

VIRGINIA

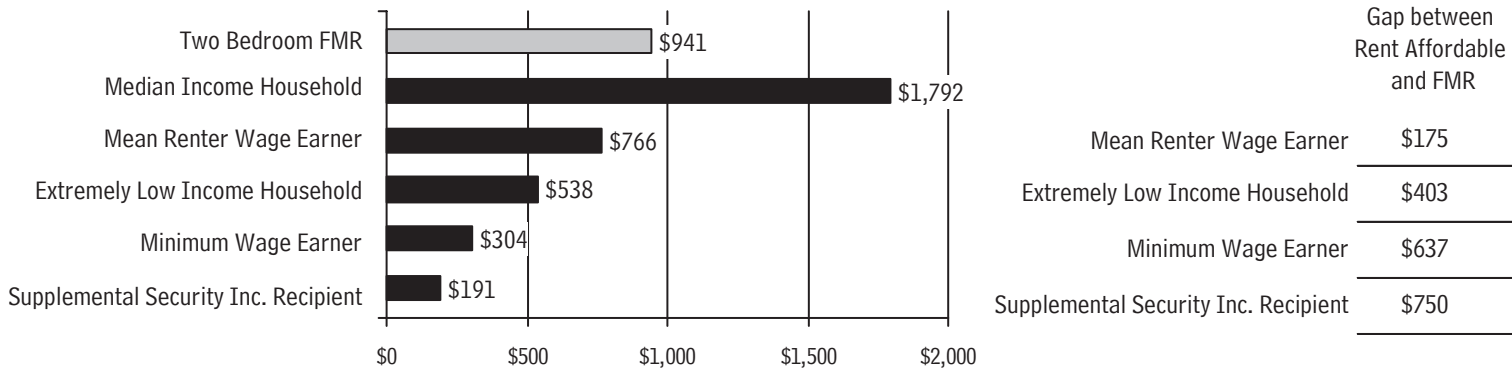
In Virginia, the Fair Market Rent (FMR) for a two-bedroom apartment is \$941. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$3,136 monthly or \$37,635 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of:

\$18.09

In Virginia, a minimum wage worker earns an hourly wage of \$5.85. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 124 hours per week, 52 weeks per year. Or a household must include 3.1 minimum wage earners working 40 hours per week year-round in order to make the two-bedroom FMR affordable.

In Virginia, the estimated mean (average) wage for a renter is \$14.73. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 49 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.2 workers earning the mean renter wage in order to make the two-bedroom FMR affordable.

