VIRGINIA #14*

In **Virginia**, the Fair Market Rent (FMR) for a two-bedroom apartment is **$1,229**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **$4,097** monthly or **$49,167** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

$23.64
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT **VIRGINIA:**

STATE FACTS	
Minimum Wage	$7.25
Average Renter Wage	$18.67
2-Bedroom Housing Wage	$23.64
Number of Renter Households	1,057,536
Percent Renters	34%

MOST EXPENSIVE AREAS	HOUSING WAGE
Washington-Arlington-Alexandria HMFA	$32.83
Charlottesville HMFA	$24.27
Virginia Beach-Norfolk-Newport News HMFA	$21.85
King George County	$21.38
Rappahannock County	$21.00

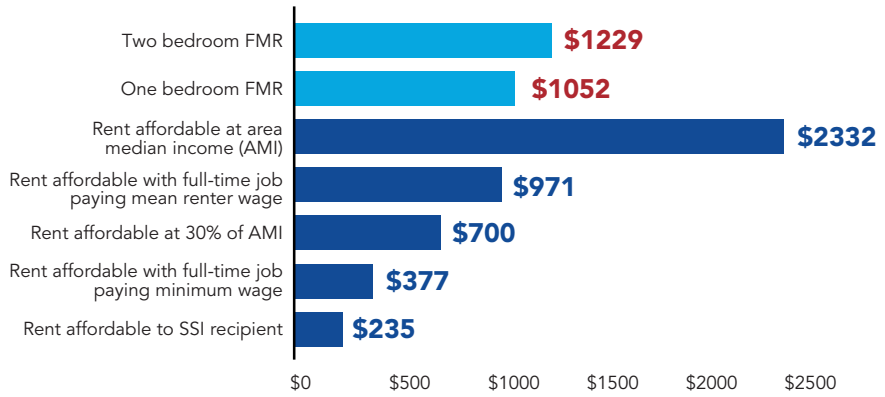
MSA = Metropolitan Statistical Area: HMFA = HUD Metro FMR Area.
* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

130
Work Hours Per Week At **Minimum Wage** To Afford a **2-Bedroom Rental Home** (at FMR)

112
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)



VIRGINIA

	FY20 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR[1] FMR[2]	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR[3]	Annual AMI[4]	Monthly rent affordable at AMI[5]	30% of AMI	Montly rent affordable at 30% of AMI	Renter households (2014-2018)	% of total households (2014-2018)	Estimated hourly mean renter wage (2020)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Virginia	$23.64	$1,229	$49,167	3.3	$93,280	$2,332	$27,984	$700	1,057,536	34%	$18.67	$971	1.3
Combined Nonmetro Areas	$14.94	$777	$31,085	2.1	$59,668	$1,492	$17,900	$448	117,136	28%	$11.70	$608	1.3
Metropolitan Areas													
Blacksburg-Christiansburg-Radford HMFA	$19.10	$993	$39,720	2.6	$87,800	$2,195	$26,340	$659	18,715	46%	$10.49	$545	1.8
