600	\$1,590	\$19,080	\$477	29,240	29%	\$13.00	\$676	1.2
Pulaski County HMFA	\$13.15	\$684	\$27,360	1.8	\$60,200	\$1,505	\$18,060	\$452	4,098	28%	\$11.60	\$603	1.1
Rappahannock County HMFA	\$21.92	\$1,140	\$45,600	3.0	\$78,600	\$1,965	\$23,580	\$590	835	26%	\$14.85	\$772	1.5
Richmond MSA	\$20.04	\$1,042	\$41,680	2.8	\$83,200	\$2,080	\$24,960	\$624	165,657	35%	\$16.56	\$861	1.2
Roanoke HMFA	\$16.27	\$846	\$33,840	2.2	\$67,200	\$1,680	\$20,160	\$504	36,309	34%	\$14.47	\$753	1.1
Staunton-Waynesboro MSA	\$16.54	\$860	\$34,400	2.3	\$64,300	\$1,608	\$19,290	\$482	13,986	29%	\$12.92	\$672	1.3
Virginia Beach-Norfolk-Newport News HMFA	\$21.06	\$1,095	\$43,800	2.9	\$75,000	\$1,875	\$22,500	\$563	245,633	39%	\$14.57	\$757	1.4
Warren County HMFA	\$19.69	\$1,024	\$40,960	2.7	\$76,700	\$1,918	\$23,010	\$575	3,437	24%	\$10.20	\$530	1.9
Washington-Arlington-Alexandria HMFA *	\$34.48	\$1,793	\$71,720	4.8	\$117,200	\$2,930	\$35,160	\$879	334,899	34%	\$23.51	\$1,222	1.5
Winchester MSA	\$18.00	\$936	\$37,440	2.5	\$71,100	\$1,778	\$21,330	\$533	12,322	30%	\$15.54	\$808	1.2

\* 50th percentile FMR (See Appendix B). † Wage data not available (See Appendix B).

1: BR = Bedroom  
 2: FMR = Fiscal Year 2018 Fair Market Rent.  
 3: This calculation uses the higher of the state or federal minimum wage. Local minimum wages are not used. See Appendix B.  
 4: AMI = Fiscal Year 2018 Area Median Income  
 5: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

	FY18 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 (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
<b>Counties</b>													
Accomack County	\$15.69	\$816	\$32,640	2.2	\$52,500	\$1,313	\$15,750	\$394	4,214	30%	\$11.43	\$595	1.4
Albemarle County	\$22.67	\$1,179	\$47,160	3.1	\$89,600	\$2,240	\$26,880	\$672	13,847	35%	\$16.04	\$834	1.4
Alleghany County	\$13.15	\$684	\$27,360	1.8	\$57,200	\$1,430	\$17,160	\$429	1,449	21%	\$9.07	\$472	1.5
Amelia County	\$20.04	\$1,042	\$41,680	2.8	\$83,200	\$2,080	\$24,960	\$624	695	15%	\$5.71	\$297	3.5
Amherst County	\$15.25	\$793	\$31,720	2.1	\$63,600	\$1,590	\$19,080	\$477	2,872	23%	\$10.60	\$551	1.4