MONTHLY RENT AFFORDABLE TO SELECTED INCOME LEVELS COMPARED WITH TWO-BEDROOM FMR



VIRGINIA	FY08 HOUSING WAGE		HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				Full-time jobs at mean renter wage needed to afford 2 BR FMR
	Hourly wage necessary to afford 2 BR FMR	% change since 2000	Two-bedroom FMR ¹	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI ²	Rent affordable at AMI ³	30% of AMI ⁴	Rent affordable at 30% of AMI	Number (2000)	% of total households (2000)	Estimated mean renter hourly wage (2008) ⁵	Rent affordable at mean wage	
VIRGINIA	\$18.09	40%	\$941	\$37,635	3.1	\$71,688	\$1,792	\$21,506	\$538	861,215	32%	\$14.73	\$766	1.2
COMBINED NONMETRO AREAS	\$11.08	35%	\$576	\$23,046	1.9	\$49,941	\$1,249	\$14,982	\$375	102,978	24%	\$9.66	\$503	1.1
<u>METROPOLITAN AREAS</u>														
BLACKSBURG-CHRISTIANSBURG-RADFORD HMFA	\$12.29	30%	\$639	\$25,560	2.1	\$60,700	\$1,518	\$18,210	\$455	17,128	47%	\$9.41	\$489	1.3
CHARLOTTESVILLE MSA	\$16.29	30%	\$847	\$33,880	2.8	\$68,500	\$1,713	\$20,550	\$514	24,104	36%	\$12.41	\$645	1.3
DANVILLE MSA	\$10.79	30%	\$561	\$22,440	1.8	\$46,800	\$1,170	\$14,040	\$351	13,552	30%	\$9.20	\$478	1.2
FRANKLIN COUNTY HMFA	\$10.29	34%	\$535	\$21,400	1.8	\$57,500	\$1,438	\$17,250	\$431	3,565	19%	\$7.99	\$416	1.3
GILES COUNTY HMFA	\$10.29	39%	\$535	\$21,400	1.8	\$53,400	\$1,335	\$16,020	\$401	1,468	21%	\$10.55	\$549	1.0
HARRISONBURG MSA	\$12.48	30%	\$649	\$25,960	2.1	\$56,400	\$1,410	\$16,920	\$423	13,573	35%	\$11.46	\$596	1.1
KINGSFORT-BRISTOL-BRISTOL MSA	\$10.29	28%	\$535	\$21,400	1.8	\$46,500	\$1,163	\$13,950	\$349	9,596	25%	\$9.44	\$491	1.1
LOUISA COUNTY HMFA	\$14.17	38%	\$737	\$29,480	2.4	\$58,300	\$1,458	\$17,490	\$437	1,848	19%	\$14.20	\$739	1.0
LYNCHBURG MSA	\$11.44	30%	\$595	\$23,800	2.0	\$55,100	\$1,378	\$16,530	\$413	23,085	26%	\$11.06	\$575	1.0
PULASKI COUNTY HMFA	\$10.29	38%	\$535	\$21,400	1.8	\$54,300	\$1,358	\$16,290	\$407	3,863	26%	\$11.14	\$579	0.9
RICHMOND HMFA *	\$16.73	34%	\$870	\$34,800	2.9	\$69,300	\$1,733	\$20,790	\$520	130,843	32%	\$14.29	\$743	1.2
ROANOKE HMFA	\$12.62	30%	\$656	\$26,240	2.2	\$60,200	\$1,505	\$18,060	\$452	31,352	31%	\$11.47	\$597	1.1
VIRGINIA BEACH-NORFOLK-NEWPORT NEWS MSA *	\$17.38	42%	\$904	\$36,160	3.0	\$65,100	\$1,628	\$19,530	\$488	213,178	37%	\$11.70	\$608	1.5