Buckingham County HMFA	$14.40	$749	$29,960	2.0	$61,700	$1,543	$18,510	$463	1,442	25%	$11.85	$616	1.2
Charlottesville HMFA	$24.27	$1,262	$50,480	3.3	$93,900	$2,348	$28,170	$704	30,492	37%	$16.33	$849	1.5
Culpeper County HMFA	$19.46	$1,012	$40,480	2.7	$85,200	$2,130	$25,560	$639	4,364	26%	$12.25	$637	1.6
Floyd County HMFA	$13.73	$714	$28,560	1.9	$61,600	$1,540	$18,480	$462	1,154	18%	$10.02	$521	1.4
Franklin County HMFA	$13.79	$717	$28,680	1.9	$67,200	$1,680	$20,160	$504	4,657	20%	$8.86	$461	1.6
Giles County HMFA	$14.10	$733	$29,320	1.9	$61,000	$1,525	$18,300	$458	1,624	23%	$17.12	$890	0.8
Harrisonburg MSA	$17.35	$902	$36,080	2.4	$71,900	$1,798	$21,570	$539	18,484	39%	$13.45	$700	1.3
Kingsport-Bristol-Bristol MSA	$13.73	$714	$28,560	1.9	$59,100	$1,478	$17,730	$443	10,506	27%	$10.91	$567	1.3
Lynchburg MSA	$15.79	$821	$32,840	2.2	$72,400	$1,810	$21,720	$543	29,593	29%	$14.28	$742	1.1
Pulaski County HMFA	$13.87	$721	$28,840	1.9	$60,500	$1,513	$18,150	$454	4,018	28%	$13.20	$687	1.1
Rappahannock County HMFA	$21.00	$1,092	$43,680	2.9	$88,700	$2,218	$26,610	$665	780	26%	$9.21	$479	2.3
Richmond MSA	$20.40	$1,061	$42,440	2.8	$89,400	$2,235	$26,820	$671	166,759	34%	$17.68	$920	1.2
Roanoke HMFA	$16.23	$844	$33,760	2.2	$76,700	$1,918	$23,010	$575	36,098	34%	$15.05	$783	1.1
Staunton-Waynesboro MSA	$17.29	$899	$35,960	2.4	$71,400	$1,785	$21,420	$536	14,518	30%	$13.82	$719	1.3
Virginia Beach-Norfolk-Newport News HMFA	$21.85	$1,136	$45,440	3.0	$82,500	$2,063	$24,750	$619	245,769	39%	$15.18	$789	1.4
Warren County HMFA	$19.56	$1,017	$40,680	2.7	$81,400	$2,035	$24,420	$611	3,307	23%	$11.08	$576	1.8
Washington-Arlington-Alexandria HMFA	$32.83	$1,707	$68,280	4.5	$126,000	$3,150	$37,800	$945	335,608	34%	$24.73	$1,286	1.3