Appomattox County	\$15.25	\$793	\$31,720	2.1	\$63,600	\$1,590	\$19,080	\$477	1,215	20%	\$4.84	\$252	3.1
Arlington County *	\$34.48	\$1,793	\$71,720	4.8	\$117,200	\$2,930	\$35,160	\$879	56,176	56%	\$32.15	\$1,672	1.1
Augusta County	\$16.54	\$860	\$34,400	2.3	\$64,300	\$1,608	\$19,290	\$482	5,824	20%	\$14.11	\$734	1.2
Bath County	\$13.15	\$684	\$27,360	1.8	\$60,300	\$1,508	\$18,090	\$452	674	32%	\$18.49	\$962	0.7
Bedford County	\$15.25	\$793	\$31,720	2.1	\$63,600	\$1,590	\$19,080	\$477	5,765	19%	\$10.96	\$570	1.4
Bland County	\$13.15	\$684	\$27,360	1.8	\$62,500	\$1,563	\$18,750	\$469	454	18%	\$12.51	\$651	1.1
Botetourt County	\$16.27	\$846	\$33,840	2.2	\$67,200	\$1,680	\$20,160	\$504	1,863	14%	\$12.73	\$662	1.3
Brunswick County	\$15.98	\$831	\$33,240	2.2	\$53,100	\$1,328	\$15,930	\$398	1,757	29%	\$9.73	\$506	1.6
Buchanan County	\$13.15	\$684	\$27,360	1.8	\$40,600	\$1,015	\$12,180	\$305	1,961	21%	\$13.20	\$686	1.0
Buckingham County	\$14.12	\$734	\$29,360	1.9	\$55,200	\$1,380	\$16,560	\$414	1,338	24%	\$11.00	\$572	1.3
Campbell County	\$15.25	\$793	\$31,720	2.1	\$63,600	\$1,590	\$19,080	\$477	5,397	24%	\$15.10	\$785	1.0
Caroline County	\$20.04	\$1,042	\$41,680	2.8	\$83,200	\$2,080	\$24,960	\$624	2,442	22%	\$13.83	\$719	1.4
Carroll County	\$13.15	\$684	\$27,360	1.8	\$47,300	\$1,183	\$14,190	\$355	2,793	22%	\$9.44	\$491	1.4
Charles City County	\$20.04	\$1,042	\$41,680	2.8	\$83,200	\$2,080	\$24,960	\$624	504	18%	\$15.60	\$811	1.3
Charlotte County	\$13.15	\$684	\$27,360	1.8	\$45,700	\$1,143	\$13,710	\$343	1,440	31%	\$12.01	\$625	1.1
Chesterfield County	\$20.04	\$1,042	\$41,680	2.8	\$83,200	\$2,080	\$24,960	\$624	29,051	24%	\$13.86	\$720	1.4
Clarke County *	\$34.48	\$1,793	\$71,720	4.8	\$117,200	\$2,930	\$35,160	\$879	1,429	26%	\$12.36	\$643	2.8
Craig County	\$16.27	\$846	\$33,840	2.2	\$67,200	\$1,680	\$20,160	\$504	636	27%	\$8.91	\$463	1.8
Culpeper County	\$19.81	\$1,030	\$41,200	2.7	\$82,200	\$2,055	\$24,660	\$617	4,786	28%	\$11.93	\$621	1.7
Cumberland County	\$17.42	\$906	\$36,240	2.4	\$56,000	\$1,400	\$16,800	\$420	1,108	27%	\$10.91	\$567	1.6