WARREN COUNTY HMFA	\$13.83	42%	\$719	\$28,760	2.4	\$65,300	\$1,633	\$19,590	\$490	3,129	26%	\$10.20	\$530	1.4
WASHINGTON-ARLINGTON-ALEXANDRIA HMFA *	\$25.46	45%	\$1,324	\$52,960	4.4	\$99,000	\$2,475	\$29,700	\$743	258,180	33%	\$19.90	\$1,035	1.3
WINCHESTER MSA	\$13.81	30%	\$718	\$28,720	2.4	\$59,800	\$1,495	\$17,940	\$449	9,773	30%	\$13.22	\$688	1.0
<u>COUNTIES</u>														
ACCOMACK COUNTY	\$10.83	29%	\$563	\$22,520	1.9	\$45,000	\$1,125	\$13,500	\$338	3,827	25%	\$9.05	\$471	1.2
ALBEMARLE COUNTY	\$16.29	30%	\$847	\$33,880	2.8	\$68,500	\$1,713	\$20,550	\$514	10,893	34%	\$12.91	\$671	1.3
ALEXANDRIA CITY *	\$25.46	45%	\$1,324	\$52,960	4.4	\$99,000	\$2,475	\$29,700	\$743	37,162	60%	\$21.39	\$1,112	1.2
ALLEGHANY COUNTY	\$10.29	32%	\$535	\$21,400	1.8	\$51,200	\$1,280	\$15,360	\$384	782	15%	\$9.10	\$473	1.1
AMELIA COUNTY *	\$16.73	34%	\$870	\$34,800	2.9	\$69,300	\$1,733	\$20,790	\$520	763	18%	\$10.04	\$522	1.7
AMHERST COUNTY	\$11.44	30%	\$595	\$23,800	2.0	\$55,100	\$1,378	\$16,530	\$413	2,614	22%	\$9.77	\$508	1.2
APPOMATTOX COUNTY	\$11.44	30%	\$595	\$23,800	2.0	\$55,100	\$1,378	\$16,530	\$413	1,011	19%	\$8.11	\$422	1.4
ARLINGTON COUNTY *	\$25.46	45%	\$1,324	\$52,960	4.4	\$99,000	\$2,475	\$29,700	\$743	48,988	57%	\$26.59	\$1,382	1.0
AUGUSTA COUNTY	\$12.06	30%	\$627	\$25,080	2.1	\$57,700	\$1,443	\$17,310	\$433	4,176	17%	\$10.81	\$562	1.1
BATH COUNTY	\$11.38	30%	\$592	\$23,680	1.9	\$51,700	\$1,293	\$15,510	\$388	414	20%	\$11.14	\$579	1.0
BEDFORD CITY	\$11.44	30%	\$595	\$23,800	2.0	\$55,100	\$1,378	\$16,530	\$413	1,000	40%	\$9.49	\$494	1.2
BEDFORD COUNTY	\$11.44	30%	\$595	\$23,800	2.0	\$55,100	\$1,378	\$16,530	\$413	3,198	13%	\$10.10	\$525	1.1
BLAND COUNTY	\$10.29	39%	\$535	\$21,400	1.8	\$45,900	\$1,148	\$13,770	\$344	358	14%	\$11.30	\$587	0.9
BOTETOURT COUNTY	\$12.62	30%	\$656	\$26,240	2.2	\$60,200	\$1,505	\$18,060	\$452	1,436	12%	\$8.42	\$438	1.5
BRISTOL CITY	\$10.29	28%	\$535	\$21,400	1.8	\$46,500	\$1,163	\$13,950	\$349	2,684	35%	\$8.64	\$450	1.2
BRUNSWICK COUNTY	\$10.67	30%	\$555	\$22,200	1.8	\$49,600	\$1,240	\$14,880	\$372	1,402	22%	\$9.45	\$491	1.1
BUCHANAN COUNTY	\$10.29	39%	\$535	\$21,400	1.8	\$35,800	\$895	\$10,740	\$269	1,790	17%	\$10.75	\$559	1.0
BUCKINGHAM COUNTY	\$10.29	34%	\$535	\$21,400	1.8	\$48,100	\$1,203	\$14,430	\$361	1,176	22%	\$8.91	\$464	1.2