1: BR = Bedroom
2: FMR = Fiscal Year 2020 Fair Market Rent.
3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
4: AMI = Fiscal Year 2020 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

	FY20 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR[1] FMR[2]	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR[3]	Annual AMI[4]	Monthly rent affordable at AMI[5]	30% of AMI	Montly rent affordable at 30% of AMI	Renter households (2014-2018)	% of total households (2014-2018)	Estimated hourly mean renter wage (2020)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Winchester MSA	$19.75	$1,027	$41,080	2.7	$83,400	$2,085	$25,020	$626	12,512	30%	$16.25	$845	1.2
Counties													
Accomack County	$15.23	$792	$31,680	2.1	$56,400	$1,410	$16,920	$423	4,308	32%	$13.68	$711	1.1
Albemarle County	$24.27	$1,262	$50,480	3.3	$93,900	$2,348	$28,170	$704	15,221	37%	$16.49	$858	1.5
Alleghany County	$14.23	$740	$29,600	2.0	$60,700	$1,518	$18,210	$455	1,504	22%	$7.72	$402	1.8
Amelia County	$20.40	$1,061	$42,440	2.8	$89,400	$2,235	$26,820	$671	753	16%	$10.97	$571	1.9
Amherst County	$15.79	$821	$32,840	2.2	$72,400	$1,810	$21,720	$543	2,695	22%	$11.24	$585	1.4
Appomattox County	$15.79	$821	$32,840	2.2	$72,400	$1,810	$21,720	$543	1,362	22%	$6.18	$322	2.6
Arlington County	$32.83	$1,707	$68,280	4.5	$126,000	$3,150	$37,800	$945	59,212	57%	$34.59	$1,799	0.9
Augusta County	$17.29	$899	$35,960	2.4	$71,400	$1,785	$21,420	$536	6,187	21%	$15.19	$790	1.1
Bath County	$14.06	$731	$29,240	1.9	$65,600	$1,640	$19,680	$492	556	28%	$17.78	$924	0.8
Bedford County	$15.79	$821	$32,840	2.2	$72,400	$1,810	$21,720	$543	5,734	18%	$11.87	$617	1.3
Bland County	$13.73	$714	$28,560	1.9	$62,200	$1,555	$18,660	$467	436	17%	$10.62	$552	1.3
Botetourt County	$16.23	$844	$33,760	2.2	$76,700	$1,918	$23,010	$575	1,808	14%	$11.59	$602	1.4
Brunswick County	$15.79	$821	$32,840	2.2	$55,800	$1,395	$16,740	$419	1,712	28%	$10.68	$556	1.5
Buchanan County	$13.73	$714	$28,560	1.9	$41,700	$1,043	$12,510	$313	1,946	22%	$17.32	$901	0.8
Buckingham County	$14.40	$749	$29,960	2.0	$61,700	$1,543	$18,510	$463	1,442	25%	$11.85	$616	1.2
Campbell County	$15.79	$821	$32,840	2.2	$72,400	$1,810	$21,720	$543	5,686	25%	$16.48	$857	1.0
Caroline County	$20.40	$1,061	$42,440	2.8	$89,400	$2,235	$26,820	$671	2,043	19%	$13.69	$712	1.5
Carroll County	$13.73	$714	$28,560	1.9	$54,600	$1,365	$16,380	$410	2,849	23%	$8.89	$463	1.5
Charles City County	$20.40	$1,061	$42,440	2.8	$89,400	$2,235	$26,820	$671	469	16%	$13.89	$722	1.5
Charlotte County	$13.73	$714	$28,560	1.9	$51,100	$1,278	$15,330	$383	1,387	31%	$10.35	$538	1.3
Chesterfield County	$20.40	$1,061	$42,440	2.8	$89,400	$2,235	$26,820	$671	30,188	25%	$14.94	$777	1.4
Clarke County	$32.83	$1,707	$68,280	4.5	$126,000	$3,150	$37,800	$945	1,423	25%	$10.29	$535	3.2
Craig County	$16.23	$844	$33,760	2.2	$76,700	$1,918	$23,010	$575	630	28%	$10.09	$525	1.6