\* 50th percentile FMR (See Appendix B). † Wage data not available (See Appendix B).

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	FY18 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 (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Dickenson County	\$13.15	\$684	\$27,360	1.8	\$46,600	\$1,165	\$13,980	\$350	1,514	25%	\$10.76	\$559	1.2
Dinwiddie County	\$20.04	\$1,042	\$41,680	2.8	\$83,200	\$2,080	\$24,960	\$624	2,544	25%	\$13.47	\$701	1.5
Essex County	\$17.96	\$934	\$37,360	2.5	\$56,300	\$1,408	\$16,890	\$422	1,270	29%	\$11.58	\$602	1.6
Fairfax County *	\$34.48	\$1,793	\$71,720	4.8	\$117,200	\$2,930	\$35,160	\$879	128,007	33%	\$27.33	\$1,421	1.3
Fauquier County *	\$34.48	\$1,793	\$71,720	4.8	\$117,200	\$2,930	\$35,160	\$879	5,230	22%	\$12.24	\$637	2.8
Floyd County	\$13.15	\$684	\$27,360	1.8	\$59,800	\$1,495	\$17,940	\$449	1,400	22%	\$10.19	\$530	1.3
Fluvanna County	\$22.67	\$1,179	\$47,160	3.1	\$89,600	\$2,240	\$26,880	\$672	2,025	21%	\$13.53	\$704	1.7
Franklin County	\$13.98	\$727	\$29,080	1.9	\$59,800	\$1,495	\$17,940	\$449	4,767	21%	\$9.12	\$474	1.5
Frederick County	\$18.00	\$936	\$37,440	2.5	\$71,100	\$1,778	\$21,330	\$533	6,548	22%	\$14.38	\$748	1.3
Giles County	\$13.31	\$692	\$27,680	1.8	\$57,200	\$1,430	\$17,160	\$429	1,824	25%	\$17.22	\$895	0.8
Gloucester County	\$21.06	\$1,095	\$43,800	2.9	\$75,000	\$1,875	\$22,500	\$563	3,381	23%	\$9.99	\$520	2.1
Goochland County	\$20.04	\$1,042	\$41,680	2.8	\$83,200	\$2,080	\$24,960	\$624	1,144	14%	\$22.82	\$1,187	0.9
Grayson County	\$13.15	\$684	\$27,360	1.8	\$41,600	\$1,040	\$12,480	\$312	1,416	21%	\$10.09	\$525	1.3
Greene County	\$22.67	\$1,179	\$47,160	3.1	\$89,600	\$2,240	\$26,880	\$672	1,561	22%	\$9.66	\$503	2.3
Greensville County	\$14.94	\$777	\$31,080	2.1	\$46,500	\$1,163	\$13,950	\$349	890	24%	\$11.19	\$582	1.3
Halifax County	\$13.15	\$684	\$27,360	1.8	\$51,800	\$1,295	\$15,540	\$389	4,112	29%	\$10.88	\$566	1.2
Hanover County	\$20.04	\$1,042	\$41,680	2.8	\$83,200	\$2,080	\$24,960	\$624	7,094	19%	\$10.76	\$560	1.9
Henrico County	\$20.04	\$1,042	\$41,680	2.8	\$83,200	\$2,080	\$24,960	\$624	46,872	37%	\$17.79	\$925	1.1
Henry County	\$13.15	\$684	\$27,360	1.8	\$48,000	\$1,200	\$14,400	\$360	5,883	27%	\$11.02	\$573	1.2
Highland County	\$13.15	\$684	\$27,360	1.8	\$58,000	\$1,450	\$17,400	\$435	164	15%	\$6.53	\$340	2.0
Isle of Wight County	\$21.06	\$1,095	\$43,800	2.9	\$75,000	\$1,875	\$22,500	\$563	3,051	22%	\$11.96	\$622	1.8
James City County	\$21.06	\$1,095	\$43,800	2.9	\$75,000	\$1,875	\$22,500	\$563	7,044	25%	\$10.38	\$540	2.0
King and Queen County	\$18.62	\$968	\$38,720	2.6	\$56,200	\$1,405	\$16,860	\$422	593	21%	\$16.15	\$840	1.2
King George County	\$20.75	\$1,079	\$43,160	2.9	\$95,200	\$2,380	\$28,560	\$714	2,320	27%	\$18.12	\$942	1.1
King William County	\$20.04	\$1,042	\$41,680	2.8	\$83,200	\$2,080	\$24,960	\$624	966	16%	\$12.95	\$673	1.5
Lancaster County	\$18.23	\$948	\$37,920	2.5	\$67,800	\$1,695	\$20,340	\$509	1,275	25%	\$10.92	\$568	1.7

\* 50th percentile FMR (See Appendix B). † Wage data not available (See Appendix B).