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

1: FMR = Fiscal Year 2008 Fair Market Rent (HUD, 2007; final as of October 1). 2: AMI = Fiscal Year 2008 Area Median Income (HUD, 2008).

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

4: The federal standard for extremely low income households. Does not include HUD-specific adjustments. 5: Based on 2006 BLS data, adjusted using the ratio of renter to overall household income reported in Census 2000, and projected to April 1, 2008.

VIRGINIA

	FY08 HOUSING WAGE		HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				Full-time jobs at mean renter wage needed to afford 2 BR FMR
	Hourly wage necessary to afford 2 BR FMR	% change since 2000	Two-bedroom FMR ¹	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI ²	Rent affordable ³ at AMI ³	30% of AMI ⁴	Rent affordable at 30% of AMI	Number (2000)	% of total households (2000)	Estimated mean renter hourly wage (2008) ⁵	Rent affordable at mean wage	
BUENA VISTA CITY	\$10.29	34%	\$535	\$21,400	1.8	\$53,900	\$1,348	\$16,170	\$404	748	29%	\$9.79	\$509	1.1
CAMPBELL COUNTY	\$11.44	30%	\$595	\$23,800	2.0	\$55,100	\$1,378	\$16,530	\$413	4,688	23%	\$10.37	\$539	1.1
CAROLINE COUNTY *	\$16.73	34%	\$870	\$34,800	2.9	\$69,300	\$1,733	\$20,790	\$520	1,442	18%	\$10.54	\$548	1.6
CARROLL COUNTY	\$10.29	39%	\$535	\$21,400	1.8	\$47,100	\$1,178	\$14,130	\$353	2,231	18%	\$7.06	\$367	1.5
CHARLES CITY COUNTY *	\$16.73	34%	\$870	\$34,800	2.9	\$69,300	\$1,733	\$20,790	\$520	404	15%	\$12.73	\$662	1.3
CHARLOTTE COUNTY	\$10.29	34%	\$535	\$21,400	1.8	\$44,500	\$1,113	\$13,350	\$334	1,117	23%	\$8.33	\$433	1.2
CHARLOTTESVILLE CITY	\$16.29	30%	\$847	\$33,880	2.8	\$68,500	\$1,713	\$20,550	\$514	9,964	59%	\$12.67	\$659	1.3
CHESAPEAKE CITY *	\$17.38	42%	\$904	\$36,160	3.0	\$65,100	\$1,628	\$19,530	\$488	17,577	25%	\$9.91	\$515	1.8
CHESTERFIELD COUNTY *	\$16.73	34%	\$870	\$34,800	2.9	\$69,300	\$1,733	\$20,790	\$520	17,865	19%	\$11.77	\$612	1.4
CLARKE COUNTY *	\$25.46	45%	\$1,324	\$52,960	4.4	\$99,000	\$2,475	\$29,700	\$743	1,209	24%	\$10.81	\$562	2.4
CLIFTON FORGE CITY †	\$10.29	32%	\$535	\$21,400	1.8	\$51,200	\$1,280	\$15,360	\$384	686	37%			
COLONIAL HEIGHTS CITY *	\$16.73	34%	\$870	\$34,800	2.9	\$69,300	\$1,733	\$20,790	\$520	2,153	31%	\$8.33	\$433	2.0
COVINGTON CITY	\$10.29	32%	\$535	\$21,400	1.8	\$51,200	\$1,280	\$15,360	\$384	855	30%	\$12.46	\$648	0.8
CRAIG COUNTY	\$12.62	30%	\$656	\$26,240	2.2	\$60,200	\$1,505	\$18,060	\$452	384	19%	\$6.10	\$317	2.1
CULPEPER COUNTY	\$14.00	30%	\$728	\$29,120	2.4	\$66,300	\$1,658	\$19,890	\$497	3,581	29%	\$11.77	\$612	1.2
CUMBERLAND COUNTY *	\$16.73	34%	\$870	\$34,800	2.9	\$69,300	\$1,733	\$20,790	\$520	805	23%	\$7.03	\$365	2.4