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	FY20 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR[1] FMR[2]	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR[3]	Annual AMI[4]	Monthly rent affordable at AMI[5]	30% of AMI	Montly rent affordable at 30% of AMI	Renter households (2014-2018)	% of total households (2014-2018)	Estimated hourly mean renter wage (2020)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Culpeper County	$19.46	$1,012	$40,480	2.7	$85,200	$2,130	$25,560	$639	4,364	26%	$12.25	$637	1.6
Cumberland County	$19.17	$997	$39,880	2.6	$63,200	$1,580	$18,960	$474	1,071	27%	$12.35	$642	1.6
Dickenson County	$13.73	$714	$28,560	1.9	$42,600	$1,065	$12,780	$320	1,385	24%	$12.76	$663	1.1
Dinwiddie County	$20.40	$1,061	$42,440	2.8	$89,400	$2,235	$26,820	$671	2,491	24%	$13.56	$705	1.5
Essex County	$18.31	$952	$38,080	2.5	$63,600	$1,590	$19,080	$477	1,355	30%	$11.12	$578	1.6
Fairfax County	$32.83	$1,707	$68,280	4.5	$126,000	$3,150	$37,800	$945	126,101	32%	$28.66	$1,490	1.1
Fauquier County	$32.83	$1,707	$68,280	4.5	$126,000	$3,150	$37,800	$945	5,316	22%	$13.67	$711	2.4
Floyd County	$13.73	$714	$28,560	1.9	$61,600	$1,540	$18,480	$462	1,154	18%	$10.02	$521	1.4
Fluvanna County	$24.27	$1,262	$50,480	3.3	$93,900	$2,348	$28,170	$704	1,586	16%	$11.81	$614	2.1
Franklin County	$13.79	$717	$28,680	1.9	$67,200	$1,680	$20,160	$504	4,657	20%	$8.86	$461	1.6
Frederick County	$19.75	$1,027	$41,080	2.7	$83,400	$2,085	$25,020	$626	6,908	22%	$15.48	$805	1.3
Giles County	$14.10	$733	$29,320	1.9	$61,000	$1,525	$18,300	$458	1,624	23%	$17.12	$890	0.8
Gloucester County	$21.85	$1,136	$45,440	3.0	$82,500	$2,063	$24,750	$619	3,498	24%	$9.81	$510	2.2
Goochland County	$20.40	$1,061	$42,440	2.8	$89,400	$2,235	$26,820	$671	1,269	15%	$27.47	$1,429	0.7
Grayson County	$13.73	$714	$28,560	1.9	$47,900	$1,198	$14,370	$359	1,358	21%	$9.25	$481	1.5
Greene County	$24.27	$1,262	$50,480	3.3	$93,900	$2,348	$28,170	$704	1,459	20%	$11.66	$606	2.1
Greensville County	$15.77	$820	$32,800	2.2	$50,400	$1,260	$15,120	$378	990	27%	$13.72	$714	1.1
Halifax County	$13.73	$714	$28,560	1.9	$58,900	$1,473	$17,670	$442	3,549	25%	$11.34	$589	1.2
Hanover County	$20.40	$1,061	$42,440	2.8	$89,400	$2,235	$26,820	$671	7,086	18%	$12.87	$669	1.6
Henrico County	$20.40	$1,061	$42,440	2.8	$89,400	$2,235	$26,820	$671	47,408	37%	$18.50	$962	1.1
Henry County	$13.73	$714	$28,560	1.9	$52,300	$1,308	$15,690	$392	5,969	28%	$10.95	$569	1.3
Highland County	$13.73	$714	$28,560	1.9	$64,000	$1,600	$19,200	$480	203	18%	$10.58	$550	1.3
Isle of Wight County	$21.85	$1,136	$45,440	3.0	$82,500	$2,063	$24,750	$619	3,612	25%	$11.82	$615	1.8
James City County	$21.85	$1,136	$45,440	3.0	$82,500	$2,063	$24,750	$619	7,332	25%	$10.50	$546	2.1
King and Queen County	$17.02	$885	$35,400	2.3	$60,600	$1,515	$18,180	$455	464	16%	$15.28	$795	1.1
King George County	$21.38	$1,112	$44,480	2.9	$99,800	$2,495	$29,940	$749	2,089	23%	$16.11	$838	1.3

