

# VIRGINIA

#17\*

In **Virginia**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,396**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,652** monthly or **\$55,821** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$26.84**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT VIRGINIA:

STATE FACTS	
Minimum Wage	<b>\$12.00</b>
Average Renter Wage	<b>\$23.38</b>
2-Bedroom Housing Wage	<b>\$26.84</b>
Number of Renter Households	<b>1,083,561</b>
Percent Renters	<b>33%</b>

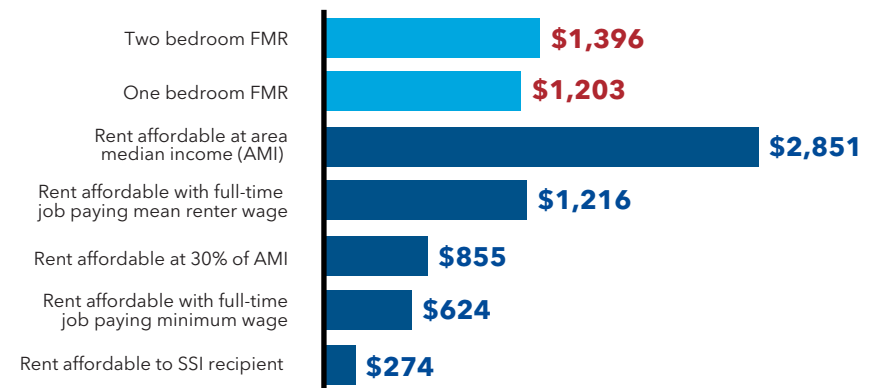
**89**  
Work Hours Per Week At  
**Minimum Wage To Afford a 2-Bedroom  
Rental Home** (at FMR)

**77**  
Work Hours Per Week At  
**Minimum Wage To Afford a 1-Bedroom  
Rental Home** (at FMR)

**2.2**  
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>\$35.35</b>
Charlottesville MSA	<b>\$26.94</b>
Richmond MSA	<b>\$25.69</b>
Virginia Beach-Norfolk-Newport News HMFA	<b>\$25.56</b>
Winchester MSA	<b>\$23.60</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

	FY23 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 BMR 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 (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Virginia	\$26.84	\$1,396	\$55,821	2.2	\$114,043	\$2,851	\$34,213	\$855	1,083,561	33%	\$23.38	\$1,216	1.1
Combined Nonmetro Areas	\$16.31	\$848	\$33,921	1.4	\$73,577	\$1,839	\$22,073	\$552	112,328	27%	\$14.52	\$755	1.1
<b><u>Metropolitan Areas</u></b>													
Blacksburg-Christiansburg-Radford HMFA	\$20.21	\$1,051	\$42,040	1.7	\$93,500	\$2,338	\$28,050	\$701	18,893	46%	\$13.45	\$699	1.5
Charlottesville MSA	\$26.94	\$1,401	\$56,040	2.2	\$123,300	\$3,083	\$36,990	\$925	30,317	35%	\$21.05	\$1,094	1.3
Culpeper County HMFA	\$22.00	\$1,144	\$45,760	1.8	\$108,000	\$2,700	\$32,400	\$810	4,705	27%	\$16.73	\$870	1.3
Franklin County HMFA	\$17.46	\$908	\$36,320	1.5	\$82,500	\$2,063	\$24,750	\$619	4,312	20%	\$12.76	\$664	1.4
Giles County HMFA	\$15.25	\$793	\$31,720	1.3	\$73,800	\$1,845	\$22,140	\$554	1,616	24%	\$21.61	\$1,124	0.7
Harrisonburg MSA	\$19.75	\$1,027	\$41,080	1.6	\$95,900	\$2,398	\$28,770	\$719	17,850	37%	\$18.22	\$947	1.1
King and Queen County HMFA	\$17.35	\$902	\$36,080	1.4	\$88,500	\$2,213	\$26,550	\$664	489	17%	\$18.17	\$945	1.0
Kingsport-Bristol-Bristol MSA	\$15.25	\$793	\$31,720	1.3	\$74,600	\$1,865	\$22,380	\$560	9,749	26%	\$13.90	\$723	1.1
Lynchburg MSA	\$17.88	\$930	\$37,200	1.5	\$83,000	\$2,075	\$24,900	\$623	30,456	30%	\$17.68	\$919	1.0
Madison County HMFA	\$18.92	\$984	\$39,360	1.6	\$94,500	\$2,363	\$28,350	\$709	913	18%	\$12.07	\$628	1.6
Pulaski County HMFA	\$15.25	\$793	\$31,720	1.3	\$79,400	\$1,985	\$23,820	\$596	4,469	31%	\$16.41	\$853	0.9
Rappahannock County HMFA	\$21.08	\$1,096	\$43,840	1.8	\$108,300	\$2,708	\$32,490	\$812	742	27%	\$10.61	\$552	2.0
Richmond MSA	\$25.69	\$1,336	\$53,440	2.1	\$109,400	\$2,735	\$32,820	\$821	169,586	34%	\$22.37	\$1,163	1.1
Roanoke HMFA	\$19.04	\$990	\$39,600	1.6	\$92,800	\$2,320	\$27,840	\$696	35,967	34%	\$18.12	\$942	1.1
Southampton County-Franklin city HMFA	\$18.33	\$953	\$38,120	1.5	\$85,400	\$2,135	\$25,620	\$641	3,273	32%	\$11.65	\$606	1.6
Staunton-Waynesboro MSA	\$19.02	\$989	\$39,560	1.6	\$92,800	\$2,320	\$27,840	\$696	14,804	29%	\$15.86	\$825	1.2
Virginia Beach-Norfolk-Newport News HMFA	\$25.56	\$1,329	\$53,160	2.1	\$100,500	\$2,513	\$30,150	\$754	255,219	38%	\$19.31	\$1,004	1.3
Warren County HMFA	\$20.52	\$1,067	\$42,680	1.7	\$96,900	\$2,423	\$29,070	\$727	3,731	25%	\$16.39	\$852	1.3