DANVILLE CITY	\$10.79	30%	\$561	\$22,440	1.8	\$46,800	\$1,170	\$14,040	\$351	8,645	42%	\$9.60	\$499	1.1
DICKENSON COUNTY	\$10.29	49%	\$535	\$21,400	1.8	\$36,300	\$908	\$10,890	\$272	1,207	18%	\$9.73	\$506	1.1
DINWIDDIE COUNTY *	\$16.73	34%	\$870	\$34,800	2.9	\$69,300	\$1,733	\$20,790	\$520	1,892	21%	\$12.16	\$632	1.4
EMPORIA CITY	\$10.69	30%	\$556	\$22,240	1.8	\$48,400	\$1,210	\$14,520	\$363	1,067	48%	\$7.14	\$371	1.5
ESSEX COUNTY	\$12.58	30%	\$654	\$26,160	2.1	\$56,100	\$1,403	\$16,830	\$421	909	23%	\$9.00	\$468	1.4
FAIRFAX CITY *	\$25.46	45%	\$1,324	\$52,960	4.4	\$99,000	\$2,475	\$29,700	\$743	2,484	31%	\$17.85	\$928	1.4
FAIRFAX COUNTY *	\$25.46	45%	\$1,324	\$52,960	4.4	\$99,000	\$2,475	\$29,700	\$743	101,856	29%	\$21.92	\$1,140	1.2
FALLS CHURCH CITY *	\$25.46	45%	\$1,324	\$52,960	4.4	\$99,000	\$2,475	\$29,700	\$743	1,767	40%	\$16.33	\$849	1.6
FAUQUIER COUNTY *	\$25.46	45%	\$1,324	\$52,960	4.4	\$99,000	\$2,475	\$29,700	\$743	4,729	24%	\$11.16	\$580	2.3
FLOYD COUNTY	\$11.42	30%	\$594	\$23,760	2.0	\$48,900	\$1,223	\$14,670	\$367	1,053	18%	\$8.58	\$446	1.3
FLUVANNA COUNTY	\$16.29	30%	\$847	\$33,880	2.8	\$68,500	\$1,713	\$20,550	\$514	1,087	15%	\$9.67	\$503	1.7
FRANKLIN CITY	\$11.44	30%	\$595	\$23,800	2.0	\$52,000	\$1,300	\$15,600	\$390	1,571	46%	\$7.19	\$374	1.6
FRANKLIN COUNTY	\$10.29	34%	\$535	\$21,400	1.8	\$57,500	\$1,438	\$17,250	\$431	3,565	19%	\$7.99	\$416	1.3
FREDERICK COUNTY	\$13.81	30%	\$718	\$28,720	2.4	\$59,800	\$1,495	\$17,940	\$449	4,343	20%	\$12.45	\$648	1.1
FREDERICKSBURG CITY *	\$25.46	45%	\$1,324	\$52,960	4.4	\$99,000	\$2,475	\$29,700	\$743	5,226	65%	\$13.10	\$681	1.9
GALAX CITY	\$10.29	39%	\$535	\$21,400	1.8	\$47,100	\$1,178	\$14,130	\$353	1,001	34%	\$7.63	\$397	1.3
GILES COUNTY	\$10.29	39%	\$535	\$21,400	1.8	\$53,400	\$1,335	\$16,020	\$401	1,468	21%	\$10.55	\$549	1.0
GLOUCESTER COUNTY *	\$17.38	42%	\$904	\$36,160	3.0	\$65,100	\$1,628	\$19,530	\$488	2,445	19%	\$7.45	\$388	2.3
GOOCHLAND COUNTY *	\$16.73	34%	\$870	\$34,800	2.9	\$69,300	\$1,733	\$20,790	\$520	820	13%	\$16.71	\$869	1.0
GRAYSON COUNTY	\$10.29	39%	\$535	\$21,400	1.8	\$44,400	\$1,110	\$13,320	\$333	1,357	19%	\$8.17	\$425	1.3
GREENE COUNTY	\$16.29	30%	\$847	\$33,880	2.8	\$68,500	\$1,713	\$20,550	\$514	1,031	18%	\$9.31	\$484	1.7
GREENSVILLE COUNTY	\$10.69	30%	\$556	\$22,240	1.8	\$48,400	\$1,210	\$14,520	\$363	734	22%	\$10.89	\$566	1.0
HALIFAX COUNTY	\$10.29	43%	\$535	\$21,400	1.8	\$48,200	\$1,205	\$14,460	\$362	3,601	24%	\$9.71	\$505	1.1
HAMPTON CITY *	\$17.38	42%	\$904	\$36,160	3.0	\$65,100	\$1,628	\$19,530	\$488	22,321	41%	\$11.44	\$595	1.5
HANOVER COUNTY *	\$16.73	34%	\$870	\$34,800	2.9	\$69,300	\$1,733	\$20,790	\$520	4,895	16%	\$9.46	\$492	1.8
HARRISONBURG CITY	\$12.48	30%	\$649	\$25,960	2.1	\$56,400	\$1,410	\$16,920	\$423	8,001	61%	\$11.60	\$603	1.1

