

VIRGINIA

#14*

In **Virginia**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,269**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,231** monthly or **\$50,767** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$24.41
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT VIRGINIA:

STATE FACTS	
Minimum Wage	\$9.50
Average Renter Wage	\$19.18
2-Bedroom Housing Wage	\$24.41
Number of Renter Households	1,063,334
Percent Renters	34%

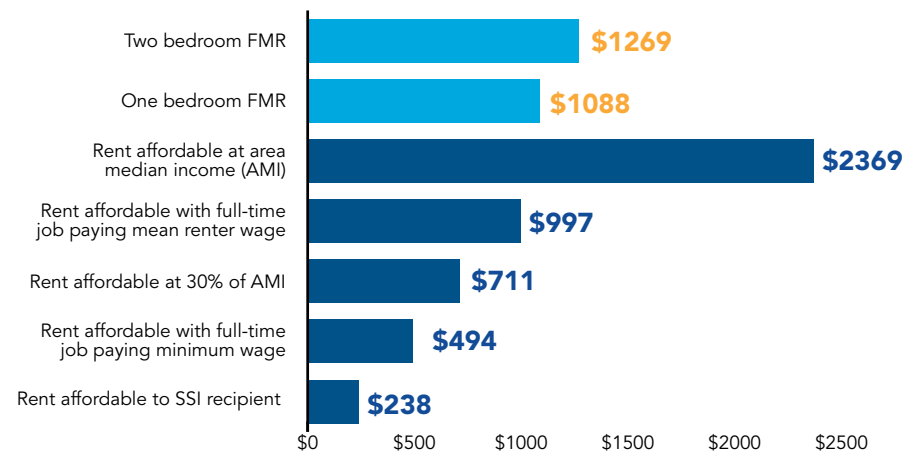
103
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

88
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

2.6
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	\$33.94
Charlottesville HMFA	\$24.35
Richmond MSA	\$22.37
Virginia Beach-Norfolk-Newport News HMFA	\$22.06
Rappahannock County	\$20.65



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.

FY21 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	Monthly rent affordable at 30% of AMI	Renter households (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Virginia	\$24.41	\$1,269	\$50,767	2.6	\$94,743	\$2,369	\$28,423	\$711	1,063,334	34%	\$19.18	\$997	1.3
Combined Nonmetro Areas	\$14.52	\$755	\$30,210	1.5	\$59,211	\$1,480	\$17,763	\$444	116,313	28%	\$11.94	\$621	1.2
Metropolitan Areas													
Blacksburg-Christiansburg-Radford HMFA	\$18.81	\$978	\$39,120	2.0	\$79,700	\$1,993	\$23,910	\$598	18,904	46%	\$11.02	\$573	1.7
Buckingham County HMFA	\$14.29	\$743	\$29,720	1.5	\$57,500	\$1,438	\$17,250	\$431	1,445	25%	\$12.23	\$636	1.2
Charlottesville HMFA	\$24.35	\$1,266	\$50,640	2.6	\$93,700	\$2,343	\$28,110	\$703	30,568	36%	\$16.66	\$866	1.5