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	FY20 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR[1] FMR[2]	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR[3]	Annual AMI[4]	Monthly rent affordable at AMI[5]	30% of AMI	Montly rent affordable at 30% of AMI	Renter households (2014-2018)	% of total households (2014-2018)	Estimated hourly mean renter wage (2020)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
King William County	$20.40	$1,061	$42,440	2.8	$89,400	$2,235	$26,820	$671	849	14%	$12.35	$642	1.7
Lancaster County	$19.13	$995	$39,800	2.6	$71,600	$1,790	$21,480	$537	1,252	24%	$8.91	$463	2.1
Lee County	$13.73	$714	$28,560	1.9	$49,300	$1,233	$14,790	$370	2,684	29%	$6.83	$355	2.0
Loudoun County	$32.83	$1,707	$68,280	4.5	$126,000	$3,150	$37,800	$945	27,796	22%	$18.06	$939	1.8
Louisa County	$18.60	$967	$38,680	2.6	$74,300	$1,858	$22,290	$557	2,757	20%	$14.70	$765	1.3
Lunenburg County	$13.73	$714	$28,560	1.9	$50,200	$1,255	$15,060	$377	1,243	29%	$11.49	$598	1.2
Madison County	$18.44	$959	$38,360	2.5	$61,700	$1,543	$18,510	$463	1,364	27%	$11.76	$611	1.6
Mathews County	$21.85	$1,136	$45,440	3.0	$82,500	$2,063	$24,750	$619	502	13%	$8.98	$467	2.4
Mecklenburg County	$14.27	$742	$29,680	2.0	$58,000	$1,450	$17,400	$435	3,558	30%	$11.17	$581	1.3
Middlesex County	$18.63	$969	$38,760	2.6	$64,100	$1,603	$19,230	$481	869	20%	$15.62	$812	1.2
Montgomery County	$19.10	$993	$39,720	2.6	$87,800	$2,195	$26,340	$659	15,953	45%	$10.39	$540	1.8
Nelson County	$24.27	$1,262	$50,480	3.3	$93,900	$2,348	$28,170	$704	1,658	26%	$10.26	$533	2.4
New Kent County	$20.40	$1,061	$42,440	2.8	$89,400	$2,235	$26,820	$671	1,148	15%	$11.65	$606	1.8
Northampton County	$16.37	$851	$34,040	2.3	$58,000	$1,450	$17,400	$435	1,780	35%	$10.03	$522	1.6
Northumberland County	$14.62	$760	$30,400	2.0	$69,800	$1,745	$20,940	$524	834	15%	$11.35	$590	1.3
Nottoway County	$15.00	$780	$31,200	2.1	$50,700	$1,268	$15,210	$380	2,146	39%	$10.21	$531	1.5
Orange County	$17.19	$894	$35,760	2.4	$81,600	$2,040	$24,480	$612	3,005	22%	$10.99	$571	1.6
Page County	$14.21	$739	$29,560	2.0	$57,000	$1,425	$17,100	$428	2,792	30%	$10.33	$537	1.4
Patrick County	$13.73	$714	$28,560	1.9	$56,300	$1,408	$16,890	$422	1,807	24%	$6.40	$333	2.1
Pittsylvania County	$13.73	$714	$28,560	1.9	$58,900	$1,473	$17,670	$442	6,580	25%	$12.30	$639	1.1
Powhatan County	$20.40	$1,061	$42,440	2.8	$89,400	$2,235	$26,820	$671	1,059	10%	$13.39	$696	1.5
Prince Edward County	$17.42	$906	$36,240	2.4	$59,400	$1,485	$17,820	$446	2,379	33%	$11.30	$587	1.5
Prince George County	$20.40	$1,061	$42,440	2.8	$89,400	$2,235	$26,820	$671	3,767	33%	$15.49	$806	1.3
Prince William County	$32.83	$1,707	$68,280	4.5	$126,000	$3,150	$37,800	$945	37,662	27%	$13.87	$721	2.4
Pulaski County	$13.87	$721	$28,840	1.9	$60,500	$1,513	$18,150	$454	4,018	28%	$13.20	$687	1.1
Rappahannock County	$21.00	$1,092	$43,680	2.9	$88,700	$2,218	$26,610	$665	780	26%	$9.21	$479	2.3