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

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 3: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.
 4: The federal standard for extremely low income households. Does not include HUD-specific adjustments. 5: Based on 2006 BLS data, adjusted using the ratio of renter to overall household income reported in Census 2000, and projected to April 1, 2008.

VIRGINIA

	FY08 HOUSING WAGE		HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				Full-time jobs at mean renter wage needed to afford 2 BR FMR
	Hourly wage necessary to afford 2 BR FMR	% change since 2000	Two-bedroom FMR ¹	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI ²	Rent affordable ³ at AMI	30% of AMI ⁴	Rent affordable at 30% of AMI	Number (2000)	% of total households (2000)	Estimated mean renter hourly wage (2008) ⁵	Rent affordable at mean wage	
HENRICO COUNTY *	\$16.73	34%	\$870	\$34,800	2.9	\$69,300	\$1,733	\$20,790	\$520	37,032	34%	\$15.89	\$826	1.1
HENRY COUNTY	\$10.29	38%	\$535	\$21,400	1.8	\$45,700	\$1,143	\$13,710	\$343	5,527	23%	\$9.37	\$487	1.1
HIGHLAND COUNTY	\$11.38	30%	\$592	\$23,680	1.9	\$48,400	\$1,210	\$14,520	\$363	184	16%	\$8.43	\$438	1.4
HOPEWELL CITY *	\$16.73	34%	\$870	\$34,800	2.9	\$69,300	\$1,733	\$20,790	\$520	3,993	44%	\$15.51	\$807	1.1
ISLE OF WIGHT COUNTY *	\$17.38	42%	\$904	\$36,160	3.0	\$65,100	\$1,628	\$19,530	\$488	2,166	19%	\$9.48	\$493	1.8
JAMES CITY COUNTY *	\$17.38	42%	\$904	\$36,160	3.0	\$65,100	\$1,628	\$19,530	\$488	4,364	23%	\$9.15	\$476	1.9
KING AND QUEEN COUNTY *	\$16.73	34%	\$870	\$34,800	2.9	\$69,300	\$1,733	\$20,790	\$520	474	18%	\$13.97	\$726	1.2
KING GEORGE COUNTY	\$14.15	30%	\$736	\$29,440	2.4	\$71,800	\$1,795	\$21,540	\$539	1,716	28%	\$18.13	\$943	0.8
KING WILLIAM COUNTY *	\$16.73	34%	\$870	\$34,800	2.9	\$69,300	\$1,733	\$20,790	\$520	724	15%	\$11.84	\$615	1.4
LANCASTER COUNTY	\$12.40	30%	\$645	\$25,800	2.1	\$55,300	\$1,383	\$16,590	\$415	852	17%	\$9.98	\$519	1.2
LEE COUNTY	\$10.29	57%	\$535	\$21,400	1.8	\$36,700	\$918	\$11,010	\$275	2,489	26%	\$7.16	\$372	1.4
LEXINGTON CITY	\$10.29	34%	\$535	\$21,400	1.8	\$53,900	\$1,348	\$16,170	\$404	1,000	45%	\$7.34	\$382	1.4
LOUDOUN COUNTY *	\$25.46	45%	\$1,324	\$52,960	4.4	\$99,000	\$2,475	\$29,700	\$743	12,312	21%	\$17.29	\$899	1.5
LOUISA COUNTY	\$14.17	38%	\$737	\$29,480	2.4	\$58,300	\$1,458	\$17,490	\$437	1,848	19%	\$14.20	\$739	1.0
LUNENBURG COUNTY	\$10.67	30%	\$555	\$22,200	1.8	\$44,000	\$1,100	\$13,200	\$330	1,111	22%	\$8.81	\$458	1.2
LYNCHBURG CITY	\$11.44	30%	\$595	\$23,800	2.0	\$55,100	\$1,378	\$16,530	\$413	10,574	42%	\$11.94	\$621	1.0
MADISON COUNTY	\$12.27	30%	\$638	\$25,520	2.1	\$57,400	\$1,435	\$17,220	\$431	1,093	23%	\$9.33	\$485	1.3