Culpeper County HMFA	\$20.12	\$1,046	\$41,840	2.1	\$90,100	\$2,253	\$27,030	\$676	4,659	27%	\$12.34	\$642	1.6
Floyd County HMFA	\$13.48	\$701	\$28,040	1.4	\$63,600	\$1,590	\$19,080	\$477	1,226	19%	\$10.17	\$529	1.3
Franklin County HMFA	\$15.67	\$815	\$32,600	1.6	\$67,000	\$1,675	\$20,100	\$503	4,199	18%	\$8.95	\$465	1.8
Giles County HMFA	\$14.37	\$747	\$29,880	1.5	\$60,200	\$1,505	\$18,060	\$452	1,723	25%	\$16.97	\$883	0.8
Harrisonburg MSA	\$17.83	\$927	\$37,080	1.9	\$66,700	\$1,668	\$20,010	\$500	18,016	38%	\$14.33	\$745	1.2
Kingsport-Bristol-Bristol MSA	\$13.48	\$701	\$28,040	1.4	\$59,600	\$1,490	\$17,880	\$447	10,432	27%	\$11.13	\$579	1.2
Lynchburg MSA	\$15.08	\$784	\$31,360	1.6	\$73,700	\$1,843	\$22,110	\$553	30,069	30%	\$14.61	\$760	1.0
Pulaski County HMFA	\$13.87	\$721	\$28,840	1.5	\$65,800	\$1,645	\$19,740	\$494	4,163	29%	\$14.90	\$775	0.9
Rappahannock County HMFA	\$20.65	\$1,074	\$42,960	2.2	\$92,500	\$2,313	\$27,750	\$694	751	26%	\$9.42	\$490	2.2
Richmond MSA	\$22.37	\$1,163	\$46,520	2.4	\$90,000	\$2,250	\$27,000	\$675	167,377	34%	\$17.99	\$936	1.2
Roanoke HMFA	\$18.10	\$941	\$37,640	1.9	\$78,400	\$1,960	\$23,520	\$588	35,860	34%	\$15.07	\$784	1.2
Staunton-Waynesboro MSA	\$17.50	\$910	\$36,400	1.8	\$71,200	\$1,780	\$21,360	\$534	14,523	29%	\$14.20	\$739	1.2
Virginia Beach-Norfolk-Newport News HMFA	\$22.06	\$1,147	\$45,880	2.3	\$84,500	\$2,113	\$25,350	\$634	247,446	39%	\$15.87	\$825	1.4
Warren County HMFA	\$19.69	\$1,024	\$40,960	2.1	\$85,800	\$2,145	\$25,740	\$644	3,408	23%	\$12.06	\$627	1.6
Washington-Arlington-Alexandria HMFA	\$33.94	\$1,765	\$70,600	3.6	\$129,000	\$3,225	\$38,700	\$968	339,351	34%	\$25.27	\$1,314	1.3