† Wage data not available (See Appendix B).

1: BR = Bedroom  
 2: FMR = Fiscal Year 2023 Fair Market Rent.  
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.  
 4: AMI = Fiscal Year 2023 Area Median Income  
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing

VIRGINIA

	FY23 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 BMR 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 (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Washington-Arlington-Alexandria HMFA	\$35.35	\$1,838	\$73,520	2.9	\$152,100	\$3,803	\$45,630	\$1,141	350,210	33%	\$30.57	\$1,590	1.2
Winchester MSA	\$23.60	\$1,227	\$49,080	2.0	\$99,900	\$2,498	\$29,970	\$749	13,932	32%	\$20.45	\$1,063	1.2
<b>Counties</b>													
Accomack County	\$15.25	\$793	\$31,720	1.3	\$71,500	\$1,788	\$21,450	\$536	4,689	33%	\$16.36	\$851	0.9
Albemarle County	\$26.94	\$1,401	\$56,040	2.2	\$123,300	\$3,083	\$36,990	\$925	14,641	34%	\$20.07	\$1,043	1.3
Alleghany County	\$15.62	\$812	\$32,480	1.3	\$68,800	\$1,720	\$20,640	\$516	1,244	19%	\$9.26	\$482	1.7
Amelia County	\$25.69	\$1,336	\$53,440	2.1	\$109,400	\$2,735	\$32,820	\$821	890	17%	\$18.73	\$974	1.4
Amherst County	\$17.88	\$930	\$37,200	1.5	\$83,000	\$2,075	\$24,900	\$623	3,084	25%	\$11.61	\$604	1.5
Appomattox County	\$17.88	\$930	\$37,200	1.5	\$83,000	\$2,075	\$24,900	\$623	1,423	23%	\$10.52	\$547	1.7
Arlington County	\$35.35	\$1,838	\$73,520	2.9	\$152,100	\$3,803	\$45,630	\$1,141	63,220	58%	\$43.49	\$2,261	0.8
Augusta County	\$19.02	\$989	\$39,560	1.6	\$92,800	\$2,320	\$27,840	\$696	6,420	21%	\$17.34	\$902	1.1
Bath County	\$15.29	\$795	\$31,800	1.3	\$79,300	\$1,983	\$23,790	\$595	404	22%	\$16.11	\$838	0.9
Bedford County	\$17.88	\$930	\$37,200	1.5	\$83,000	\$2,075	\$24,900	\$623	5,220	16%	\$12.37	\$643	1.4
Bland County	\$15.25	\$793	\$31,720	1.3	\$66,200	\$1,655	\$19,860	\$497	375	17%	\$12.42	\$646	1.2
Botetourt County	\$19.04	\$990	\$39,600	1.6	\$92,800	\$2,320	\$27,840	\$696	1,849	14%	\$17.59	\$914	1.1
Brunswick County	\$15.25	\$793	\$31,720	1.3	\$62,300	\$1,558	\$18,690	\$467	1,437	24%	\$10.71	\$557	1.4
Buchanan County	\$15.25	\$793	\$31,720	1.3	\$49,800	\$1,245	\$14,940	\$374	1,369	18%	\$17.34	\$902	0.9
Buckingham County	\$16.33	\$849	\$33,960	1.4	\$75,300	\$1,883	\$22,590	\$565	1,484	26%	\$13.50	\$702	1.2
Campbell County	\$17.88	\$930	\$37,200	1.5	\$83,000	\$2,075	\$24,900	\$623	5,998	27%	\$21.52	\$1,119	0.8
Caroline County	\$20.31	\$1,056	\$42,240	1.7	\$97,900	\$2,448	\$29,370	\$734	2,033	18%	\$13.19	\$686	1.5
Carroll County	\$15.25	\$793	\$31,720	1.3	\$63,500	\$1,588	\$19,050	\$476	2,693	22%	\$12.39	\$644	1.2
Charles City County	\$25.69	\$1,336	\$53,440	2.1	\$109,400	\$2,735	\$32,820	\$821	451	15%	\$12.03	\$625	2.1
Charlotte County	\$15.25	\$793	\$31,720	1.3	\$73,700	\$1,843	\$22,110	\$553	1,460	32%	\$11.43	\$594	1.3
Chesterfield County	\$25.69	\$1,336	\$53,440	2.1	\$109,400	\$2,735	\$32,820	\$821	30,708	23%	\$18.22	\$947	1.4
Clarke County	\$35.35	\$1,838	\$73,520	2.9	\$152,100	\$3,803	\$45,630	\$1,141	1,346	24%	\$12.22	\$636	2.9