MANASSAS CITY *	\$25.46	45%	\$1,324	\$52,960	4.4	\$99,000	\$2,475	\$29,700	\$743	3,554	30%	\$17.72	\$921	1.4
MANASSAS PARK CITY *	\$25.46	45%	\$1,324	\$52,960	4.4	\$99,000	\$2,475	\$29,700	\$743	693	21%	\$18.60	\$967	1.4
MARTINSVILLE CITY	\$10.29	38%	\$535	\$21,400	1.8	\$45,700	\$1,143	\$13,710	\$343	2,584	40%	\$8.49	\$442	1.2
MATHEWS COUNTY *	\$17.38	42%	\$904	\$36,160	3.0	\$65,100	\$1,628	\$19,530	\$488	603	15%	\$6.83	\$355	2.5
MECKLENBURG COUNTY	\$10.38	30%	\$540	\$21,600	1.8	\$48,400	\$1,210	\$14,520	\$363	3,324	26%	\$8.32	\$433	1.2
MIDDLESEX COUNTY	\$12.40	30%	\$645	\$25,800	2.1	\$56,300	\$1,408	\$16,890	\$422	723	17%	\$8.69	\$452	1.4
MONTGOMERY COUNTY	\$12.29	30%	\$639	\$25,560	2.1	\$60,700	\$1,518	\$18,210	\$455	13,904	45%	\$9.42	\$490	1.3
NELSON COUNTY	\$16.29	30%	\$847	\$33,880	2.8	\$68,500	\$1,713	\$20,550	\$514	1,129	19%	\$9.47	\$493	1.7
NEW KENT COUNTY *	\$16.73	34%	\$870	\$34,800	2.9	\$69,300	\$1,733	\$20,790	\$520	552	11%	\$8.54	\$444	2.0
NEWPORT NEWS CITY *	\$17.38	42%	\$904	\$36,160	3.0	\$65,100	\$1,628	\$19,530	\$488	33,158	48%	\$13.15	\$684	1.3
NORFOLK CITY *	\$17.38	42%	\$904	\$36,160	3.0	\$65,100	\$1,628	\$19,530	\$488	46,939	54%	\$14.47	\$753	1.2
NORTHAMPTON COUNTY	\$12.40	30%	\$645	\$25,800	2.1	\$45,700	\$1,143	\$13,710	\$343	1,666	31%	\$8.83	\$459	1.4
NORTHUMBERLAND COUNTY	\$12.40	30%	\$645	\$25,800	2.1	\$63,400	\$1,585	\$19,020	\$476	687	13%	\$8.56	\$445	1.4
NORTON CITY	\$10.29	44%	\$535	\$21,400	1.8	\$41,800	\$1,045	\$12,540	\$314	762	44%	\$9.06	\$471	1.1
NOTTOWAY COUNTY	\$10.29	34%	\$535	\$21,400	1.8	\$50,500	\$1,263	\$15,150	\$379	1,647	29%	\$8.88	\$462	1.2
ORANGE COUNTY	\$12.63	30%	\$657	\$26,280	2.2	\$62,500	\$1,563	\$18,750	\$469	2,325	23%	\$10.80	\$562	1.2
PAGE COUNTY	\$10.73	30%	\$558	\$22,320	1.8	\$50,000	\$1,250	\$15,000	\$375	2,428	26%	\$8.08	\$420	1.3
PATRICK COUNTY	\$10.29	60%	\$535	\$21,400	1.8	\$45,900	\$1,148	\$13,770	\$344	1,610	20%	\$9.00	\$468	1.1
PETERSBURG CITY *	\$16.73	34%	\$870	\$34,800	2.9	\$69,300	\$1,733	\$20,790	\$520	6,686	48%	\$12.70	\$660	1.3
PITTSYLVANIA COUNTY	\$10.79	30%	\$561	\$22,440	1.8	\$46,800	\$1,170	\$14,040	\$351	4,907	20%	\$8.34	\$434	1.3
POQUOSON CITY *	\$17.38	42%	\$904	\$36,160	3.0	\$65,100	\$1,628	\$19,530	\$488	664	16%	\$8.07	\$420	2.2
PORTSMOUTH CITY *	\$17.38	42%	\$904	\$36,160	3.0	\$65,100	\$1,628	\$19,530	\$488	15,823	41%	\$11.73	\$610	1.5
POWHATAN COUNTY *	\$16.73	34%	\$870	\$34,800	2.9	\$69,300	\$1,733	\$20,790	\$520	809	11%	\$8.82	\$459	1.9
PRINCE EDWARD COUNTY	\$12.04	30%	\$626	\$25,040	2.1	\$49,200	\$1,230	\$14,760	\$369	2,066	31%	\$8.50	\$442	1.4
PRINCE GEORGE COUNTY *	\$16.73	34%	\$870	\$34,800	2.9	\$69,300	\$1,733	\$20,790	\$520	2,736	27%	\$10.50	\$546	1.6