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	Hourly wage necessary to afford 2 BR[1] FMR[2]	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR[3]	Annual AMI[4]	Monthly rent affordable at AMI[5]	30% of AMI	Montly rent affordable at 30% of AMI	Renter households (2014-2018)	% of total households (2014-2018)	Estimated hourly mean renter wage (2020)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Richmond County	$17.12	$890	$35,600	2.4	$56,500	$1,413	$16,950	$424	877	28%	$10.93	$568	1.6
Roanoke County	$16.23	$844	$33,760	2.2	$76,700	$1,918	$23,010	$575	9,940	26%	$14.54	$756	1.1
Rockbridge County	$15.33	$797	$31,880	2.1	$61,200	$1,530	$18,360	$459	1,946	22%	$9.54	$496	1.6
Rockingham County	$17.35	$902	$36,080	2.4	$71,900	$1,798	$21,570	$539	8,114	26%	$14.21	$739	1.2
Russell County	$13.73	$714	$28,560	1.9	$56,000	$1,400	$16,800	$420	2,622	24%	$12.46	$648	1.1
Scott County	$13.73	$714	$28,560	1.9	$59,100	$1,478	$17,730	$443	1,934	22%	$9.62	$500	1.4
Shenandoah County	$16.13	$839	$33,560	2.2	$67,900	$1,698	$20,370	$509	5,086	29%	$11.20	$582	1.4
Smyth County	$13.73	$714	$28,560	1.9	$53,500	$1,338	$16,050	$401	3,688	29%	$9.25	$481	1.5
Southampton County	$15.73	$818	$32,720	2.2	$66,300	$1,658	$19,890	$497	1,751	27%	$11.08	$576	1.4
Spotsylvania County	$32.83	$1,707	$68,280	4.5	$126,000	$3,150	$37,800	$945	9,754	22%	$12.43	$647	2.6
Stafford County	$32.83	$1,707	$68,280	4.5	$126,000	$3,150	$37,800	$945	11,039	24%	$12.23	$636	2.7
Surry County	$14.46	$752	$30,080	2.0	$65,000	$1,625	$19,500	$488	639	23%	$29.48	$1,533	0.5
Sussex County	$20.40	$1,061	$42,440	2.8	$89,400	$2,235	$26,820	$671	1,250	33%	$11.29	$587	1.8
Tazewell County	$13.83	$719	$28,760	1.9	$55,600	$1,390	$16,680	$417	4,119	24%	$13.07	$680	1.1
Warren County	$19.56	$1,017	$40,680	2.7	$81,400	$2,035	$24,420	$611	3,307	23%	$11.08	$576	1.8
Washington County	$13.73	$714	$28,560	1.9	$59,100	$1,478	$17,730	$443	5,532	25%	$11.22	$583	1.2
Westmoreland County	$16.87	$877	$35,080	2.3	$76,900	$1,923	$23,070	$577	1,943	26%	$9.10	$473	1.9
Wise County	$13.73	$714	$28,560	1.9	$50,600	$1,265	$15,180	$380	5,146	34%	$8.48	$441	1.6
Wythe County	$13.83	$719	$28,760	1.9	$58,600	$1,465	$17,580	$440	2,843	24%	$9.93	$517	1.4
York County	$21.85	$1,136	$45,440	3.0	$82,500	$2,063	$24,750	$619	6,941	28%	$12.58	$654	1.7
Alexandria city	$32.83	$1,707	$68,280	4.5	$126,000	$3,150	$37,800	$945	39,990	57%	$26.17	$1,361	1.3
Bristol city	$13.73	$714	$28,560	1.9	$59,100	$1,478	$17,730	$443	3,040	41%	$10.81	$562	1.3
Buena Vista city	$15.33	$797	$31,880	2.1	$61,200	$1,530	$18,360	$459	845	33%	$14.04	$730	1.1
Charlottesville city	$24.27	$1,262	$50,480	3.3	$93,900	$2,348	$28,170	$704	10,568	57%	$17.72	$921	1.4
Chesapeake city	$21.85	$1,136	$45,440	3.0	$82,500	$2,063	$24,750	$619	24,147	29%	$12.82	$667	1.7
Colonial Heights city	$20.40	$1,061	$42,440	2.8	$89,400	$2,235	$26,820	$671	2,570	36%	$9.55	$496	2.1