1: BR = Bedroom
 2: FMR = Fiscal Year 2021 Fair Market Rent.
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
 4: AMI = Fiscal Year 2021 Area Median Income
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

FY21 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	Monthly rent affordable at 30% of AMI	Renter households (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Winchester MSA	\$20.46	\$1,064	\$42,560	2.2	\$81,400	\$2,035	\$24,420	\$611	12,901	31%	\$16.57	\$861	1.2
Counties													
Accomack County	\$13.71	\$713	\$28,520	1.4	\$57,500	\$1,438	\$17,250	\$431	4,461	33%	\$12.96	\$674	1.1
Albemarle County	\$24.35	\$1,266	\$50,640	2.6	\$93,700	\$2,343	\$28,110	\$703	15,231	37%	\$16.49	\$858	1.5
Alleghany County	\$14.13	\$735	\$29,400	1.5	\$60,700	\$1,518	\$18,210	\$455	1,568	24%	\$6.81	\$354	2.1
Amelia County	\$22.37	\$1,163	\$46,520	2.4	\$90,000	\$2,250	\$27,000	\$675	773	16%	\$13.58	\$706	1.6
Amherst County	\$15.08	\$784	\$31,360	1.6	\$73,700	\$1,843	\$22,110	\$553	2,782	23%	\$9.58	\$498	1.6
Appomattox County	\$15.08	\$784	\$31,360	1.6	\$73,700	\$1,843	\$22,110	\$553	1,354	22%	\$5.41	\$281	2.8
Arlington County	\$33.94	\$1,765	\$70,600	3.6	\$129,000	\$3,225	\$38,700	\$968	61,280	57%	\$35.30	\$1,835	1.0
Augusta County	\$17.50	\$910	\$36,400	1.8	\$71,200	\$1,780	\$21,360	\$534	6,109	21%	\$15.87	\$825	1.1
Bath County	\$13.56	\$705	\$28,200	1.4	\$61,900	\$1,548	\$18,570	\$464	444	25%	\$18.60	\$967	0.7
Bedford County	\$15.08	\$784	\$31,360	1.6	\$73,700	\$1,843	\$22,110	\$553	5,605	18%	\$11.70	\$608	1.3
Bland County	\$13.48	\$701	\$28,040	1.4	\$69,500	\$1,738	\$20,850	\$521	440	19%	\$10.52	\$547	1.3
Botetourt County	\$18.10	\$941	\$37,640	1.9	\$78,400	\$1,960	\$23,520	\$588	1,817	14%	\$12.35	\$642	1.5
Brunswick County	\$14.21	\$739	\$29,560	1.5	\$54,000	\$1,350	\$16,200	\$405	1,769	29%	\$11.13	\$579	1.3
Buchanan County	\$13.48	\$701	\$28,040	1.4	\$41,100	\$1,028	\$12,330	\$308	1,944	23%	\$19.66	\$1,023	0.7
Buckingham County	\$14.29	\$743	\$29,720	1.5	\$57,500	\$1,438	\$17,250	\$431	1,445	25%	\$12.23	\$636	1.2
Campbell County	\$15.08	\$784	\$31,360	1.6	\$73,700	\$1,843	\$22,110	\$553	5,829	25%	\$16.15	\$840	0.9
Caroline County	\$22.37	\$1,163	\$46,520	2.4	\$90,000	\$2,250	\$27,000	\$675	2,277	21%	\$12.45	\$647	1.8
Carroll County	\$13.48	\$701	\$28,040	1.4	\$54,600	\$1,365	\$16,380	\$410	2,683	22%	\$11.10	\$577	1.2
Charles City County	\$22.37	\$1,163	\$46,520	2.4	\$90,000	\$2,250	\$27,000	\$675	466	16%	\$13.50	\$702	1.7
Charlotte County	\$13.48	\$701	\$28,040	1.4	\$53,400	\$1,335	\$16,020	\$401	1,339	29%	\$10.72	\$557	1.3
Chesterfield County	\$22.37	\$1,163	\$46,520	2.4	\$90,000	\$2,250	\$27,000	\$675	30,273	24%	\$14.66	\$762	1.5
Clarke County	\$33.94	\$1,765	\$70,600	3.6	\$129,000	\$3,225	\$38,700	\$968	1,403	25%	\$11.86	\$617	2.9
Craig County †	\$18.10	\$941	\$37,640	1.9	\$78,400	\$1,960	\$23,520	\$588	541	24%			