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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 BMR 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 (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Craig County †	\$19.04	\$990	\$39,600	1.6	\$92,800	\$2,320	\$27,840	\$696	432	22%			
Culpeper County	\$22.00	\$1,144	\$45,760	1.8	\$108,000	\$2,700	\$32,400	\$810	4,705	27%	\$16.73	\$870	1.3
Cumberland County	\$18.29	\$951	\$38,040	1.5	\$77,100	\$1,928	\$23,130	\$578	916	23%	\$14.32	\$745	1.3
Dickenson County	\$15.25	\$793	\$31,720	1.3	\$51,400	\$1,285	\$15,420	\$386	1,283	23%	\$15.41	\$801	1.0
Dinwiddie County	\$25.69	\$1,336	\$53,440	2.1	\$109,400	\$2,735	\$32,820	\$821	2,398	23%	\$19.35	\$1,006	1.3
Essex County	\$17.88	\$930	\$37,200	1.5	\$72,000	\$1,800	\$21,600	\$540	1,434	33%	\$13.75	\$715	1.3
Fairfax County	\$35.35	\$1,838	\$73,520	2.9	\$152,100	\$3,803	\$45,630	\$1,141	128,596	31%	\$35.05	\$1,823	1.0
Fauquier County	\$35.35	\$1,838	\$73,520	2.9	\$152,100	\$3,803	\$45,630	\$1,141	5,962	23%	\$18.60	\$967	1.9
Floyd County	\$15.25	\$793	\$31,720	1.3	\$74,900	\$1,873	\$22,470	\$562	961	14%	\$13.53	\$704	1.1
Fluvanna County	\$26.94	\$1,401	\$56,040	2.2	\$123,300	\$3,083	\$36,990	\$925	1,402	14%	\$14.38	\$748	1.9
Franklin County	\$17.46	\$908	\$36,320	1.5	\$82,500	\$2,063	\$24,750	\$619	4,312	20%	\$12.76	\$664	1.4
Frederick County	\$23.60	\$1,227	\$49,080	2.0	\$99,900	\$2,498	\$29,970	\$749	7,902	24%	\$18.54	\$964	1.3
Giles County	\$15.25	\$793	\$31,720	1.3	\$73,800	\$1,845	\$22,140	\$554	1,616	24%	\$21.61	\$1,124	0.7
Gloucester County	\$25.56	\$1,329	\$53,160	2.1	\$100,500	\$2,513	\$30,150	\$754	3,017	20%	\$12.22	\$635	2.1
Goochland County	\$25.69	\$1,336	\$53,440	2.1	\$109,400	\$2,735	\$32,820	\$821	1,335	14%	\$37.04	\$1,926	0.7
Grayson County	\$15.25	\$793	\$31,720	1.3	\$63,700	\$1,593	\$19,110	\$478	1,099	18%	\$11.07	\$576	1.4
Greene County	\$26.94	\$1,401	\$56,040	2.2	\$123,300	\$3,083	\$36,990	\$925	1,517	20%	\$17.42	\$906	1.5
Greensville County	\$16.15	\$840	\$33,600	1.3	\$66,600	\$1,665	\$19,980	\$500	844	27%	\$20.78	\$1,081	0.8
Halifax County	\$15.25	\$793	\$31,720	1.3	\$66,300	\$1,658	\$19,890	\$497	3,499	26%	\$13.86	\$721	1.1
Hanover County	\$25.69	\$1,336	\$53,440	2.1	\$109,400	\$2,735	\$32,820	\$821	6,925	17%	\$15.22	\$792	1.7
Henrico County	\$25.69	\$1,336	\$53,440	2.1	\$109,400	\$2,735	\$32,820	\$821	47,129	36%	\$23.19	\$1,206	1.1
Henry County	\$15.25	\$793	\$31,720	1.3	\$60,100	\$1,503	\$18,030	\$451	5,669	28%	\$13.93	\$724	1.1
Highland County	\$15.29	\$795	\$31,800	1.3	\$67,400	\$1,685	\$20,220	\$506	164	17%	\$10.63	\$553	1.4
Isle of Wight County	\$25.56	\$1,329	\$53,160	2.1	\$100,500	\$2,513	\$30,150	\$754	3,332	22%	\$12.72	\$662	2.0
James City County	\$25.56	\$1,329	\$53,160	2.1	\$100,500	\$2,513	\$30,150	\$754	6,814	23%	\$14.20	\$738	1.8
King and Queen County	\$17.35	\$902	\$36,080	1.4	\$88,500	\$2,213	\$26,550	\$664	489	17%	\$18.17	\$945	1.0