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VIRGINIA

	FY20 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR[1] FMR[2]	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR[3]	Annual AMI[4]	Monthly rent affordable at AMI[5]	30% of AMI	Montly rent affordable at 30% of AMI	Renter households (2014-2018)	% of total households (2014-2018)	Estimated hourly mean renter wage (2020)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Covington city	$14.23	$740	$29,600	2.0	$60,700	$1,518	$18,210	$455	638	26%	$17.22	$895	0.8
Danville city	$13.73	$714	$28,560	1.9	$58,900	$1,473	$17,670	$442	8,601	47%	$12.87	$669	1.1
Emporia city	$15.77	$820	$32,800	2.2	$50,400	$1,260	$15,120	$378	1,240	59%	$11.42	$594	1.4
Fairfax city	$32.83	$1,707	$68,280	4.5	$126,000	$3,150	$37,800	$945	2,487	29%	$15.87	$825	2.1
Falls Church city	$32.83	$1,707	$68,280	4.5	$126,000	$3,150	$37,800	$945	2,019	38%	$21.78	$1,133	1.5
Franklin city	$15.73	$818	$32,720	2.2	$66,300	$1,658	$19,890	$497	1,771	50%	$10.79	$561	1.5
Fredericksburg city	$32.83	$1,707	$68,280	4.5	$126,000	$3,150	$37,800	$945	6,753	64%	$17.56	$913	1.9
Galax city	$13.73	$714	$28,560	1.9	$54,600	$1,365	$16,380	$410	943	34%	$8.04	$418	1.7
Hampton city	$21.85	$1,136	$45,440	3.0	$82,500	$2,063	$24,750	$619	23,533	44%	$14.57	$758	1.5
Harrisonburg city	$17.35	$902	$36,080	2.4	$71,900	$1,798	$21,570	$539	10,370	62%	$12.56	$653	1.4
Hopewell city	$20.40	$1,061	$42,440	2.8	$89,400	$2,235	$26,820	$671	4,621	50%	$22.66	$1,178	0.9
Lexington city	$15.33	$797	$31,880	2.1	$61,200	$1,530	$18,360	$459	934	47%	$11.97	$623	1.3
Lynchburg city	$15.79	$821	$32,840	2.2	$72,400	$1,810	$21,720	$543	14,116	50%	$15.21	$791	1.0
Manassas city	$32.83	$1,707	$68,280	4.5	$126,000	$3,150	$37,800	$945	4,448	35%	$19.45	$1,012	1.7
Manassas Park city	$32.83	$1,707	$68,280	4.5	$126,000	$3,150	$37,800	$945	1,608	34%	$19.62	$1,020	1.7
Martinsville city	$13.73	$714	$28,560	1.9	$52,300	$1,308	$15,690	$392	2,347	42%	$11.79	$613	1.2
Newport News city	$21.85	$1,136	$45,440	3.0	$82,500	$2,063	$24,750	$619	35,281	51%	$18.55	$964	1.2
Norfolk city	$21.85	$1,136	$45,440	3.0	$82,500	$2,063	$24,750	$619	50,126	57%	$18.48	$961	1.2
Norton city	$13.73	$714	$28,560	1.9	$50,600	$1,265	$15,180	$380	976	54%	$10.80	$562	1.3
Petersburg city	$20.40	$1,061	$42,440	2.8	$89,400	$2,235	$26,820	$671	7,898	59%	$16.45	$855	1.2
Poquoson city	$21.85	$1,136	$45,440	3.0	$82,500	$2,063	$24,750	$619	766	17%	$9.08	$472	2.4
Portsmouth city	$21.85	$1,136	$45,440	3.0	$82,500	$2,063	$24,750	$619	16,661	46%	$15.06	$783	1.5
Radford city	$19.10	$993	$39,720	2.6	$87,800	$2,195	$26,340	$659	2,762	51%	$11.26	$585	1.7
Richmond city	$20.40	$1,061	$42,440	2.8	$89,400	$2,235	$26,820	$671	51,890	58%	$21.87	$1,137	0.9
Roanoke city	$16.23	$844	$33,760	2.2	$76,700	$1,918	$23,010	$575	20,254	48%	$15.64	$813	1.0
Salem city	$16.23	$844	$33,760	2.2	$76,700	$1,918	$23,010	$575	3,466	35%	$16.14	$839	1.0

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VIRGINIA

	FY20 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR[1] FMR[2]	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR[3]	Annual AMI[4]	Monthly rent affordable at AMI[5]	30% of AMI	Montly rent affordable at 30% of AMI	Renter households (2014-2018)	% of total households (2014-2018)	Estimated hourly mean renter wage (2020)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Staunton city	$17.29	$899	$35,960	2.4	$71,400	$1,785	$21,420	$536	4,546	43%	$12.06	$627	1.4
Suffolk city	$21.85	$1,136	$45,440	3.0	$82,500	$2,063	$24,750	$619	10,197	31%	$11.75	$611	1.9
Virginia Beach city	$21.85	$1,136	$45,440	3.0	$82,500	$2,063	$24,750	$619	60,804	36%	$14.97	$778	1.5
Waynesboro city	$17.29	$899	$35,960	2.4	$71,400	$1,785	$21,420	$536	3,785	41%	$11.89	$618	1.5
Williamsburg city	$21.85	$1,136	$45,440	3.0	$82,500	$2,063	$24,750	$619	2,369	51%	$12.02	$625	1.8
Winchester city	$19.75	$1,027	$41,080	2.7	$83,400	$2,085	$25,020	$626	5,604	53%	$17.14	$892	1.2

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