Updated 9/2025

VIRGINIA HOUSING ALLIANCE

2025 Virginia Housing Landscape

Affordable Housing Shortage

Virginia has an estimated shortage of **300,000** affordable rental homes.

The inventory of starter homes has **decreased** in all parts of VA, except the Southwest, since 2013.

2022, HB854 Report

For every 100 households at 50% AMI* or less, ***only 52 affordable rental units*** are available. For every 100 households at 30% or less AMI, there are ***only 33 affordable units.***

*AMI: Area Median Income 2025, NLIHC

Virginia's Housing Wage

In order to afford a two bedroom rental at fair market rent, one has to make at least **$33.64 an hour** in Virginia. This is almost triple our minimum wage, which is about $12/hour.

2025, NLIHC

Housing Cost Burden

1 in 3 Virginia households are cost burdened, which means they spend over 30% of their income on housing costs.

1 in 7 Virginia households are severely cost burdened, which means they spend over 50% of their income on housing costs.

2021, JLARC Report

2025, NLIHC

Renters:

87% Of renters earning up to 30% AMI are cost burdened.

80% Of renters earning 30% to 50% AMI are cost burdened.

Homeowners: 2021, HUD CHAS

81% Of homeowners earning up to 30% AMI are cost burdened.

51% Of homeowners earning 30% to 50% AMI are cost burdened.

Eviction Trends

Eviction filings and judgments are steadily increasing to the volume experienced before the pandemic's start, when VA had 5 of the top 10 highest eviction filing rates among large US cities and 3 of the top 5 among mid-size US cities.

2018, Princeton Eviction Lab

In the final quarter of 2024, total eviction filings and judgments reached 88% and 57% of pre-pandemic levels, respectively.

2025, RVA Eviction Lab

Homeownership Racial Gap

74% Of white residents own a home.

51% Of Black residents own a home.

2024, NAR

For more information, email VHA's Director of Policy, Isabel McLain at imclain@vahousingalliance.org

Homelessness

7,141 Total people experiencing homelessness, based on 2024 Point in Time (PIT) counts.

2024, HUD

20,784 Homeless youth enrolled in public schools in 2023-24 academic year, based on the McKinney-Vento definition of homelessness.

2025, Project Hope

Housing Assistance

385,000

Households in VA qualify for federal Housing Choice Vouchers (HCVs).

2021, HUD CHAS

~ 13% (50,110) of those eligible are able to receive HCVs

2025, HUD

In VA, there are **128,470** affordable rental units that were developed through public assistance, such as the Low Income Housing Tax Credit and USDA or HUD project-based assistance.

13,276 of these assisted units are at risk of losing their affordability in the next 5 years.

2025, NHPD