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2023 Fair Market Rent.

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	FY23 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 BMR 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 (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
King George County	\$23.25	\$1,209	\$48,360	1.9	\$122,900	\$3,073	\$36,870	\$922	2,369	25%	\$18.03	\$938	1.3
King William County	\$25.69	\$1,336	\$53,440	2.1	\$109,400	\$2,735	\$32,820	\$821	869	13%	\$14.49	\$754	1.8
Lancaster County	\$19.83	\$1,031	\$41,240	1.7	\$93,100	\$2,328	\$27,930	\$698	1,020	20%	\$14.04	\$730	1.4
Lee County	\$15.25	\$793	\$31,720	1.3	\$58,200	\$1,455	\$17,460	\$437	2,461	30%	\$8.68	\$451	1.8
Loudoun County	\$35.35	\$1,838	\$73,520	2.9	\$152,100	\$3,803	\$45,630	\$1,141	30,454	22%	\$22.45	\$1,167	1.6
Louisa County	\$18.65	\$970	\$38,800	1.6	\$94,400	\$2,360	\$28,320	\$708	2,694	19%	\$15.27	\$794	1.2
Lunenburg County	\$15.25	\$793	\$31,720	1.3	\$67,700	\$1,693	\$20,310	\$508	1,346	31%	\$26.66	\$1,386	0.6
Madison County	\$18.92	\$984	\$39,360	1.6	\$94,500	\$2,363	\$28,350	\$709	913	18%	\$12.07	\$628	1.6
Mathews County	\$25.56	\$1,329	\$53,160	2.1	\$100,500	\$2,513	\$30,150	\$754	564	16%	\$10.76	\$559	2.4
Mecklenburg County	\$15.71	\$817	\$32,680	1.3	\$74,700	\$1,868	\$22,410	\$560	3,654	29%	\$11.35	\$590	1.4
Middlesex County	\$20.15	\$1,048	\$41,920	1.7	\$92,300	\$2,308	\$27,690	\$692	714	16%	\$16.30	\$848	1.2
Montgomery County	\$20.21	\$1,051	\$42,040	1.7	\$93,500	\$2,338	\$28,050	\$701	15,883	45%	\$13.62	\$708	1.5
Nelson County	\$26.94	\$1,401	\$56,040	2.2	\$123,300	\$3,083	\$36,990	\$925	1,424	23%	\$14.14	\$735	1.9
New Kent County	\$25.69	\$1,336	\$53,440	2.1	\$109,400	\$2,735	\$32,820	\$821	838	10%	\$12.76	\$663	2.0
Northampton County	\$16.48	\$857	\$34,280	1.4	\$72,900	\$1,823	\$21,870	\$547	1,974	37%	\$13.31	\$692	1.2
Northumberland County	\$19.52	\$1,015	\$40,600	1.6	\$80,300	\$2,008	\$24,090	\$602	562	11%	\$20.99	\$1,092	0.9
Nottoway County	\$16.02	\$833	\$33,320	1.3	\$74,700	\$1,868	\$22,410	\$560	1,526	29%	\$18.17	\$945	0.9
Orange County	\$20.27	\$1,054	\$42,160	1.7	\$102,000	\$2,550	\$30,600	\$765	2,960	21%	\$13.87	\$721	1.5
Page County	\$15.38	\$800	\$32,000	1.3	\$74,000	\$1,850	\$22,200	\$555	2,729	29%	\$13.13	\$683	1.2
Patrick County	\$15.25	\$793	\$31,720	1.3	\$73,500	\$1,838	\$22,050	\$551	1,681	22%	\$11.13	\$579	1.4
Pittsylvania County	\$15.25	\$793	\$31,720	1.3	\$70,900	\$1,773	\$21,270	\$532	5,781	23%	\$13.91	\$723	1.1
Powhatan County	\$25.69	\$1,336	\$53,440	2.1	\$109,400	\$2,735	\$32,820	\$821	913	9%	\$11.31	\$588	2.3
Prince Edward County	\$18.15	\$944	\$37,760	1.5	\$72,600	\$1,815	\$21,780	\$545	2,727	38%	\$14.28	\$743	1.3
Prince George County	\$25.69	\$1,336	\$53,440	2.1	\$109,400	\$2,735	\$32,820	\$821	3,697	30%	\$18.36	\$955	1.4
Prince William County	\$35.35	\$1,838	\$73,520	2.9	\$152,100	\$3,803	\$45,630	\$1,141	39,275	26%	\$18.49	\$961	1.9
Pulaski County	\$15.25	\$793	\$31,720	1.3	\$79,400	\$1,985	\$23,820	\$596	4,469	31%	\$16.41	\$853	0.9