† Wage data not available (See Appendix B).

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FY21 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	Monthly rent affordable at 30% of AMI	Renter households (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Culpeper County	\$20.12	\$1,046	\$41,840	2.1	\$90,100	\$2,253	\$27,030	\$676	4,659	27%	\$12.34	\$642	1.6
Cumberland County	\$17.87	\$929	\$37,160	1.9	\$66,700	\$1,668	\$20,010	\$500	1,039	26%	\$11.82	\$615	1.5
Dickenson County	\$13.48	\$701	\$28,040	1.4	\$43,200	\$1,080	\$12,960	\$324	1,404	24%	\$12.63	\$657	1.1
Dinwiddie County	\$22.37	\$1,163	\$46,520	2.4	\$90,000	\$2,250	\$27,000	\$675	2,374	23%	\$14.58	\$758	1.5
Essex County	\$17.21	\$895	\$35,800	1.8	\$60,500	\$1,513	\$18,150	\$454	1,499	33%	\$11.69	\$608	1.5
Fairfax County	\$33.94	\$1,765	\$70,600	3.6	\$129,000	\$3,225	\$38,700	\$968	126,973	32%	\$29.22	\$1,519	1.2
Fauquier County	\$33.94	\$1,765	\$70,600	3.6	\$129,000	\$3,225	\$38,700	\$968	5,333	22%	\$14.28	\$743	2.4
Floyd County	\$13.48	\$701	\$28,040	1.4	\$63,600	\$1,590	\$19,080	\$477	1,226	19%	\$10.17	\$529	1.3
Fluvanna County	\$24.35	\$1,266	\$50,640	2.6	\$93,700	\$2,343	\$28,110	\$703	1,491	15%	\$12.63	\$657	1.9
Franklin County	\$15.67	\$815	\$32,600	1.6	\$67,000	\$1,675	\$20,100	\$503	4,199	18%	\$8.95	\$465	1.8
Frederick County	\$20.46	\$1,064	\$42,560	2.2	\$81,400	\$2,035	\$24,420	\$611	7,053	22%	\$15.68	\$815	1.3
Giles County	\$14.37	\$747	\$29,880	1.5	\$60,200	\$1,505	\$18,060	\$452	1,723	25%	\$16.97	\$883	0.8
Gloucester County	\$22.06	\$1,147	\$45,880	2.3	\$84,500	\$2,113	\$25,350	\$634	3,217	22%	\$10.37	\$539	2.1
Goochland County	\$22.37	\$1,163	\$46,520	2.4	\$90,000	\$2,250	\$27,000	\$675	1,286	15%	\$30.76	\$1,599	0.7
Grayson County	\$13.48	\$701	\$28,040	1.4	\$48,100	\$1,203	\$14,430	\$361	1,216	19%	\$7.98	\$415	1.7
Greene County	\$24.35	\$1,266	\$50,640	2.6	\$93,700	\$2,343	\$28,110	\$703	1,691	22%	\$14.07	\$732	1.7
Greensville County	\$15.00	\$780	\$31,200	1.6	\$52,200	\$1,305	\$15,660	\$392	974	27%	\$20.42	\$1,062	0.7
Halifax County	\$13.48	\$701	\$28,040	1.4	\$60,000	\$1,500	\$18,000	\$450	3,664	26%	\$12.18	\$633	1.1
Hanover County	\$22.37	\$1,163	\$46,520	2.4	\$90,000	\$2,250	\$27,000	\$675	6,813	17%	\$13.07	\$680	1.7
Henrico County	\$22.37	\$1,163	\$46,520	2.4	\$90,000	\$2,250	\$27,000	\$675	47,975	37%	\$18.77	\$976	1.2
Henry County	\$13.48	\$701	\$28,040	1.4	\$46,100	\$1,153	\$13,830	\$346	5,956	28%	\$11.49	\$597	1.2
Highland County	\$13.48	\$701	\$28,040	1.4	\$61,000	\$1,525	\$18,300	\$458	184	17%	\$9.81	\$510	1.4
Isle of Wight County	\$22.06	\$1,147	\$45,880	2.3	\$84,500	\$2,113	\$25,350	\$634	3,532	24%	\$11.15	\$580	2.0
James City County	\$22.06	\$1,147	\$45,880	2.3	\$84,500	\$2,113	\$25,350	\$634	6,827	24%	\$11.28	\$587	2.0
King and Queen County	\$15.33	\$797	\$31,880	1.6	\$66,100	\$1,653	\$19,830	\$496	446	16%	\$13.77	\$716	1.1
King George County	\$20.63	\$1,073	\$42,920	2.2	\$102,400	\$2,560	\$30,720	\$768	1,955	21%	\$16.83	\$875	1.2

