

# Virginia Out of Reach 2016



A Report Released by the Virginia Housing Alliance  
in collaboration with  
The National Low Income Housing Coalition

# OUT OF REACH 2016 VIRGINIA HOUSING FACTS

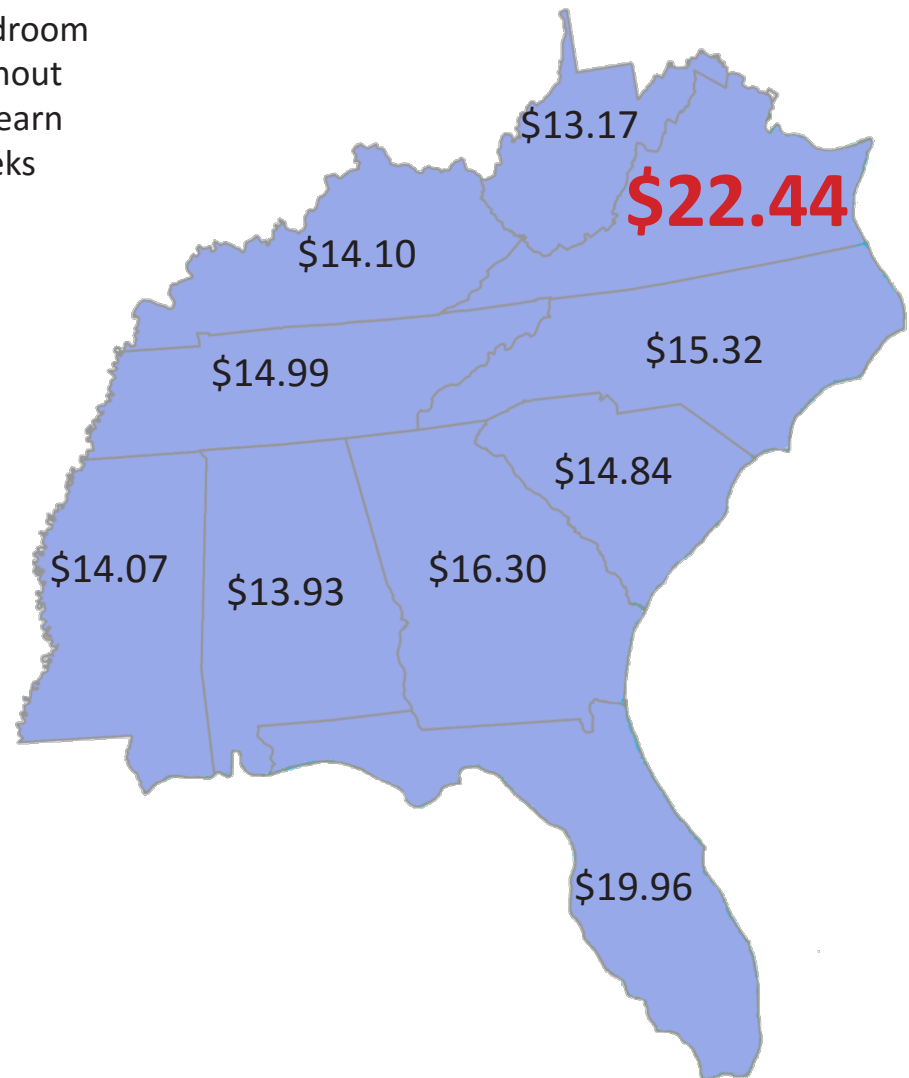


## Virginia continues to have the highest Housing Wage in the Southeast

In Virginia, the Fair Market Rent (FMR) is 2016 for a two- bedroom apartment is **\$1,167**. In order to afford this level of rent- without paying more than 30% of income on housing- a family must earn **\$46,675** annually. Assuming a 40- hour work week, 52 weeks per year, this requires a **Housing Wage** of:

**\$22.44** per hour

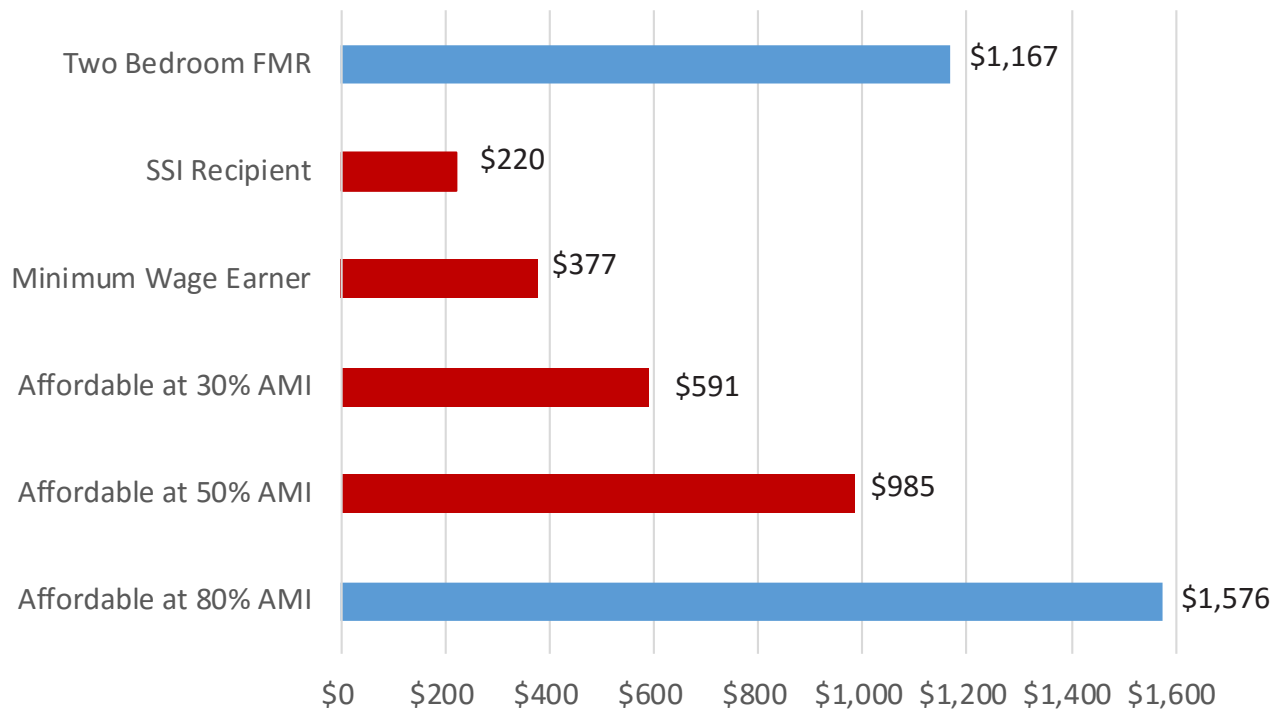
Virginia has the 10th highest Housing Wage of all states and the **highest Housing Wage in the Southeastern United States**. In Virginia, a renter household needs one full- time job paying **\$22.44** per hour in order to afford a two- bedroom apartment at the Fair Market Rent.



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## Amount of Rent Households Can Afford v. The Cost of Two- Bedroom at Fair Market Rent



This graphic shows the two-bedroom Fair Market Rent (FMR), compared to rents which are actually affordable to renters at various income levels, without paying over 30% of their income for housing.

This graphic reveals that Low-Income, Minimum Wage Earners, SSI Recipients, and those households making 50% of the Area Median Income or less all fall below the minimum for affordability.

Overall, Virginia's renters continue to have a higher cost burden than homeowners. In 2016, the rent affordable at Renter Median Income was \$856 per month.

*Data: Out of Reach 2016, National Low Income Housing Coalition. Chart created by Virginia Housing Alliance.*