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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 BMR 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 (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Rappahannock County	\$21.08	\$1,096	\$43,840	1.8	\$108,300	\$2,708	\$32,490	\$812	742	27%	\$10.61	\$552	2.0
Richmond County	\$18.75	\$975	\$39,000	1.6	\$84,000	\$2,100	\$25,200	\$630	914	33%	\$14.86	\$773	1.3
Roanoke County	\$19.04	\$990	\$39,600	1.6	\$92,800	\$2,320	\$27,840	\$696	9,685	25%	\$16.02	\$833	1.2
Rockbridge County	\$15.96	\$830	\$33,200	1.3	\$77,000	\$1,925	\$23,100	\$578	2,135	24%	\$14.41	\$749	1.1
Rockingham County	\$19.75	\$1,027	\$41,080	1.6	\$95,900	\$2,398	\$28,770	\$719	7,501	24%	\$20.14	\$1,047	1.0
Russell County	\$15.25	\$793	\$31,720	1.3	\$63,100	\$1,578	\$18,930	\$473	2,470	24%	\$14.70	\$764	1.0
Scott County	\$15.25	\$793	\$31,720	1.3	\$74,600	\$1,865	\$22,380	\$560	1,697	20%	\$11.61	\$604	1.3
Shenandoah County	\$18.69	\$972	\$38,880	1.6	\$80,500	\$2,013	\$24,150	\$604	4,854	28%	\$16.75	\$871	1.1
Smyth County	\$15.25	\$793	\$31,720	1.3	\$63,300	\$1,583	\$18,990	\$475	3,976	32%	\$13.74	\$715	1.1
Southampton County	\$18.33	\$953	\$38,120	1.5	\$85,400	\$2,135	\$25,620	\$641	1,601	24%	\$14.29	\$743	1.3
Spotsylvania County	\$35.35	\$1,838	\$73,520	2.9	\$152,100	\$3,803	\$45,630	\$1,141	10,315	22%	\$15.14	\$787	2.3
Stafford County	\$35.35	\$1,838	\$73,520	2.9	\$152,100	\$3,803	\$45,630	\$1,141	10,819	22%	\$15.62	\$812	2.3
Surry County	\$15.25	\$793	\$31,720	1.3	\$83,100	\$2,078	\$24,930	\$623	719	26%	\$33.32	\$1,733	0.5
Sussex County	\$25.69	\$1,336	\$53,440	2.1	\$109,400	\$2,735	\$32,820	\$821	1,016	28%	\$17.72	\$921	1.5
Tazewell County	\$15.29	\$795	\$31,800	1.3	\$61,900	\$1,548	\$18,570	\$464	4,061	26%	\$14.61	\$760	1.0
Warren County	\$20.52	\$1,067	\$42,680	1.7	\$96,900	\$2,423	\$29,070	\$727	3,731	25%	\$16.39	\$852	1.3
Washington County	\$15.25	\$793	\$31,720	1.3	\$74,600	\$1,865	\$22,380	\$560	5,300	24%	\$15.17	\$789	1.0
Westmoreland County	\$18.65	\$970	\$38,800	1.6	\$84,100	\$2,103	\$25,230	\$631	1,932	25%	\$10.55	\$549	1.8
Wise County	\$15.25	\$793	\$31,720	1.3	\$62,700	\$1,568	\$18,810	\$470	4,092	29%	\$11.41	\$593	1.3
Wythe County	\$15.60	\$811	\$32,440	1.3	\$75,000	\$1,875	\$22,500	\$563	2,809	23%	\$11.28	\$587	1.4
York County	\$25.56	\$1,329	\$53,160	2.1	\$100,500	\$2,513	\$30,150	\$754	6,971	27%	\$15.94	\$829	1.6
Alexandria city	\$35.35	\$1,838	\$73,520	2.9	\$152,100	\$3,803	\$45,630	\$1,141	42,367	57%	\$32.78	\$1,705	1.1
Bristol city	\$15.25	\$793	\$31,720	1.3	\$74,600	\$1,865	\$22,380	\$560	2,752	37%	\$12.27	\$638	1.2
Buena Vista city	\$15.96	\$830	\$33,200	1.3	\$77,000	\$1,925	\$23,100	\$578	1,167	45%	\$15.54	\$808	1.0
Charlottesville city	\$26.94	\$1,401	\$56,040	2.2	\$123,300	\$3,083	\$36,990	\$925	11,333	59%	\$24.36	\$1,267	1.1
Chesapeake city	\$25.56	\$1,329	\$53,160	2.1	\$100,500	\$2,513	\$30,150	\$754	24,443	27%	\$15.58	\$810	1.6

