

WEST VIRGINIA

#50*

In **West Virginia**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$771**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$2,571** monthly or **\$30,852** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$14.83
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT WEST VIRGINIA:

STATE FACTS	
Minimum Wage	\$8.75
Average Renter Wage	\$12.69
2-Bedroom Housing Wage	\$14.83
Number of Renter Households	196,432
Percent Renters	27%

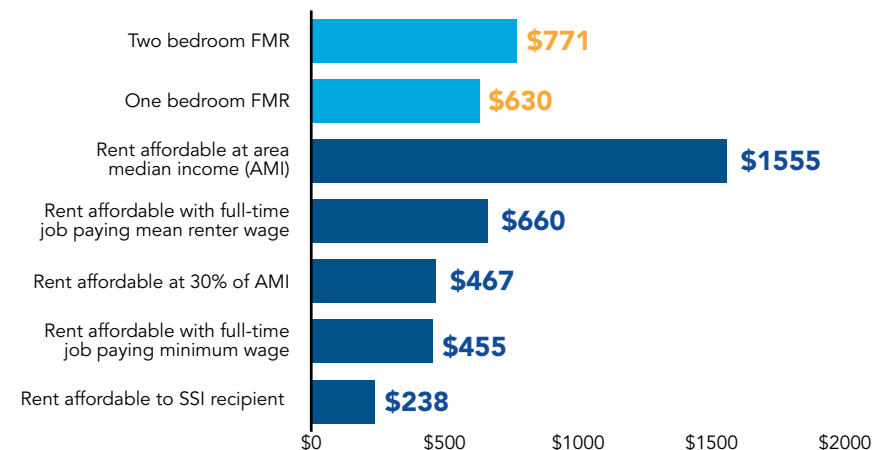
68
Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

55
Work Hours Per Week At
**Minimum Wage To Afford a 1-Bedroom
Rental Home** (at FMR)

1.7
Number of Full-Time Jobs At
**Minimum Wage To Afford a
2-Bedroom Rental Home** (at FMR)

1.4
Number of Full-Time Jobs At
**Minimum Wage To Afford a
1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Winchester MSA	\$20.46
Jefferson County	\$17.92
Martinsburg HMFA	\$17.63
Putnam County	\$17.44
Morgantown MSA	\$16.56



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.

FY21 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 (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
West Virginia	\$14.83	\$771	\$30,852	1.7	\$62,217	\$1,555	\$18,665	\$467	196,432	27%	\$12.69	\$660	1.2
Combined Nonmetro Areas	\$13.60	\$707	\$28,290	1.6	\$55,913	\$1,398	\$16,774	\$419	68,200	24%	\$12.72	\$661	1.1
Metropolitan Areas													
Boone County HMFA	\$13.00	\$676	\$27,040	1.5	\$48,400	\$1,210	\$14,520	\$363	2,091	23%	\$11.62	\$604	1.1
Charleston HMFA	\$15.48	\$805	\$32,200	1.8	\$61,100	\$1,528	\$18,330	\$458	25,067	30%	\$14.54	\$756	1.1
Cumberland MSA	\$14.12	\$734	\$29,360	1.6	\$60,800	\$1,520	\$18,240	\$456	2,617	24%	\$12.84	\$668	1.1
Fayette County HMFA	\$13.00	\$676	\$27,040	1.5	\$52,300	\$1,308	\$15,690	\$392	3,965	23%	\$9.80	\$509	1.3
Huntington-Ashland HMFA	\$15.21	\$791	\$31,640	1.7	\$62,600	\$1,565	\$18,780	\$470	18,935	35%	\$11.14	\$579	1.4
Jefferson County HMFA	\$17.92	\$932	\$37,280	2.0	\$97,500	\$2,438	\$29,250	\$731	4,923	24%	\$9.98	\$519	1.8
Lincoln County HMFA	\$13.19	\$686	\$27,440	1.5	\$49,500	\$1,238	\$14,850	\$371	1,821	22%	\$8.36	\$435	1.6
Martinsburg HMFA	\$17.63	\$917	\$36,680	2.0	\$74,100	\$1,853	\$22,230	\$556	11,221	25%	\$12.71	\$661	1.4
Morgantown MSA	\$16.56	\$861	\$34,440	1.9	\$76,200	\$1,905	\$22,860	\$572	19,190	37%	\$13.62	\$708	1.2
Parkersburg-Vienna MSA	\$14.33	\$745	\$29,800	1.6	\$60,500	\$1,513	\$18,150	\$454	10,531	28%	\$11.60	\$603	1.2
Putnam County HMFA	\$17.44	\$907	\$36,280	2.0	\$77,500	\$1,938	\$23,250	\$581	3,923	18%	\$15.10	\$785	1.2
Raleigh County HMFA	\$13.42	\$698	\$27,920	1.5	\$57,500	\$1,438	\$17,250	\$431	8,310	27%	\$10.47	\$545	1.3
Weirton-Steubenville MSA	\$14.12	\$734	\$29,360	1.6	\$59,400	\$1,485	\$17,820	\$446	5,798	26%	\$12.69	\$660	1.1
Wheeling MSA	\$14.23	\$740	\$29,600	1.6	\$63,600	\$1,590	\$19,080	\$477	7,639	26%	\$12.83	\$667	1.1
Winchester MSA	\$20.46	\$1,064	\$42,560	2.3	\$81,400	\$2,035	\$24,420	\$611	2,201	24%	\$8.78	\$456	2.3
Counties													
Barbour County	\$13.00	\$676	\$27,040	1.5	\$51,500	\$1,288	\$15,450	\$386	1,768	28%	\$13.64	\$709	1.0
Berkeley County	\$17.63	\$917	\$36,680	2.0	\$74,100	\$1,853	\$22,230	\$556	11,221	25%	\$12.71	\$661	1.4

