

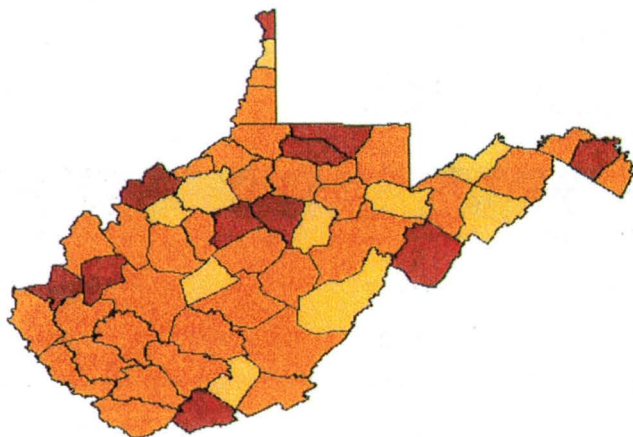
WEST VIRGINIA

Senators: Joe Manchin, III & John D. Rockefeller, IV

Many renters in West Virginia are extremely low income and face a housing cost burden. Across the state, there is a deficit of rental units both affordable and available to extremely low income (ELI) renter households, i.e. those with incomes at 30% or less of the area median income (AMI).

Last updated: 3/10/13

AFFORDABLE & AVAILABLE UNITS FOR ELI RENTER HOUSEHOLDS

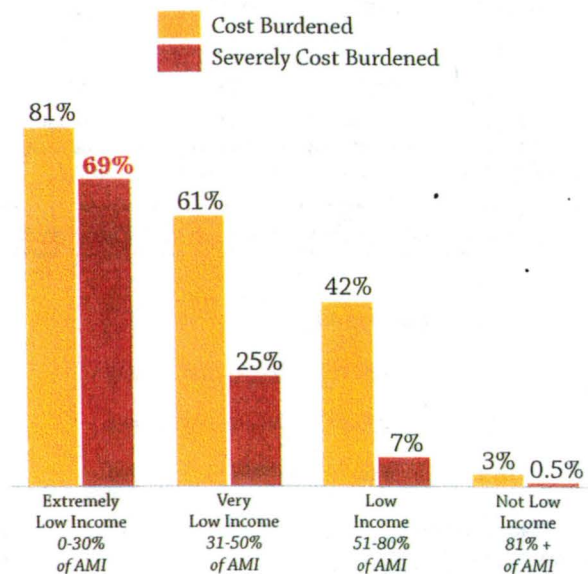


- Less than 42 units per 100 ELI households
- Between 42 - 71 units per 100 ELI households
- Above 71 units per 100 ELI Households

Source: NLIHC tabulations of 2005-2009 Comprehensive Housing Affordability Strategy (CHAS) data.

HOUSING COST BURDEN BY INCOME GROUP

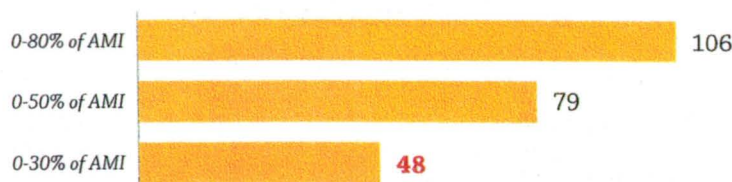
Renter households spending more than 30% of their income on housing costs and utilities are *cost burdened*; those spending more than half of their income are considered *severely cost burdened*.



Source: NLIHC tabulations of 2011 American Community Survey Public Use Microdata Sample (PUMS) housing file.

HOUSING SHORTAGE BY INCOME THRESHOLD

The lower the income threshold, the greater the shortage of affordable and available units per 100 renter households.



Source: NLIHC tabulations of 2011 American Community Survey Public Use Microdata Sample (PUMS) housing file.

KEY FACTS

26%

Households in this state that are renters

57,542

OR

29%

Renter households that are extremely low income

\$16,083

Maximum state level income for an extremely low income family of four

29,994

Shortage of units affordable and available for extremely low income renters

\$12.35

State Housing Wage

The amount a renter household needs to earn per hour to afford a two-bedroom unit at the HUD-determined Fair Market Rent



CONGRESSIONAL DISTRICT HOUSING PROFILE

Access this NLIHC resource at www.nlihc.org/library/CDP

West Virginia 1st District
Representative: David McKinley

DISTRICT-LEVEL RENTER STATISTICS

	Total Renter Households	Severely Burdened Households*	% with Severe Burden		Affordable and Available Rental Units Per 100 Households	Deficit/Surplus of Affordable Rental Units	Deficit/Surplus of Affordable and Available Rental Units
Income at or below 30% of AMI**	21,520	12,120	56%	Income at or below 30% of AMI	39	-4,121	-13,026
Income between 31% and 50% of AMI	13,270	2,378	18%	Income at or below 50% of AMI	78	8,102	-7,628
Income between 51% and 80% of AMI	12,330	374	3%	Income at or below 80% of AMI	104	19,041	2,015
All Renter Households	65,745	14,907	23%	Renters make up 27% of all households in the District			

Source: NLIHC tabulations of 2005-2009 Comprehensive Housing Affordability Strategy (CHAS) data.