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2023 Fair Market Rent.

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

4: AMI = Fiscal Year 2023 Area Median Income

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

VIRGINIA

	FY23 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 BMR 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 (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Colonial Heights city	\$25.69	\$1,336	\$53,440	2.1	\$109,400	\$2,735	\$32,820	\$821	2,536	34%	\$10.31	\$536	2.5
Covington city	\$15.62	\$812	\$32,480	1.3	\$68,800	\$1,720	\$20,640	\$516	623	24%	\$23.83	\$1,239	0.7
Danville city	\$15.25	\$793	\$31,720	1.3	\$70,900	\$1,773	\$21,270	\$532	9,115	49%	\$16.58	\$862	0.9
Emporia city	\$16.15	\$840	\$33,600	1.3	\$66,600	\$1,665	\$19,980	\$500	1,334	60%	\$15.52	\$807	1.0
Fairfax city	\$35.35	\$1,838	\$73,520	2.9	\$152,100	\$3,803	\$45,630	\$1,141	2,702	30%	\$17.02	\$885	2.1
Falls Church city	\$35.35	\$1,838	\$73,520	2.9	\$152,100	\$3,803	\$45,630	\$1,141	2,401	43%	\$26.74	\$1,390	1.3
Franklin city	\$18.33	\$953	\$38,120	1.5	\$85,400	\$2,135	\$25,620	\$641	1,672	48%	\$9.93	\$516	1.8
Fredericksburg city	\$35.35	\$1,838	\$73,520	2.9	\$152,100	\$3,803	\$45,630	\$1,141	6,809	61%	\$22.65	\$1,178	1.6
Galax city	\$15.25	\$793	\$31,720	1.3	\$63,500	\$1,588	\$19,050	\$476	873	31%	\$12.17	\$633	1.3
Hampton city	\$25.56	\$1,329	\$53,160	2.1	\$100,500	\$2,513	\$30,150	\$754	25,361	44%	\$18.32	\$953	1.4
Harrisonburg city	\$19.75	\$1,027	\$41,080	1.6	\$95,900	\$2,398	\$28,770	\$719	10,349	61%	\$15.69	\$816	1.3
Hopewell city	\$25.69	\$1,336	\$53,440	2.1	\$109,400	\$2,735	\$32,820	\$821	4,657	50%	\$26.11	\$1,357	1.0
Lexington city	\$15.96	\$830	\$33,200	1.3	\$77,000	\$1,925	\$23,100	\$578	926	46%	\$10.11	\$526	1.6
Lynchburg city	\$17.88	\$930	\$37,200	1.5	\$83,000	\$2,075	\$24,900	\$623	14,731	51%	\$19.46	\$1,012	0.9
Manassas city	\$35.35	\$1,838	\$73,520	2.9	\$152,100	\$3,803	\$45,630	\$1,141	3,954	29%	\$24.91	\$1,296	1.4
Manassas Park city	\$35.35	\$1,838	\$73,520	2.9	\$152,100	\$3,803	\$45,630	\$1,141	1,990	39%	\$19.07	\$992	1.9
Martinsville city	\$15.25	\$793	\$31,720	1.3	\$60,100	\$1,503	\$18,030	\$451	2,392	42%	\$15.41	\$801	1.0