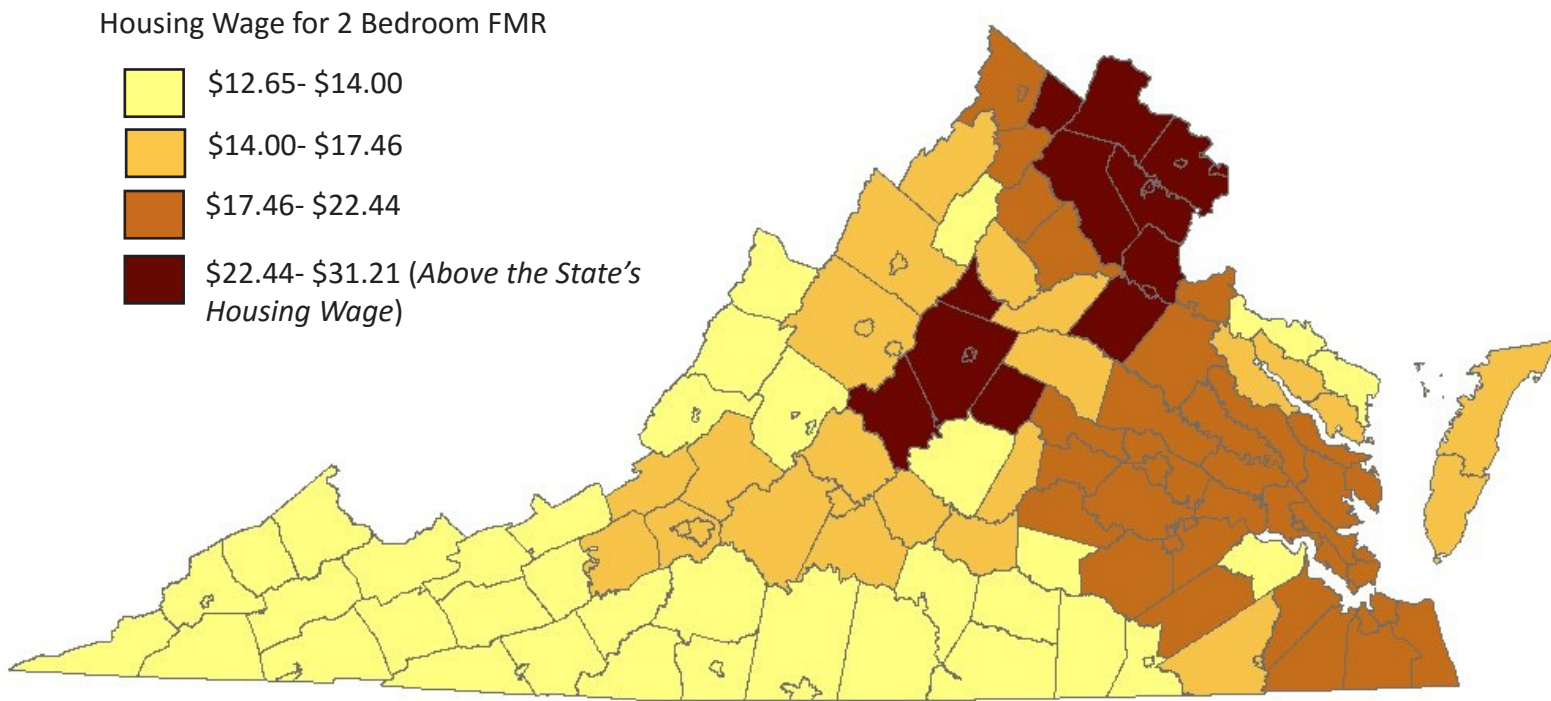
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## Virginia's High Growth Areas Remain Significantly Out of Reach for Many Renters

The Housing Wage in Virginia reveals the salary required from 1 full-time job, over a 40 hour work week for 52 weeks per year, to afford a 2- bedroom apartment. The highest Housing Wages continue to be found in Northern Virginia, with Housing Wages that exceed the state's Housing Wage.

## Housing Wage: The Required Wage to Afford a 2- Bedroom Apartment at Fair Market Rent in 2016



Data: Out of Reach 2016, National Low Income Housing Coalition. Map created by Virginia Housing Alliance.

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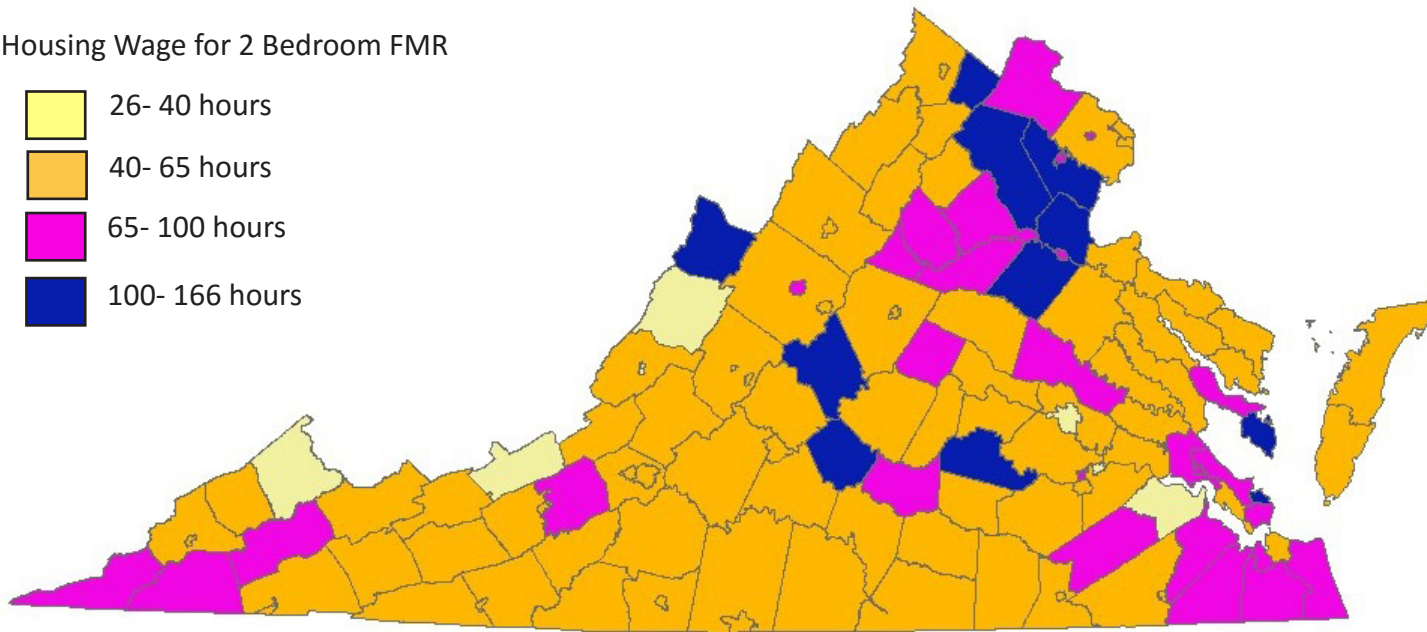
## Many of Virginia's Renters Cannot Afford Housing Even While Working Full- Time

