

WEST VIRGINIA

#50*

In **West Virginia**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$865**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$2,884** monthly or **\$34,610** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$16.64
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT WEST VIRGINIA:

STATE FACTS	
Minimum Wage	\$8.75
Average Renter Wage	\$14.40
2-Bedroom Housing Wage	\$16.64
Number of Renter Households	185,407
Percent Renters	26%

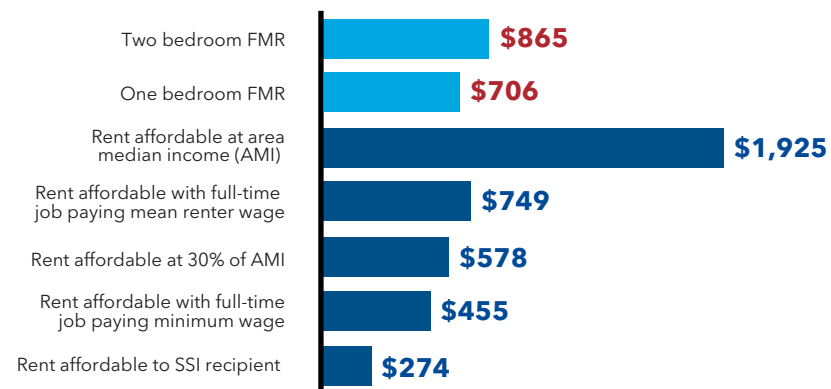
76
Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

62
Work Hours Per Week At
**Minimum Wage To Afford a 1-Bedroom
Rental Home** (at FMR)

1.9
Number of Full-Time Jobs At
**Minimum Wage To Afford a
2-Bedroom Rental Home** (at FMR)

1.6
Number of Full-Time Jobs At
**Minimum Wage To Afford a
1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Winchester MSA	\$23.60
Martinsburg HMFA	\$21.58
Putnam County	\$19.29
Jefferson County	\$19.25
Morgantown MSA	\$18.92



MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.

* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

WEST VIRGINIA

	FY23 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
West Virginia	\$16.64	\$865	\$34,610	1.9	\$77,002	\$1,925	\$23,101	\$578	185,407	26%	\$14.40	\$749	1.2
Combined Nonmetro Areas	\$14.89	\$774	\$30,963	1.7	\$66,089	\$1,652	\$19,827	\$496	57,116	23%	\$14.48	\$753	1.0
<u>Metropolitan Areas</u>													
Boone County HMFA	\$14.48	\$753	\$30,120	1.7	\$68,900	\$1,723	\$20,670	\$517	1,572	20%	\$11.08	\$576	1.3
Charleston HMFA	\$17.52	\$911	\$36,440	2.0	\$79,600	\$1,990	\$23,880	\$597	23,651	30%	\$17.02	\$885	1.0
Cumberland MSA	\$16.12	\$838	\$33,520	1.8	\$89,900	\$2,248	\$26,970	\$674	2,254	22%	\$13.86	\$721	1.2
Fayette County HMFA	\$15.37	\$799	\$31,960	1.8	\$63,800	\$1,595	\$19,140	\$479	3,550	22%	\$10.24	\$533	1.5
Huntington-Ashland HMFA	\$15.94	\$829	\$33,160	1.8	\$73,300	\$1,833	\$21,990	\$550	17,803	33%	\$12.55	\$652	1.3
Jackson County HMFA	\$15.08	\$784	\$31,360	1.7	\$76,800	\$1,920	\$23,040	\$576	2,703	24%	\$14.79	\$769	1.0
Jefferson County HMFA	\$19.25	\$1,001	\$40,040	2.2	\$116,500	\$2,913	\$34,950	\$874	4,492	21%	\$10.55	\$549	1.8
Lincoln County HMFA	\$15.38	\$800	\$32,000	1.8	\$58,200	\$1,455	\$17,460	\$437	1,584	20%	\$7.28	\$379	2.1
Martinsburg HMFA	\$21.58	\$1,122	\$44,880	2.5	\$90,300	\$2,258	\$27,090	\$677	12,213	26%	\$16.04	\$834	1.3
Morgan County HMFA	\$16.77	\$872	\$34,880	1.9	\$74,400	\$1,860	\$22,320	\$558	1,027	15%	\$10.25	\$533	1.6
Morgantown MSA	\$18.92	\$984	\$39,360	2.2	\$90,600	\$2,265	\$27,180	\$680	21,116	38%	\$15.47	\$804	1.2
Parkersburg-Vienna MSA	\$15.25	\$793	\$31,720	1.7	\$84,500	\$2,113	\$25,350	\$634	9,607	26%	\$13.56	\$705	1.1
Putnam County HMFA	\$19.29	\$1,003	\$40,120	2.2	\$94,000	\$2,350	\$28,200	\$705	3,925	18%	\$15.98	\$831	1.2
Raleigh County HMFA	\$15.85	\$824	\$32,960	1.8	\$66,600	\$1,665	\$19,980	\$500	7,466	25%	\$12.30	\$639	1.3
Weirton-Steubenville MSA	\$15.27	\$794	\$31,760	1.7	\$76,900	\$1,923	\$23,070	\$577	6,216	27%	\$15.27	\$794	1.0
Wheeling MSA	\$15.90	\$827	\$33,080	1.8	\$84,500	\$2,113	\$25,350	\$634	7,707	26%	\$12.42	\$646	1.3
Winchester MSA	\$23.60	\$1,227	\$49,080	2.7	\$99,900	\$2,498	\$29,970	\$749	1,405	18%	\$10.59	\$551	2.2