STATE-LEVEL RENTER STATISTICS

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Income at or below 30% of AMI**	57,542	39,881	69%	Income at or below 30% of AMI	48	1,391	-29,994
Income between 31% and 50% of AMI	37,158	9,305	25%	Income at or below 50% of AMI	79	25,318	-20,113
Income between 51% and 80% of AMI	35,740	2,326	7%	Income at or below 80% of AMI	106	67,309	7,978
All Renter Households	201,599	52,054	26%	Renters make up 28% of all households in West Virginia			

Source: NLIHC tabulations of 2011 American Community Survey Public Use Microdata Sample (PUMS) housing file.

REGIONAL RENTAL AFFORDABILITY STATISTICS

Metropolitan Statistical Areas (MSAs) and Counties in District	Total Renter Households	AMI**	30% of AMI	Rent Affordable at 30% of AMI	One Bdrm Fair Market Rent	Two Bdrm Fair Market Rent	One Bdrm Housing Wage	Two Bdrm Housing Wage	Hours at Minimum Wage for Two Bdrm	Avg Renter Wage
Morgantown MSA	17,329	\$64,400	\$19,320	\$483	\$626	\$742	\$12.04	\$14.27	79	\$9.05
Parkersburg-Marietta-Vienna MSA	10,243	\$57,400	\$17,220	\$431	\$494	\$645	\$9.50	\$12.40	68	\$8.14
Wheeling MSA	8,351	\$51,700	\$15,510	\$388	\$494	\$615	\$9.50	\$11.83	65	\$9.68
Harrison County	7,372	\$54,200	\$16,260	\$407	\$459	\$586	\$8.83	\$11.27	62	\$8.84
Marion County	5,651	\$52,100	\$15,630	\$391	\$508	\$622	\$9.77	\$11.96	66	\$10.66
Steubenville-Weirton MSA	5,202	\$50,300	\$15,090	\$377	\$500	\$615	\$9.62	\$11.83	65	\$10.51

Source: Out of Reach 2013. This congressional district includes at least a small portion of the FMR areas listed above. For FMR areas that span more than one state, the data reflect this state's geography. www.nlihc.org/or.

*Severely Burdened: Household spending more than 50% of income on housing costs, including utilities.

**AMI: Area Median Income.

Last updated in March 2013. Please contact NLIHC research staff at (202) 662-1530 to request additional information.

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Income at or below 30% of AMI**	15,910	8,395	53%	Income at or below 30% of AMI	51	1,910	-7,855
Income between 31% and 50% of AMI	11,620	1,845	16%	Income at or below 50% of AMI	87	13,709	-3,696
Income between 51% and 80% of AMI	13,230	164	1%	Income at or below 80% of AMI	107	21,287	3,016
All Renter Households	61,300	10,449	17%	Renters make up 25% of all households in the District			

Source: NLIHC tabulations of 2005-2009 Comprehensive Housing Affordability Strategy (CHAS) data.

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Charleston HMFA	29,083	\$57,900	\$17,370	\$434	\$523	\$624	\$10.06	\$12.00	66	\$12.25
Martinsburg HMFA	12,011	\$64,000	\$19,200	\$480	\$533	\$708	\$10.25	\$13.62	75	\$9.03
Parkersburg-Marietta-Vienna MSA	10,243	\$57,400	\$17,220	\$431	\$494	\$645	\$9.50	\$12.40	68	\$8.14
Jefferson County HMFA	4,433	\$82,000	\$24,600	\$615	\$666	\$901	\$12.81	\$17.33	96	\$8.75
Winchester MSA	4,052	\$65,700	\$19,710	\$493	\$648	\$839	\$12.46	\$16.13	89	\$8.53
Randolph County	2,550	\$50,000	\$15,000	\$375	\$462	\$577	\$8.88	\$11.10	61	\$6.70

Source: Out of Reach 2013. This congressional district includes at least a small portion of the FMR areas listed above. For FMR areas that span more than one state, the data reflect this state's geography. www.nlihc.org/oor.

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Income at or below 30% of AMI**	20,070	9,420	47%	Income at or below 30% of AMI	50	1,695	-10,000
Income between 31% and 50% of AMI	13,115	2,289	17%	Income at or below 50% of AMI	80	10,094	-6,621
Income between 51% and 80% of AMI	12,290	308	3%	Income at or below 80% of AMI	103	19,017	1,296
All Renter Households	64,980	12,046	19%	Renters make up 25% of all households in the District			

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Charleston HMFA	29,083	\$57,900	\$17,370	\$434	\$523	\$624	\$10.06	\$12.00	66	\$12.25
Huntington-Ashland MSA	19,023	\$50,800	\$15,240	\$381	\$510	\$627	\$9.81	\$12.06	67	\$9.51
Raleigh County	7,510	\$55,900	\$16,770	\$419	\$532	\$701	\$10.23	\$13.48	74	\$10.47
Mercer County	6,850	\$45,200	\$13,560	\$339	\$451	\$577	\$8.67	\$11.10	61	\$8.38
Logan County	3,985	\$46,200	\$13,860	\$347	\$487	\$577	\$9.37	\$11.10	61	\$13.56
Fayette County	3,962	\$44,700	\$13,410	\$335	\$447	\$577	\$8.60	\$11.10	61	\$9.90

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