1: BR = Bedroom

2: FMR = Fiscal Year 2021 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2021 Area Median Income

5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

FY21 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 (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Boone County	\$13.00	\$676	\$27,040	1.5	\$48,400	\$1,210	\$14,520	\$363	2,091	23%	\$11.62	\$604	1.1
Braxton County	\$13.00	\$676	\$27,040	1.5	\$55,800	\$1,395	\$16,740	\$419	1,087	19%	\$14.57	\$758	0.9
Brooke County	\$14.12	\$734	\$29,360	1.6	\$59,400	\$1,485	\$17,820	\$446	2,336	24%	\$12.92	\$672	1.1
Cabell County	\$15.21	\$791	\$31,640	1.7	\$62,600	\$1,565	\$18,780	\$470	14,921	38%	\$11.42	\$594	1.3
Calhoun County	\$13.00	\$676	\$27,040	1.5	\$46,900	\$1,173	\$14,070	\$352	597	21%	\$10.25	\$533	1.3
Clay County	\$15.48	\$805	\$32,200	1.8	\$61,100	\$1,528	\$18,330	\$458	608	19%	\$9.28	\$483	1.7
Doddridge County	\$14.31	\$744	\$29,760	1.6	\$62,500	\$1,563	\$18,750	\$469	331	12%	\$25.96	\$1,350	0.6
Fayette County	\$13.00	\$676	\$27,040	1.5	\$52,300	\$1,308	\$15,690	\$392	3,965	23%	\$9.80	\$509	1.3
Gilmer County	\$13.00	\$676	\$27,040	1.5	\$57,300	\$1,433	\$17,190	\$430	804	31%	\$8.12	\$422	1.6
Grant County	\$13.00	\$676	\$27,040	1.5	\$56,500	\$1,413	\$16,950	\$424	850	18%	\$11.55	\$600	1.1
Greenbrier County	\$13.88	\$722	\$28,880	1.6	\$53,200	\$1,330	\$15,960	\$399	4,178	28%	\$11.09	\$576	1.3
Hampshire County	\$20.46	\$1,064	\$42,560	2.3	\$81,400	\$2,035	\$24,420	\$611	2,201	24%	\$8.78	\$456	2.3
Hancock County	\$14.12	\$734	\$29,360	1.6	\$59,400	\$1,485	\$17,820	\$446	3,462	27%	\$12.50	\$650	1.1
Hardy County	\$13.00	\$676	\$27,040	1.5	\$56,400	\$1,410	\$16,920	\$423	1,485	26%	\$13.95	\$725	0.9
Harrison County	\$15.06	\$783	\$31,320	1.7	\$68,600	\$1,715	\$20,580	\$515	7,063	26%	\$13.78	\$716	1.1
Jackson County	\$13.00	\$676	\$27,040	1.5	\$63,600	\$1,590	\$19,080	\$477	2,637	23%	\$13.60	\$707	1.0
Jefferson County	\$17.92	\$932	\$37,280	2.0	\$97,500	\$2,438	\$29,250	\$731	4,923	24%	\$9.98	\$519	1.8
Kanawha County	\$15.48	\$805	\$32,200	1.8	\$61,100	\$1,528	\$18,330	\$458	24,459	31%	\$14.60	\$759	1.1
Lewis County	\$13.94	\$725	\$29,000	1.6	\$52,300	\$1,308	\$15,690	\$392	1,873	28%	\$17.55	\$913	0.8
Lincoln County	\$13.19	\$686	\$27,440	1.5	\$49,500	\$1,238	\$14,850	\$371	1,821	22%	\$8.36	\$435	1.6
Logan County	\$13.00	\$676	\$27,040	1.5	\$51,700	\$1,293	\$15,510	\$388	3,779	27%	\$13.85	\$720	0.9
McDowell County	\$13.00	\$676	\$27,040	1.5	\$33,600	\$840	\$10,080	\$252	1,622	21%	\$16.74	\$870	0.8
Marion County	\$15.23	\$792	\$31,680	1.7	\$64,800	\$1,620	\$19,440	\$486	5,818	25%	\$13.45	\$700	1.1
Marshall County	\$14.23	\$740	\$29,600	1.6	\$63,600	\$1,590	\$19,080	\$477	2,448	20%	\$17.69	\$920	0.8
Mason County	\$13.17	\$685	\$27,400	1.5	\$55,100	\$1,378	\$16,530	\$413	2,266	21%	\$14.26	\$742	0.9
Mercer County	\$13.00	\$676	\$27,040	1.5	\$53,900	\$1,348	\$16,170	\$404	7,687	30%	\$11.77	\$612	1.1