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	FY18 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 (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Lee County	\$13.15	\$684	\$27,360	1.8	\$45,600	\$1,140	\$13,680	\$342	2,627	28%	\$7.70	\$400	1.7
Loudoun County *	\$34.48	\$1,793	\$71,720	4.8	\$117,200	\$2,930	\$35,160	\$879	26,417	23%	\$17.41	\$905	2.0
Louisa County	\$18.23	\$948	\$37,920	2.5	\$71,300	\$1,783	\$21,390	\$535	2,858	22%	\$16.54	\$860	1.1
Lunenburg County	\$14.06	\$731	\$29,240	1.9	\$50,300	\$1,258	\$15,090	\$377	1,351	29%	\$10.53	\$548	1.3
Madison County	\$18.13	\$943	\$37,720	2.5	\$57,300	\$1,433	\$17,190	\$430	1,385	27%	\$12.13	\$631	1.5
Mathews County	\$21.06	\$1,095	\$43,800	2.9	\$75,000	\$1,875	\$22,500	\$563	591	15%	\$7.68	\$399	2.7
Mecklenburg County	\$13.96	\$726	\$29,040	1.9	\$51,900	\$1,298	\$15,570	\$389	3,406	28%	\$10.83	\$563	1.3
Middlesex County	\$20.13	\$1,047	\$41,880	2.8	\$66,200	\$1,655	\$19,860	\$497	796	18%	\$10.53	\$548	1.9
Montgomery County	\$17.04	\$886	\$35,440	2.4	\$69,800	\$1,745	\$20,940	\$524	16,571	46%	\$9.72	\$505	1.8
Nelson County	\$22.67	\$1,179	\$47,160	3.1	\$89,600	\$2,240	\$26,880	\$672	1,729	27%	\$10.03	\$522	2.3
New Kent County	\$20.04	\$1,042	\$41,680	2.8	\$83,200	\$2,080	\$24,960	\$624	1,202	16%	\$10.98	\$571	1.8
Northampton County	\$16.35	\$850	\$34,000	2.3	\$52,700	\$1,318	\$15,810	\$395	1,663	33%	\$9.80	\$509	1.7
Northumberland County	\$14.54	\$756	\$30,240	2.0	\$65,000	\$1,625	\$19,500	\$488	786	14%	\$8.21	\$427	1.8
Nottoway County	\$14.63	\$761	\$30,440	2.0	\$55,600	\$1,390	\$16,680	\$417	2,098	37%	\$10.65	\$554	1.4
Orange County	\$16.23	\$844	\$33,760	2.2	\$76,000	\$1,900	\$22,800	\$570	2,914	22%	\$9.39	\$488	1.7
Page County	\$13.90	\$723	\$28,920	1.9	\$53,500	\$1,338	\$16,050	\$401	2,811	30%	\$10.17	\$529	1.4
Patrick County	\$13.15	\$684	\$27,360	1.8	\$46,500	\$1,163	\$13,950	\$349	1,791	23%	\$7.65	\$398	1.7
Pittsylvania County	\$13.15	\$684	\$27,360	1.8	\$51,300	\$1,283	\$15,390	\$385	6,233	24%	\$10.94	\$569	1.2
Powhatan County	\$20.04	\$1,042	\$41,680	2.8	\$83,200	\$2,080	\$24,960	\$624	1,129	11%	\$12.18	\$633	1.6
Prince Edward County	\$16.71	\$869	\$34,760	2.3	\$56,200	\$1,405	\$16,860	\$422	2,583	35%	\$10.01	\$521	1.7
Prince George County	\$20.04	\$1,042	\$41,680	2.8	\$83,200	\$2,080	\$24,960	\$624	3,524	31%	\$15.35	\$798	1.3
Prince William County *	\$34.48	\$1,793	\$71,720	4.8	\$117,200	\$2,930	\$35,160	\$879	39,810	29%	\$12.96	\$674	2.7
Pulaski County	\$13.15	\$684	\$27,360	1.8	\$60,200	\$1,505	\$18,060	\$452	4,098	28%	\$11.60	\$603	1.1
Rappahannock County	\$21.92	\$1,140	\$45,600	3.0	\$78,600	\$1,965	\$23,580	\$590	835	26%	\$14.85	\$772	1.5
Richmond County	\$15.69	\$816	\$32,640	2.2	\$57,300	\$1,433	\$17,190	\$430	825	27%	\$10.75	\$559	1.5
Roanoke County	\$16.27	\$846	\$33,840	2.2	\$67,200	\$1,680	\$20,160	\$504	9,830	26%	\$13.60	\$707	1.2

\* 50th percentile FMR (See Appendix B). † Wage data not available (See Appendix B).

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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.

