Across West Virginia, there is a shortage of rental homes affordable and available to extremely low income households (ELI), whose incomes are at or below the poverty guideline or 30% of their area median income (AMI). Many of these households are severely cost burdened, spending more than half of their income on housing. Severely cost burdened poor households are more likely than other renters to sacrifice other necessities like healthy food and healthcare to pay the rent, and to experience unstable housing situations like evictions.

**SENATORS:** Joe Manchin and Shelley Moore Capito

### Key Facts

- **58,212**
  - OR
  - **33%**
  - Renter Households that are extremely low income

- **-29,072**
  - Shortage of rental homes affordable and available for extremely low income renters

- **$26,500**
  - Maximum income of 4-person extremely low income households (state level)

- **$34,610**
  - Annual household income needed to afford a two-bedroom rental home at HUD’s Fair Market Rent.

- **66%**
  - Percent of extremely low income renter households with severe cost burden

### Extremely Low Income Renter Households

- **Disabled:** 23%
- **Senior:** 24%
- **In Labor Force:** 31%
- **School:** 4%
- **Other:** 14%
- **Single Adult Caregiver:** 4%

### Affordability and Available Homes per 100 Renter Households

- At 100% of AMI: 108
- At 80% of AMI: 105
- At 50% of AMI: 75
- At ELI: 50

Source: 2021 ACS PUMS.

### Housing Cost Burden by Income Group

- **84.0%**
  - Cost Burdened: Extremely Low Income (0-30%* of AMI)
- **66.4%**
  - Severely Cost Burdened: Very Low Income (31-50%* of AMI)
- **66.1%**
  - Cost Burdened: Low Income (51-80%* of AMI)
- **33.3%**
  - Cost Burdened: Middle Income (81-100%* of AMI)
- **5.5%**
  - Cost Burdened: High Income (101-150%* of AMI)
- **0.0%**
  - Cost Burdened: Very High Income (151-200%* of AMI)

**Note:** 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 severely cost burdened. Source: 2021 ACS PUMS.

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Extremely Low Income = 0-30%* of AMI
Very Low Income = 31%-50%* of AMI
Low Income = 51-80%* of AMI
Middle Income = 81%-100%* of AMI
Note: *Or poverty guideline, if higher.