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FY21 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 (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Mineral County	\$14.12	\$734	\$29,360	1.6	\$60,800	\$1,520	\$18,240	\$456	2,617	24%	\$12.84	\$668	1.1
Mingo County	\$13.00	\$676	\$27,040	1.5	\$43,000	\$1,075	\$12,900	\$323	2,778	26%	\$12.65	\$658	1.0
Monongalia County	\$16.56	\$861	\$34,440	1.9	\$76,200	\$1,905	\$22,860	\$572	17,062	43%	\$13.98	\$727	1.2
Monroe County	\$13.00	\$676	\$27,040	1.5	\$51,000	\$1,275	\$15,300	\$383	1,219	21%	\$11.34	\$590	1.1
Morgan County	\$14.31	\$744	\$29,760	1.6	\$64,300	\$1,608	\$19,290	\$482	1,202	17%	\$9.50	\$494	1.5
Nicholas County	\$13.00	\$676	\$27,040	1.5	\$52,500	\$1,313	\$15,750	\$394	2,071	21%	\$9.06	\$471	1.4
Ohio County	\$14.23	\$740	\$29,600	1.6	\$63,600	\$1,590	\$19,080	\$477	5,191	30%	\$10.84	\$564	1.3
Pendleton County	\$13.00	\$676	\$27,040	1.5	\$51,600	\$1,290	\$15,480	\$387	619	20%	\$10.79	\$561	1.2
Pleasants County	\$13.00	\$676	\$27,040	1.5	\$64,600	\$1,615	\$19,380	\$485	496	17%	\$14.22	\$739	0.9
Pocahontas County	\$13.00	\$676	\$27,040	1.5	\$55,800	\$1,395	\$16,740	\$419	649	18%	\$11.13	\$579	1.2
Preston County	\$16.56	\$861	\$34,440	1.9	\$76,200	\$1,905	\$22,860	\$572	2,128	17%	\$10.16	\$528	1.6
Putnam County	\$17.44	\$907	\$36,280	2.0	\$77,500	\$1,938	\$23,250	\$581	3,923	18%	\$15.10	\$785	1.2
Raleigh County	\$13.42	\$698	\$27,920	1.5	\$57,500	\$1,438	\$17,250	\$431	8,310	27%	\$10.47	\$545	1.3
Randolph County	\$13.17	\$685	\$27,400	1.5	\$56,400	\$1,410	\$16,920	\$423	3,170	28%	\$10.48	\$545	1.3
Ritchie County	\$13.00	\$676	\$27,040	1.5	\$55,700	\$1,393	\$16,710	\$418	817	20%	\$11.90	\$619	1.1
Roane County	\$13.00	\$676	\$27,040	1.5	\$47,200	\$1,180	\$14,160	\$354	1,153	21%	\$12.04	\$626	1.1
Summers County	\$13.00	\$676	\$27,040	1.5	\$47,100	\$1,178	\$14,130	\$353	1,323	24%	\$9.64	\$501	1.3
Taylor County	\$13.69	\$712	\$28,480	1.6	\$62,200	\$1,555	\$18,660	\$467	1,458	22%	\$13.76	\$716	1.0
Tucker County	\$13.00	\$676	\$27,040	1.5	\$58,500	\$1,463	\$17,550	\$439	675	21%	\$7.60	\$395	1.7
Tyler County	\$14.04	\$730	\$29,200	1.6	\$58,600	\$1,465	\$17,580	\$440	554	17%	\$10.19	\$530	1.4
Upshur County	\$13.90	\$723	\$28,920	1.6	\$55,000	\$1,375	\$16,500	\$413	2,556	26%	\$14.10	\$733	1.0
Wayne County	\$15.21	\$791	\$31,640	1.7	\$62,600	\$1,565	\$18,780	\$470	4,014	27%	\$8.65	\$450	1.8
Webster County	\$13.65	\$710	\$28,400	1.6	\$44,000	\$1,100	\$13,200	\$330	1,037	27%	\$7.48	\$389	1.8
Wetzel County	\$13.00	\$676	\$27,040	1.5	\$55,600	\$1,390	\$16,680	\$417	1,185	21%	\$10.06	\$523	1.3
Wirt County	\$14.33	\$745	\$29,800	1.6	\$60,500	\$1,513	\$18,150	\$454	409	16%	\$8.33	\$433	1.7
Wood County	\$14.33	\$745	\$29,800	1.6	\$60,500	\$1,513	\$18,150	\$454	10,122	29%	\$11.63	\$605	1.2

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	FY21 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 (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Wyoming County	\$13.35	\$694	\$27,760	1.5	\$51,700	\$1,293	\$15,510	\$388	1,393	16%	\$10.87	\$565	1.2

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