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

1: FMR = Fiscal Year 2008 Fair Market Rent (HUD, 2007; final as of October 1). 2: AMI = Fiscal Year 2008 Area Median Income (HUD, 2008).
 3: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.
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VIRGINIA

	FY08 HOUSING WAGE		HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				Full-time jobs at mean renter wage needed to afford 2 BR FMR
	Hourly wage necessary to afford 2 BR FMR	% change since 2000	Two-bedroom FMR ¹	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI ²	Rent affordable ³ at AMI	30% of AMI ⁴	Rent affordable at 30% of AMI	Number (2000)	% of total households (2000)	Estimated mean renter hourly wage (2008) ⁵	Rent affordable at mean wage	
PRINCE WILLIAM COUNTY *	\$25.46	45%	\$1,324	\$52,960	4.4	\$99,000	\$2,475	\$29,700	\$743	26,772	28%	\$11.55	\$601	2.2
PULASKI COUNTY	\$10.29	38%	\$535	\$21,400	1.8	\$54,300	\$1,358	\$16,290	\$407	3,863	26%	\$11.14	\$579	0.9
RADFORD CITY	\$12.29	30%	\$639	\$25,560	2.1	\$60,700	\$1,518	\$18,210	\$455	3,224	56%	\$9.35	\$486	1.3
RAPPAHANNOCK COUNTY	\$12.27	30%	\$638	\$25,520	2.1	\$67,300	\$1,683	\$20,190	\$505	685	25%	\$15.21	\$791	0.8
RICHMOND CITY *	\$16.73	34%	\$870	\$34,800	2.9	\$69,300	\$1,733	\$20,790	\$520	45,539	54%	\$17.35	\$902	1.0
RICHMOND COUNTY	\$12.40	30%	\$645	\$25,800	2.1	\$54,400	\$1,360	\$16,320	\$408	669	23%	\$9.47	\$492	1.3
ROANOKE CITY	\$12.62	30%	\$656	\$26,240	2.2	\$60,200	\$1,505	\$18,060	\$452	18,371	44%	\$12.07	\$628	1.0
ROANOKE COUNTY	\$12.62	30%	\$656	\$26,240	2.2	\$60,200	\$1,505	\$18,060	\$452	7,933	23%	\$10.21	\$531	1.2
ROCKBRIDGE COUNTY	\$10.29	34%	\$535	\$21,400	1.8	\$53,900	\$1,348	\$16,170	\$404	1,901	22%	\$8.45	\$439	1.2
ROCKINGHAM COUNTY	\$12.48	30%	\$649	\$25,960	2.1	\$56,400	\$1,410	\$16,920	\$423	5,572	22%	\$11.32	\$588	1.1
RUSSELL COUNTY	\$10.29	42%	\$535	\$21,400	1.8	\$40,100	\$1,003	\$12,030	\$301	2,225	19%	\$9.46	\$492	1.1
SALEM CITY	\$12.62	30%	\$656	\$26,240	2.2	\$60,200	\$1,505	\$18,060	\$452	3,228	32%	\$12.91	\$671	1.0
SCOTT COUNTY	\$10.29	28%	\$535	\$21,400	1.8	\$46,500	\$1,163	\$13,950	\$349	2,124	22%	\$7.92	\$412	1.3
SHENANDOAH COUNTY	\$11.10	30%	\$577	\$23,080	1.9	\$57,900	\$1,448	\$17,370	\$434	3,843	27%	\$10.43	\$542	1.1
SMYTH COUNTY	\$10.29	55%	\$535	\$21,400	1.8	\$46,700	\$1,168	\$14,010	\$350	3,488	26%	\$10.50	\$546	1.0
SOUTHAMPTON COUNTY	\$11.44	30%	\$595	\$23,800	2.0	\$52,000	\$1,300	\$15,600	\$390	1,614	26%	\$8.59	\$446	1.3
SPOTSYLVANIA COUNTY *	\$25.46	45%	\$1,324	\$52,960	4.4	\$99,000	\$2,475	\$29,700	\$743	5,572	18%	\$11.23	\$584	2.3
STAFFORD COUNTY *	\$25.46	45%	\$1,324	\$52,960	4.4	\$99,000	\$2,475	\$29,700	\$743	5,856	19%	\$11.39	\$592	2.2
STAUNTON CITY	\$12.06	30%	\$627	\$25,080	2.1	\$57,700	\$1,443	\$17,310	\$433	3,738	39%	\$8.28	\$431	1.5
SUFFOLK CITY *	\$17.38	42%	\$904	\$36,160	3.0	\$65,100	\$1,628	\$19,530	\$488	6,469	28%	\$8.64	\$449	2.0
SURRY COUNTY *	\$17.38	42%	\$904	\$36,160	3.0	\$65,100	\$1,628	\$19,530	\$488	602	23%	\$22.62	\$1,176	0.8
SUSSEX COUNTY *	\$16.73	34%	\$870	\$34,800	2.9	\$69,300	\$1,733	\$20,790	\$520	1,259	31%	\$9.15	\$476	1.8
TAZEWELL COUNTY	\$10.29	39%	\$535	\$21,400	1.8	\$43,400	\$1,085	\$13,020	\$326	4,150	23%	\$10.91	\$568	0.9
VIRGINIA BEACH CITY *	\$17.38	42%	\$904	\$36,160	3.0	\$65,100	\$1,628	\$19,530	\$488	53,190	34%	\$11.49	\$597	1.5
WARREN COUNTY	\$13.83	42%	\$719	\$28,760	2.4	\$65,300	\$1,633	\$19,590	\$490	3,129	26%	\$10.20	\$530	1.4
WASHINGTON COUNTY	\$10.29	28%	\$535	\$21,400	1.8	\$46,500	\$1,163	\$13,950	\$349	4,788	23%	\$10.30	\$536	1.0
WAYNESBORO CITY	\$12.06	30%	\$627	\$25,080	2.1	\$57,700	\$1,443	\$17,310	\$433	3,236	39%	\$11.21	\$583	1.1
WESTMORELAND COUNTY	\$12.87	30%	\$669	\$26,760	2.2	\$53,300	\$1,333	\$15,990	\$400	1,421	21%	\$8.78	\$457	1.5
WILLIAMSBURG CITY *	\$17.38	42%	\$904	\$36,160	3.0	\$65,100	\$1,628	\$19,530	\$488	2,017	56%	\$10.04	\$522	1.7
WINCHESTER CITY	\$13.81	30%	\$718	\$28,720	2.4	\$59,800	\$1,495	\$17,940	\$449	5,430	54%	\$13.72	\$713	1.0
WISE COUNTY	\$10.29	44%	\$535	\$21,400	1.8	\$41,800	\$1,045	\$12,540	\$314	3,966	25%	\$9.08	\$472	1.1
WYTHE COUNTY	\$10.29	30%	\$535	\$21,400	1.8	\$51,000	\$1,275	\$15,300	\$383	2,605	23%	\$8.38	\$436	1.2
YORK COUNTY *	\$17.38	42%	\$904	\$36,160	3.0	\$65,100	\$1,628	\$19,530	\$488	4,840	24%	\$8.97	\$467	1.9

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