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FY21 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	Monthly rent affordable at 30% of AMI	Renter households (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
King William County	\$22.37	\$1,163	\$46,520	2.4	\$90,000	\$2,250	\$27,000	\$675	768	13%	\$14.11	\$734	1.6
Lancaster County	\$18.27	\$950	\$38,000	1.9	\$71,900	\$1,798	\$21,570	\$539	1,222	24%	\$9.65	\$502	1.9
Lee County	\$13.48	\$701	\$28,040	1.4	\$50,000	\$1,250	\$15,000	\$375	2,672	29%	\$7.02	\$365	1.9
Loudoun County	\$33.94	\$1,765	\$70,600	3.6	\$129,000	\$3,225	\$38,700	\$968	28,237	22%	\$18.30	\$952	1.9
Louisa County	\$17.52	\$911	\$36,440	1.8	\$74,500	\$1,863	\$22,350	\$559	2,768	20%	\$14.73	\$766	1.2
Lunenburg County	\$13.48	\$701	\$28,040	1.4	\$53,000	\$1,325	\$15,900	\$398	1,211	28%	\$10.08	\$524	1.3
Madison County	\$17.73	\$922	\$36,880	1.9	\$63,400	\$1,585	\$19,020	\$476	1,264	26%	\$12.22	\$635	1.5
Mathews County	\$22.06	\$1,147	\$45,880	2.3	\$84,500	\$2,113	\$25,350	\$634	589	15%	\$7.63	\$397	2.9
Mecklenburg County	\$13.85	\$720	\$28,800	1.5	\$57,700	\$1,443	\$17,310	\$433	3,495	29%	\$10.82	\$563	1.3
Middlesex County	\$17.63	\$917	\$36,680	1.9	\$68,300	\$1,708	\$20,490	\$512	982	21%	\$14.35	\$746	1.2
Montgomery County	\$18.81	\$978	\$39,120	2.0	\$79,700	\$1,993	\$23,910	\$598	15,927	45%	\$11.01	\$573	1.7
Nelson County	\$24.35	\$1,266	\$50,640	2.6	\$93,700	\$2,343	\$28,110	\$703	1,515	24%	\$10.54	\$548	2.3
New Kent County	\$22.37	\$1,163	\$46,520	2.4	\$90,000	\$2,250	\$27,000	\$675	1,075	14%	\$10.57	\$549	2.1
Northampton County	\$15.44	\$803	\$32,120	1.6	\$60,100	\$1,503	\$18,030	\$451	1,792	35%	\$9.91	\$515	1.6
Northumberland County	\$15.25	\$793	\$31,720	1.6	\$70,900	\$1,773	\$21,270	\$532	603	11%	\$12.33	\$641	1.2
Nottoway County	\$14.56	\$757	\$30,280	1.5	\$57,600	\$1,440	\$17,280	\$432	1,924	35%	\$14.17	\$737	1.0
Orange County	\$17.37	\$903	\$36,120	1.8	\$81,900	\$2,048	\$24,570	\$614	2,902	21%	\$10.86	\$565	1.6
Page County	\$14.08	\$732	\$29,280	1.5	\$61,400	\$1,535	\$18,420	\$461	2,686	29%	\$10.07	\$524	1.4
Patrick County	\$13.48	\$701	\$28,040	1.4	\$58,300	\$1,458	\$17,490	\$437	1,631	21%	\$6.56	\$341	2.1
Pittsylvania County	\$13.48	\$701	\$28,040	1.4	\$50,600	\$1,265	\$15,180	\$380	6,467	25%	\$12.03	\$625	1.1
Powhatan County	\$22.37	\$1,163	\$46,520	2.4	\$90,000	\$2,250	\$27,000	\$675	1,012	10%	\$13.08	\$680	1.7
Prince Edward County	\$16.94	\$881	\$35,240	1.8	\$65,200	\$1,630	\$19,560	\$489	2,560	36%	\$11.36	\$591	1.5
Prince George County	\$22.37	\$1,163	\$46,520	2.4	\$90,000	\$2,250	\$27,000	\$675	3,733	32%	\$15.64	\$813	1.4
Prince William County	\$33.94	\$1,765	\$70,600	3.6	\$129,000	\$3,225	\$38,700	\$968	37,939	27%	\$14.28	\$742	2.4
Pulaski County	\$13.87	\$721	\$28,840	1.5	\$65,800	\$1,645	\$19,740	\$494	4,163	29%	\$14.90	\$775	0.9
Rappahannock County	\$20.65	\$1,074	\$42,960	2.2	\$92,500	\$2,313	\$27,750	\$694	751	26%	\$9.42	\$490	2.2