	FY18 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 (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Rockbridge County	\$14.75	\$767	\$30,680	2.0	\$55,900	\$1,398	\$16,770	\$419	2,101	23%	\$9.30	\$484	1.6
Rockingham County	\$16.15	\$840	\$33,600	2.2	\$62,500	\$1,563	\$18,750	\$469	7,735	26%	\$14.22	\$739	1.1
Russell County	\$13.15	\$684	\$27,360	1.8	\$50,600	\$1,265	\$15,180	\$380	2,432	22%	\$10.04	\$522	1.3
Scott County	\$13.15	\$684	\$27,360	1.8	\$54,800	\$1,370	\$16,440	\$411	2,122	23%	\$7.99	\$415	1.6
Shenandoah County	\$16.06	\$835	\$33,400	2.2	\$62,700	\$1,568	\$18,810	\$470	5,033	29%	\$9.85	\$512	1.6
Smyth County	\$13.15	\$684	\$27,360	1.8	\$50,200	\$1,255	\$15,060	\$377	3,869	30%	\$9.84	\$511	1.3
Southampton County	\$15.85	\$824	\$32,960	2.2	\$59,100	\$1,478	\$17,730	\$443	2,117	31%	\$10.12	\$526	1.6
Spotsylvania County *	\$34.48	\$1,793	\$71,720	4.8	\$117,200	\$2,930	\$35,160	\$879	9,856	23%	\$12.13	\$631	2.8
Stafford County *	\$34.48	\$1,793	\$71,720	4.8	\$117,200	\$2,930	\$35,160	\$879	10,981	25%	\$12.00	\$624	2.9
Surry County	\$13.35	\$694	\$27,760	1.8	\$68,100	\$1,703	\$20,430	\$511	495	18%	\$18.00	\$936	0.7
Sussex County	\$20.04	\$1,042	\$41,680	2.8	\$83,200	\$2,080	\$24,960	\$624	1,337	35%	\$10.87	\$565	1.8
Tazewell County	\$13.15	\$684	\$27,360	1.8	\$51,600	\$1,290	\$15,480	\$387	4,387	25%	\$9.96	\$518	1.3
Warren County	\$19.69	\$1,024	\$40,960	2.7	\$76,700	\$1,918	\$23,010	\$575	3,437	24%	\$10.20	\$530	1.9
Washington County	\$13.15	\$684	\$27,360	1.8	\$54,800	\$1,370	\$16,440	\$411	5,334	24%	\$10.26	\$534	1.3
Westmoreland County	\$15.27	\$794	\$31,760	2.1	\$61,800	\$1,545	\$18,540	\$464	1,614	23%	\$9.21	\$479	1.7
Wise County	\$13.15	\$684	\$27,360	1.8	\$50,300	\$1,258	\$15,090	\$377	4,778	31%	\$7.63	\$397	1.7
Wythe County	\$13.33	\$693	\$27,720	1.8	\$54,000	\$1,350	\$16,200	\$405	3,396	28%	\$8.96	\$466	1.5
York County	\$21.06	\$1,095	\$43,800	2.9	\$75,000	\$1,875	\$22,500	\$563	6,665	28%	\$11.98	\$623	1.8
Alexandria city *	\$34.48	\$1,793	\$71,720	4.8	\$117,200	\$2,930	\$35,160	\$879	39,353	58%	\$25.10	\$1,305	1.4
Bedford city †													
Bristol city	\$13.15	\$684	\$27,360	1.8	\$54,800	\$1,370	\$16,440	\$411	3,248	42%	\$11.51	\$599	1.1
Buena Vista city	\$14.75	\$767	\$30,680	2.0	\$55,900	\$1,398	\$16,770	\$419	1,101	41%	\$12.21	\$635	1.2
Charlottesville city	\$22.67	\$1,179	\$47,160	3.1	\$89,600	\$2,240	\$26,880	\$672	10,401	58%	\$16.20	\$843	1.4
Chesapeake city	\$21.06	\$1,095	\$43,800	2.9	\$75,000	\$1,875	\$22,500	\$563	24,722	30%	\$12.41	\$646	1.7
Colonial Heights city	\$20.04	\$1,042	\$41,680	2.8	\$83,200	\$2,080	\$24,960	\$624	2,856	40%	\$9.79	\$509	2.0
Covington city	\$13.15	\$684	\$27,360	1.8	\$57,200	\$1,430	\$17,160	\$429	616	25%	\$19.85	\$1,032	0.7

\* 50th percentile FMR (See Appendix B). † Wage data not available (See Appendix B).

- 1: BR = Bedroom
- 2: FMR = Fiscal Year 2018 Fair Market Rent.
- 3: This calculation uses the higher of the state or federal minimum wage. Local minimum wages are not used. See Appendix B.
- 4: AMI = Fiscal Year 2018 Area Median Income
- 5: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