Newport News city	\$25.56	\$1,329	\$53,160	2.1	\$100,500	\$2,513	\$30,150	\$754	39,324	52%	\$24.11	\$1,254	1.1
Norfolk city	\$25.56	\$1,329	\$53,160	2.1	\$100,500	\$2,513	\$30,150	\$754	52,438	56%	\$23.64	\$1,229	1.1
Norton city	\$15.25	\$793	\$31,720	1.3	\$62,700	\$1,568	\$18,810	\$470	681	44%	\$8.93	\$464	1.7
Petersburg city	\$25.69	\$1,336	\$53,440	2.1	\$109,400	\$2,735	\$32,820	\$821	9,268	64%	\$20.84	\$1,084	1.2
Poquoson city	\$25.56	\$1,329	\$53,160	2.1	\$100,500	\$2,513	\$30,150	\$754	835	18%	\$13.99	\$727	1.8
Portsmouth city	\$25.56	\$1,329	\$53,160	2.1	\$100,500	\$2,513	\$30,150	\$754	17,090	44%	\$19.56	\$1,017	1.3
Radford city	\$20.21	\$1,051	\$42,040	1.7	\$93,500	\$2,338	\$28,050	\$701	3,010	54%	\$11.94	\$621	1.7
Richmond city	\$25.69	\$1,336	\$53,440	2.1	\$109,400	\$2,735	\$32,820	\$821	55,956	57%	\$29.08	\$1,512	0.9
Roanoke city	\$19.04	\$990	\$39,600	1.6	\$92,800	\$2,320	\$27,840	\$696	20,551	48%	\$19.39	\$1,008	1.0

† Wage data not available (See Appendix B).

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 4: AMI = Fiscal Year 2023 Area Median Income  
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing

VIRGINIA

	FY23 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 BMR 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 (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Salem city	\$19.04	\$990	\$39,600	1.6	\$92,800	\$2,320	\$27,840	\$696	3,450	35%	\$18.39	\$956	1.0
Staunton city	\$19.02	\$989	\$39,560	1.6	\$92,800	\$2,320	\$27,840	\$696	4,593	41%	\$13.99	\$727	1.4
Suffolk city	\$25.56	\$1,329	\$53,160	2.1	\$100,500	\$2,513	\$30,150	\$754	10,668	30%	\$16.95	\$881	1.5
Virginia Beach city	\$25.56	\$1,329	\$53,160	2.1	\$100,500	\$2,513	\$30,150	\$754	62,048	35%	\$18.73	\$974	1.4
Waynesboro city	\$19.02	\$989	\$39,560	1.6	\$92,800	\$2,320	\$27,840	\$696	3,791	40%	\$13.55	\$705	1.4
Williamsburg city	\$25.56	\$1,329	\$53,160	2.1	\$100,500	\$2,513	\$30,150	\$754	2,314	48%	\$16.14	\$839	1.6
Winchester city	\$23.60	\$1,227	\$49,080	2.0	\$99,900	\$2,498	\$29,970	\$749	6,030	55%	\$22.99	\$1,196	1.0

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