The FMR for each locality represents the cost of rent and utilities for a safe, modest 2- bedroom apartment in the private housing market, as determined annually by HUD.

The average renter in Virginia earns \$16.45 per hour, which is \$5.99 less than the hourly wage needed to afford a modest unit. Many wage earning workers in Virginia cannot afford to pay for rent even when they are working full- time jobs.

### Hours Per Week the Average Wage Renter Must Work to Afford a 2- Bedroom Apartment

Housing Wage for 2 Bedroom FMR



Data: Out of Reach 2016, National Low Income Housing Coalition. Map created by Virginia Housing Alliance.



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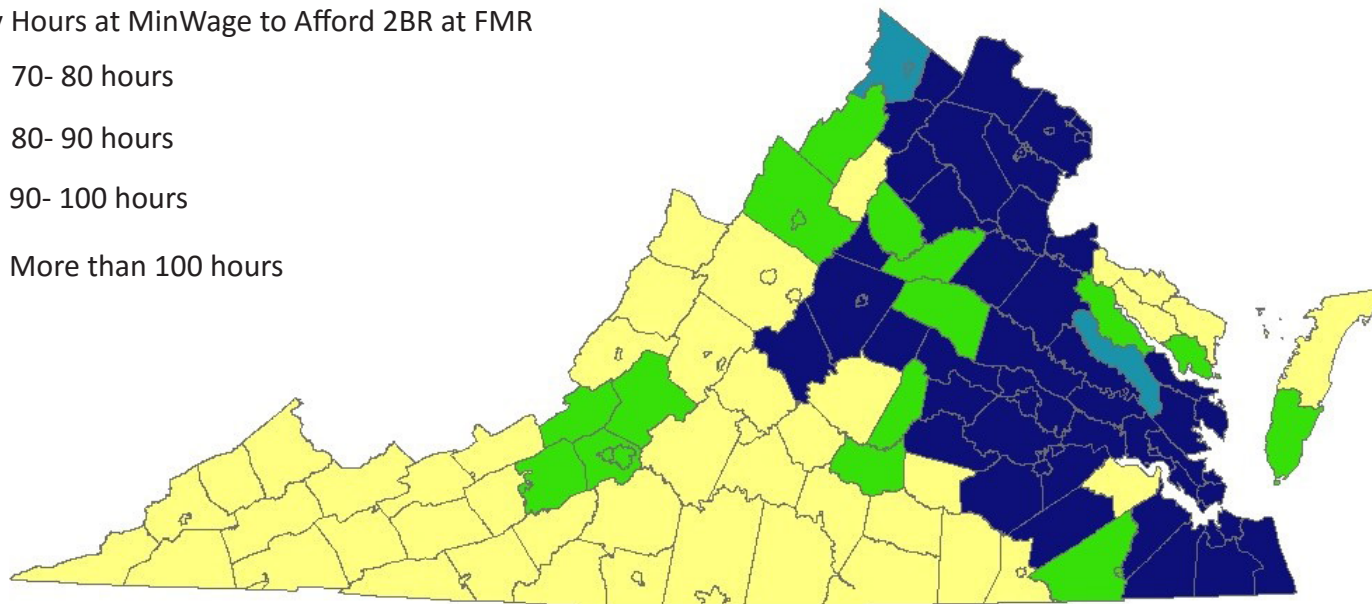
## *No Virginia Minimum Wage Workers Can Afford Housing- Even When Working*

In Virginia, a minimum wage worker earns an hourly wage of **\$7.25**. In order to afford the Fair Market Rent (FMR) for a two-bedroom apartment, a minimum wage earner must work **116 hours per week**, 52 weeks per year. Or a household must include **3.1 minimum wage earners**, working 40 hours per week year round to make the two- bedroom FMR affordable.

For Virginia's localities, to afford a two- bedroom apartment at FMR, a minimum wage worker would need to work between **70 and 172 hours per week**.

### Work Hours Per Week at Minimum Wage Needed to Afford a 2- Bedroom Apartment at Fair Market Rent in 2016

Weekly Hours at MinWage to Afford 2BR at FMR



*Data: Out of Reach 2016, National Low Income Housing Coalition. Map created by Virginia Housing Alliance.*