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FY21 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	Monthly rent affordable at 30% of AMI	Renter households (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Richmond County	\$16.56	\$861	\$34,440	1.7	\$60,500	\$1,513	\$18,150	\$454	923	30%	\$11.98	\$623	1.4
Roanoke County	\$18.10	\$941	\$37,640	1.9	\$78,400	\$1,960	\$23,520	\$588	9,631	25%	\$13.88	\$722	1.3
Rockbridge County	\$14.81	\$770	\$30,800	1.6	\$61,200	\$1,530	\$18,360	\$459	2,290	25%	\$11.38	\$592	1.3
Rockingham County	\$17.83	\$927	\$37,080	1.9	\$66,700	\$1,668	\$20,010	\$500	7,914	26%	\$15.52	\$807	1.1
Russell County	\$13.48	\$701	\$28,040	1.4	\$53,300	\$1,333	\$15,990	\$400	2,580	24%	\$11.95	\$621	1.1
Scott County	\$13.48	\$701	\$28,040	1.4	\$59,600	\$1,490	\$17,880	\$447	1,986	23%	\$10.58	\$550	1.3
Shenandoah County	\$15.85	\$824	\$32,960	1.7	\$69,800	\$1,745	\$20,940	\$524	5,058	29%	\$12.19	\$634	1.3
Smyth County	\$13.48	\$701	\$28,040	1.4	\$53,400	\$1,335	\$16,020	\$401	3,616	29%	\$9.72	\$506	1.4
Southampton County	\$15.12	\$786	\$31,440	1.6	\$66,000	\$1,650	\$19,800	\$495	1,652	25%	\$9.86	\$513	1.5
Spotsylvania County	\$33.94	\$1,765	\$70,600	3.6	\$129,000	\$3,225	\$38,700	\$968	9,736	22%	\$12.75	\$663	2.7
Stafford County	\$33.94	\$1,765	\$70,600	3.6	\$129,000	\$3,225	\$38,700	\$968	10,648	23%	\$12.51	\$651	2.7
Surry County	\$13.79	\$717	\$28,680	1.5	\$67,800	\$1,695	\$20,340	\$509	702	26%	\$21.89	\$1,138	0.6
Sussex County	\$22.37	\$1,163	\$46,520	2.4	\$90,000	\$2,250	\$27,000	\$675	1,170	31%	\$15.58	\$810	1.4
Tazewell County	\$13.48	\$701	\$28,040	1.4	\$55,600	\$1,390	\$16,680	\$417	4,211	25%	\$13.03	\$677	1.0
Warren County	\$19.69	\$1,024	\$40,960	2.1	\$85,800	\$2,145	\$25,740	\$644	3,408	23%	\$12.06	\$627	1.6
Washington County	\$13.48	\$701	\$28,040	1.4	\$59,600	\$1,490	\$17,880	\$447	5,541	25%	\$11.48	\$597	1.2
Westmoreland County	\$16.81	\$874	\$34,960	1.8	\$76,900	\$1,923	\$23,070	\$577	2,127	27%	\$7.46	\$388	2.3
Wise County	\$13.48	\$701	\$28,040	1.4	\$49,000	\$1,225	\$14,700	\$368	4,979	33%	\$8.52	\$443	1.6
Wythe County	\$13.48	\$701	\$28,040	1.4	\$60,800	\$1,520	\$18,240	\$456	2,640	22%	\$10.76	\$560	1.3
York County	\$22.06	\$1,147	\$45,880	2.3	\$84,500	\$2,113	\$25,350	\$634	7,207	29%	\$13.13	\$683	1.7
Alexandria city	\$33.94	\$1,765	\$70,600	3.6	\$129,000	\$3,225	\$38,700	\$968	40,045	57%	\$26.61	\$1,384	1.3
Bristol city	\$13.48	\$701	\$28,040	1.4	\$59,600	\$1,490	\$17,880	\$447	2,905	40%	\$10.61	\$552	1.3
Buena Vista city	\$14.81	\$770	\$30,800	1.6	\$61,200	\$1,530	\$18,360	\$459	806	32%	\$13.88	\$722	1.1
Charlottesville city	\$24.35	\$1,266	\$50,640	2.6	\$93,700	\$2,343	\$28,110	\$703	10,640	57%	\$18.22	\$948	1.3
Chesapeake city	\$22.06	\$1,147	\$45,880	2.3	\$84,500	\$2,113	\$25,350	\$634	24,309	29%	\$12.90	\$671	1.7
Colonial Heights city	\$22.37	\$1,163	\$46,520	2.4	\$90,000	\$2,250	\$27,000	\$675	2,610	37%	\$9.41	\$490	2.4

