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 **$30.25 an hour** in Virginia. This is more than double our minimum wage, which is $12/hour.

2024, 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

Renters:

2023, ACS PUMS

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 their highest volume since the pandemic's start.

In 2023, total eviction filings and judgments climbed to 88.56% of pre-pandemic filings and 81.11% of pre-pandemic judgments.

2024, 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

19,475 Homeless youth enrolled in public schools in 2022-23 academic year, based on the McKinney-Vento definition of homelessness.

2024, Project Hope

Housing Assistance

385,000

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

2021, HUD CHAS

< 13% (49,782) of those eligible are able to receive HCVs

2024, HUD

In VA, there are **127,663** affordable rental units that were developed through public assistance, such as the Low Income Housing Tax Credit and USDA or HUD project-based assistance.

9,331 of these assisted units are at risk of losing their affordability in the next 5 years.

2025, NHPD