	FY18 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 (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Danville city	\$13.15	\$684	\$27,360	1.8	\$51,300	\$1,283	\$15,390	\$385	8,588	46%	\$12.15	\$632	1.1
Emporia city	\$14.94	\$777	\$31,080	2.1	\$46,500	\$1,163	\$13,950	\$349	1,337	60%	\$12.23	\$636	1.2
Fairfax city *	\$34.48	\$1,793	\$71,720	4.8	\$117,200	\$2,930	\$35,160	\$879	2,484	29%	\$16.14	\$839	2.1
Falls Church city *	\$34.48	\$1,793	\$71,720	4.8	\$117,200	\$2,930	\$35,160	\$879	2,139	40%	\$17.37	\$903	2.0
Franklin city	\$15.85	\$824	\$32,960	2.2	\$59,100	\$1,478	\$17,730	\$443	1,721	50%	\$11.22	\$583	1.4
Fredericksburg city *	\$34.48	\$1,793	\$71,720	4.8	\$117,200	\$2,930	\$35,160	\$879	6,696	65%	\$15.83	\$823	2.2
Galax city	\$13.15	\$684	\$27,360	1.8	\$47,300	\$1,183	\$14,190	\$355	1,203	43%	\$8.20	\$426	1.6
Hampton city	\$21.06	\$1,095	\$43,800	2.9	\$75,000	\$1,875	\$22,500	\$563	23,506	44%	\$13.51	\$702	1.6
Harrisonburg city	\$16.15	\$840	\$33,600	2.2	\$62,500	\$1,563	\$18,750	\$469	10,402	63%	\$11.78	\$613	1.4
Hopewell city	\$20.04	\$1,042	\$41,680	2.8	\$83,200	\$2,080	\$24,960	\$624	4,422	50%	\$21.04	\$1,094	1.0
Lexington city	\$14.75	\$767	\$30,680	2.0	\$55,900	\$1,398	\$16,770	\$419	814	44%	\$10.16	\$528	1.5
Lynchburg city	\$15.25	\$793	\$31,720	2.1	\$63,600	\$1,590	\$19,080	\$477	13,991	49%	\$13.78	\$717	1.1
Manassas city *	\$34.48	\$1,793	\$71,720	4.8	\$117,200	\$2,930	\$35,160	\$879	4,703	38%	\$20.01	\$1,041	1.7
Manassas Park city *	\$34.48	\$1,793	\$71,720	4.8	\$117,200	\$2,930	\$35,160	\$879	1,618	34%	\$20.16	\$1,049	1.7
Martinsville city	\$13.15	\$684	\$27,360	1.8	\$48,000	\$1,200	\$14,400	\$360	2,726	47%	\$11.52	\$599	1.1
Newport News city	\$21.06	\$1,095	\$43,800	2.9	\$75,000	\$1,875	\$22,500	\$563	35,007	51%	\$18.23	\$948	1.2
Norfolk city	\$21.06	\$1,095	\$43,800	2.9	\$75,000	\$1,875	\$22,500	\$563	49,971	57%	\$17.45	\$908	1.2
Norton city	\$13.15	\$684	\$27,360	1.8	\$50,300	\$1,258	\$15,090	\$377	1,016	55%	\$12.87	\$669	1.0
Petersburg city	\$20.04	\$1,042	\$41,680	2.8	\$83,200	\$2,080	\$24,960	\$624	7,746	59%	\$14.91	\$775	1.3
Poquoson city	\$21.06	\$1,095	\$43,800	2.9	\$75,000	\$1,875	\$22,500	\$563	780	17%	\$7.19	\$374	2.9
Portsmouth city	\$21.06	\$1,095	\$43,800	2.9	\$75,000	\$1,875	\$22,500	\$563	17,020	46%	\$13.89	\$722	1.5
Radford city	\$17.04	\$886	\$35,440	2.4	\$69,800	\$1,745	\$20,940	\$524	3,153	56%	\$11.56	\$601	1.5
Richmond city	\$20.04	\$1,042	\$41,680	2.8	\$83,200	\$2,080	\$24,960	\$624	52,129	59%	\$20.64	\$1,073	1.0
Roanoke city	\$16.27	\$846	\$33,840	2.2	\$67,200	\$1,680	\$20,160	\$504	20,384	48%	\$15.23	\$792	1.1
Salem city	\$16.27	\$846	\$33,840	2.2	\$67,200	\$1,680	\$20,160	\$504	3,596	36%	\$14.63	\$761	1.1
Staunton city	\$16.54	\$860	\$34,400	2.3	\$64,300	\$1,608	\$19,290	\$482	4,355	42%	\$10.33	\$537	1.6

\* 50th percentile FMR (See Appendix B). † Wage data not available (See Appendix B).

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	FY18 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 (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Suffolk city	\$21.06	\$1,095	\$43,800	2.9	\$75,000	\$1,875	\$22,500	\$563	9,749	31%	\$11.57	\$602	1.8
Virginia Beach city	\$21.06	\$1,095	\$43,800	2.9	\$75,000	\$1,875	\$22,500	\$563	61,676	37%	\$14.39	\$748	1.5
Waynesboro city	\$16.54	\$860	\$34,400	2.3	\$64,300	\$1,608	\$19,290	\$482	3,807	42%	\$12.37	\$643	1.3
Williamsburg city	\$21.06	\$1,095	\$43,800	2.9	\$75,000	\$1,875	\$22,500	\$563	2,470	53%	\$11.50	\$598	1.8
Winchester city	\$18.00	\$936	\$37,440	2.5	\$71,100	\$1,778	\$21,330	\$533	5,774	54%	\$16.85	\$876	1.1

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