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FY21 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	Monthly rent affordable at 30% of AMI	Renter households (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Covington city	\$14.13	\$735	\$29,400	1.5	\$60,700	\$1,518	\$18,210	\$455	609	26%	\$18.08	\$940	0.8
Danville city	\$13.48	\$701	\$28,040	1.4	\$50,600	\$1,265	\$15,180	\$380	8,873	49%	\$12.91	\$671	1.0
Emporia city	\$15.00	\$780	\$31,200	1.6	\$52,200	\$1,305	\$15,660	\$392	1,249	60%	\$13.00	\$676	1.2
Fairfax city	\$33.94	\$1,765	\$70,600	3.6	\$129,000	\$3,225	\$38,700	\$968	2,573	30%	\$17.94	\$933	1.9
Falls Church city	\$33.94	\$1,765	\$70,600	3.6	\$129,000	\$3,225	\$38,700	\$968	2,289	42%	\$23.82	\$1,239	1.4
Franklin city	\$15.12	\$786	\$31,440	1.6	\$66,000	\$1,650	\$19,800	\$495	1,706	48%	\$9.32	\$484	1.6
Fredericksburg city	\$33.94	\$1,765	\$70,600	3.6	\$129,000	\$3,225	\$38,700	\$968	6,945	65%	\$18.57	\$966	1.8
Galax city	\$13.48	\$701	\$28,040	1.4	\$54,600	\$1,365	\$16,380	\$410	849	32%	\$8.09	\$421	1.7
Hampton city	\$22.06	\$1,147	\$45,880	2.3	\$84,500	\$2,113	\$25,350	\$634	23,927	44%	\$15.88	\$826	1.4
Harrisonburg city	\$17.83	\$927	\$37,080	1.9	\$66,700	\$1,668	\$20,010	\$500	10,102	60%	\$12.88	\$670	1.4
Hopewell city	\$22.37	\$1,163	\$46,520	2.4	\$90,000	\$2,250	\$27,000	\$675	4,912	53%	\$22.67	\$1,179	1.0
Lexington city	\$14.81	\$770	\$30,800	1.6	\$61,200	\$1,530	\$18,360	\$459	1,027	48%	\$9.34	\$486	1.6
Lynchburg city	\$15.08	\$784	\$31,360	1.6	\$73,700	\$1,843	\$22,110	\$553	14,499	51%	\$16.21	\$843	0.9
Manassas city	\$33.94	\$1,765	\$70,600	3.6	\$129,000	\$3,225	\$38,700	\$968	4,368	34%	\$19.90	\$1,035	1.7
Manassas Park city	\$33.94	\$1,765	\$70,600	3.6	\$129,000	\$3,225	\$38,700	\$968	1,582	34%	\$19.17	\$997	1.8
Martinsville city	\$13.48	\$701	\$28,040	1.4	\$46,100	\$1,153	\$13,830	\$346	2,439	44%	\$12.78	\$664	1.1
Newport News city	\$22.06	\$1,147	\$45,880	2.3	\$84,500	\$2,113	\$25,350	\$634	35,675	51%	\$19.81	\$1,030	1.1
Norfolk city	\$22.06	\$1,147	\$45,880	2.3	\$84,500	\$2,113	\$25,350	\$634	50,014	57%	\$19.10	\$993	1.2
Norton city	\$13.48	\$701	\$28,040	1.4	\$49,000	\$1,225	\$14,700	\$368	813	50%	\$9.85	\$512	1.4
Petersburg city	\$22.37	\$1,163	\$46,520	2.4	\$90,000	\$2,250	\$27,000	\$675	8,053	61%	\$16.32	\$849	1.4
Poquoson city	\$22.06	\$1,147	\$45,880	2.3	\$84,500	\$2,113	\$25,350	\$634	853	19%	\$9.04	\$470	2.4
Portsmouth city	\$22.06	\$1,147	\$45,880	2.3	\$84,500	\$2,113	\$25,350	\$634	16,371	45%	\$15.70	\$816	1.4
Radford city	\$18.81	\$978	\$39,120	2.0	\$79,700	\$1,993	\$23,910	\$598	2,977	53%	\$11.11	\$578	1.7
Richmond city	\$22.37	\$1,163	\$46,520	2.4	\$90,000	\$2,250	\$27,000	\$675	51,807	57%	\$22.39	\$1,164	1.0
Roanoke city	\$18.10	\$941	\$37,640	1.9	\$78,400	\$1,960	\$23,520	\$588	20,261	49%	\$15.88	\$826	1.1
Salem city	\$18.10	\$941	\$37,640	1.9	\$78,400	\$1,960	\$23,520	\$588	3,610	36%	\$16.48	\$857	1.1

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FY21 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	Monthly rent affordable at 30% of AMI	Renter households (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Staunton city	\$17.50	\$910	\$36,400	1.8	\$71,200	\$1,780	\$21,360	\$534	4,525	43%	\$11.50	\$598	1.5
Suffolk city	\$22.06	\$1,147	\$45,880	2.3	\$84,500	\$2,113	\$25,350	\$634	10,556	31%	\$12.81	\$666	1.7
Virginia Beach city	\$22.06	\$1,147	\$45,880	2.3	\$84,500	\$2,113	\$25,350	\$634	61,983	36%	\$15.71	\$817	1.4
Waynesboro city	\$17.50	\$910	\$36,400	1.8	\$71,200	\$1,780	\$21,360	\$534	3,889	42%	\$12.23	\$636	1.4
Williamsburg city	\$22.06	\$1,147	\$45,880	2.3	\$84,500	\$2,113	\$25,350	\$634	2,386	51%	\$11.96	\$622	1.8
Winchester city	\$20.46	\$1,064	\$42,560	2.2	\$81,400	\$2,035	\$24,420	\$611	5,848	56%	\$17.63	\$917	1.2

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