1: BR = Bedroom
 2: FMR = Fiscal Year 2023 Fair Market Rent.
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
 4: AMI = Fiscal Year 2023 Area Median Income
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing

WEST VIRGINIA

	FY23 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
<u>Counties</u>													
Barbour County	\$14.19	\$738	\$29,520	1.6	\$60,600	\$1,515	\$18,180	\$455	1,452	25%	\$19.76	\$1,028	0.7
Berkeley County	\$21.58	\$1,122	\$44,880	2.5	\$90,300	\$2,258	\$27,090	\$677	12,213	26%	\$16.04	\$834	1.3
Boone County	\$14.48	\$753	\$30,120	1.7	\$68,900	\$1,723	\$20,670	\$517	1,572	20%	\$11.08	\$576	1.3
Braxton County	\$14.19	\$738	\$29,520	1.6	\$51,000	\$1,275	\$15,300	\$383	727	16%	\$18.08	\$940	0.8
Brooke County	\$15.27	\$794	\$31,760	1.7	\$76,900	\$1,923	\$23,070	\$577	2,667	27%	\$16.09	\$837	0.9
Cabell County	\$15.94	\$829	\$33,160	1.8	\$73,300	\$1,833	\$21,990	\$550	14,302	36%	\$12.26	\$638	1.3
Calhoun County	\$14.19	\$738	\$29,520	1.6	\$49,800	\$1,245	\$14,940	\$374	521	22%	\$13.91	\$723	1.0
Clay County	\$17.52	\$911	\$36,440	2.0	\$79,600	\$1,990	\$23,880	\$597	512	18%	\$7.18	\$373	2.4
Doddridge County	\$14.19	\$738	\$29,520	1.6	\$82,400	\$2,060	\$24,720	\$618	204	9%	\$15.83	\$823	0.9
Fayette County	\$15.37	\$799	\$31,960	1.8	\$63,800	\$1,595	\$19,140	\$479	3,550	22%	\$10.24	\$533	1.5
Gilmer County	\$14.19	\$738	\$29,520	1.6	\$66,900	\$1,673	\$20,070	\$502	543	26%	\$11.09	\$577	1.3
Grant County	\$14.19	\$738	\$29,520	1.6	\$71,600	\$1,790	\$21,480	\$537	752	18%	\$13.70	\$712	1.0
Greenbrier County	\$14.63	\$761	\$30,440	1.7	\$62,000	\$1,550	\$18,600	\$465	4,012	27%	\$12.34	\$641	1.2
Hampshire County	\$23.60	\$1,227	\$49,080	2.7	\$99,900	\$2,498	\$29,970	\$749	1,405	18%	\$10.59	\$551	2.2
Hancock County	\$15.27	\$794	\$31,760	1.7	\$76,900	\$1,923	\$23,070	\$577	3,549	28%	\$14.56	\$757	1.0
Hardy County	\$14.77	\$768	\$30,720	1.7	\$61,400	\$1,535	\$18,420	\$461	1,338	23%	\$16.40	\$853	0.9
Harrison County	\$15.60	\$811	\$32,440	1.8	\$81,500	\$2,038	\$24,450	\$611	6,759	26%	\$16.62	\$864	0.9
Jackson County	\$15.08	\$784	\$31,360	1.7	\$76,800	\$1,920	\$23,040	\$576	2,703	24%	\$14.79	\$769	1.0
Jefferson County	\$19.25	\$1,001	\$40,040	2.2	\$116,500	\$2,913	\$34,950	\$874	4,492	21%	\$10.55	\$549	1.8
Kanawha County	\$17.52	\$911	\$36,440	2.0	\$79,600	\$1,990	\$23,880	\$597	23,139	30%	\$17.13	\$891	1.0
Lewis County	\$14.19	\$738	\$29,520	1.6	\$67,600	\$1,690	\$20,280	\$507	1,826	27%	\$13.46	\$700	1.1
Lincoln County	\$15.38	\$800	\$32,000	1.8	\$58,200	\$1,455	\$17,460	\$437	1,584	20%	\$7.28	\$379	2.1
Logan County	\$14.19	\$738	\$29,520	1.6	\$53,800	\$1,345	\$16,140	\$404	3,070	25%	\$15.25	\$793	0.9
McDowell County	\$14.19	\$738	\$29,520	1.6	\$41,000	\$1,025	\$12,300	\$308	1,256	20%	\$17.91	\$931	0.8
Marion County	\$17.35	\$902	\$36,080	2.0	\$77,600	\$1,940	\$23,280	\$582	6,039	26%	\$15.67	\$815	1.1

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	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Marshall County	\$15.90	\$827	\$33,080	1.8	\$84,500	\$2,113	\$25,350	\$634	2,342	20%	\$14.47	\$752	1.1
Mason County	\$15.00	\$780	\$31,200	1.7	\$69,400	\$1,735	\$20,820	\$521	1,600	16%	\$15.41	\$801	1.0
Mercer County	\$14.19	\$738	\$29,520	1.6	\$62,300	\$1,558	\$18,690	\$467	7,648	31%	\$14.27	\$742	1.0
Mineral County	\$16.12	\$838	\$33,520	1.8	\$89,900	\$2,248	\$26,970	\$674	2,254	22%	\$13.86	\$721	1.2
Mingo County	\$14.19	\$738	\$29,520	1.6	\$53,100	\$1,328	\$15,930	\$398	2,454	27%	\$11.73	\$610	1.2
Monongalia County	\$18.92	\$984	\$39,360	2.2	\$90,600	\$2,265	\$27,180	\$680	18,705	43%	\$15.90	\$827	1.2
Monroe County	\$14.19	\$738	\$29,520	1.6	\$63,800	\$1,595	\$19,140	\$479	849	19%	\$14.92	\$776	1.0
Morgan County	\$16.77	\$872	\$34,880	1.9	\$74,400	\$1,860	\$22,320	\$558	1,027	15%	\$10.25	\$533	1.6
Nicholas County	\$14.19	\$738	\$29,520	1.6	\$63,000	\$1,575	\$18,900	\$473	1,844	19%	\$11.93	\$620	1.2
Ohio County	\$15.90	\$827	\$33,080	1.8	\$84,500	\$2,113	\$25,350	\$634	5,365	31%	\$11.68	\$607	1.4
Pendleton County	\$14.19	\$738	\$29,520	1.6	\$65,700	\$1,643	\$19,710	\$493	365	16%	\$9.56	\$497	1.5
Pleasants County	\$14.19	\$738	\$29,520	1.6	\$86,400	\$2,160	\$25,920	\$648	398	15%	\$12.75	\$663	1.1
Pocahontas County	\$14.19	\$738	\$29,520	1.6	\$61,800	\$1,545	\$18,540	\$464	411	14%	\$16.04	\$834	0.9
Preston County	\$18.92	\$984	\$39,360	2.2	\$90,600	\$2,265	\$27,180	\$680	2,411	19%	\$11.31	\$588	1.7
Putnam County	\$19.29	\$1,003	\$40,120	2.2	\$94,000	\$2,350	\$28,200	\$705	3,925	18%	\$15.98	\$831	1.2
Raleigh County	\$15.85	\$824	\$32,960	1.8	\$66,600	\$1,665	\$19,980	\$500	7,466	25%	\$12.30	\$639	1.3
Randolph County	\$14.35	\$746	\$29,840	1.6	\$66,800	\$1,670	\$20,040	\$501	2,636	26%	\$10.31	\$536	1.4
Ritchie County	\$14.19	\$738	\$29,520	1.6	\$63,000	\$1,575	\$18,900	\$473	503	16%	\$13.22	\$687	1.1
Roane County	\$14.19	\$738	\$29,520	1.6	\$53,900	\$1,348	\$16,170	\$404	1,361	25%	\$13.95	\$725	1.0
Summers County	\$14.19	\$738	\$29,520	1.6	\$64,300	\$1,608	\$19,290	\$482	1,175	24%	\$10.81	\$562	1.3
Taylor County	\$15.06	\$783	\$31,320	1.7	\$74,600	\$1,865	\$22,380	\$560	1,241	19%	\$15.70	\$817	1.0
Tucker County	\$14.19	\$738	\$29,520	1.6	\$73,800	\$1,845	\$22,140	\$554	574	21%	\$10.09	\$525	1.4
Tyler County	\$14.83	\$771	\$30,840	1.7	\$79,600	\$1,990	\$23,880	\$597	390	13%	\$12.37	\$643	1.2
Upshur County	\$15.50	\$806	\$32,240	1.8	\$66,100	\$1,653	\$19,830	\$496	2,253	23%	\$15.72	\$817	1.0
Wayne County	\$15.94	\$829	\$33,160	1.8	\$73,300	\$1,833	\$21,990	\$550	3,501	24%	\$15.04	\$782	1.1
Webster County	\$14.19	\$738	\$29,520	1.6	\$51,800	\$1,295	\$15,540	\$389	742	25%	\$10.48	\$545	1.4

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Wetzel County	\$15.69	\$816	\$32,640	1.8	\$71,100	\$1,778	\$21,330	\$533	1,021	18%	\$13.27	\$690	1.2
Wirt County	\$15.25	\$793	\$31,720	1.7	\$84,500	\$2,113	\$25,350	\$634	346	17%	\$9.38	\$488	1.6
Wood County	\$15.25	\$793	\$31,720	1.7	\$84,500	\$2,113	\$25,350	\$634	9,261	26%	\$13.66	\$710	1.1
Wyoming County	\$15.10	\$785	\$31,400	1.7	\$59,500	\$1,488	\$17,850	\$446	1,152	15%	\$11.17	\$581	1.4

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