

WEST VIRGINIA

#50*

In **West Virginia**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$800**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$2,665** monthly or **\$31,983** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$15.38
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT WEST VIRGINIA:

STATE FACTS	
Minimum Wage	\$8.75
Average Renter Wage	\$13.92
2-Bedroom Housing Wage	\$15.38
Number of Renter Households	193,449
Percent Renters	26%

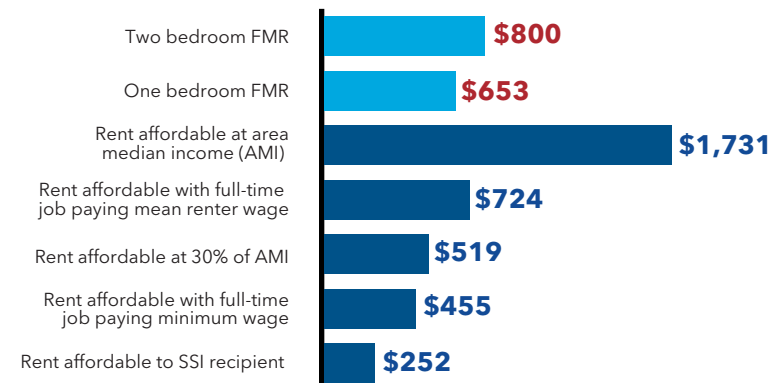
70
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

57
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

1.8
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	\$21.48
Martinsburg HMFA	\$19.06
Putnam County	\$18.08
Jefferson County	\$18.00
Morgantown MSA	\$17.15



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

FY22 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 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2016-2020)	% of total households (2016-2020)	Estimated hourly mean renter wage (2022)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
West Virginia	\$15.38	\$800	\$31,983	1.8	\$69,225	\$1,731	\$20,768	\$519	193,449	26%	\$13.92	\$724	1.1
Combined Nonmetro Areas	\$14.17	\$737	\$29,472	1.6	\$60,894	\$1,522	\$18,268	\$457	63,914	24%	\$14.10	\$733	1.0
Metropolitan Areas													
Boone County HMFA	\$13.56	\$705	\$28,200	1.5	\$54,500	\$1,363	\$16,350	\$409	1,898	22%	\$9.81	\$510	1.4
Charleston HMFA	\$16.02	\$833	\$33,320	1.8	\$66,400	\$1,660	\$19,920	\$498	23,960	29%	\$16.06	\$835	1.0
Cumberland MSA	\$14.56	\$757	\$30,280	1.7	\$71,300	\$1,783	\$21,390	\$535	2,325	22%	\$14.81	\$770	1.0
Fayette County HMFA	\$13.67	\$711	\$28,440	1.6	\$57,500	\$1,438	\$17,250	\$431	3,749	22%	\$9.99	\$519	1.4
Huntington-Ashland HMFA	\$15.21	\$791	\$31,640	1.7	\$65,400	\$1,635	\$19,620	\$491	18,649	34%	\$12.30	\$639	1.2
Jackson County HMFA	\$13.65	\$710	\$28,400	1.6	\$70,200	\$1,755	\$21,060	\$527	2,629	23%	\$16.23	\$844	0.8
Jefferson County HMFA	\$18.00	\$936	\$37,440	2.1	\$108,800	\$2,720	\$32,640	\$816	4,483	21%	\$10.83	\$563	1.7
Lincoln County HMFA	\$13.56	\$705	\$28,200	1.5	\$54,400	\$1,360	\$16,320	\$408	1,790	22%	\$9.64	\$501	1.4
Martinsburg HMFA	\$19.06	\$991	\$39,640	2.2	\$72,000	\$1,800	\$21,600	\$540	11,727	26%	\$14.88	\$774	1.3
Morgan County HMFA	\$15.10	\$785	\$31,400	1.7	\$71,100	\$1,778	\$21,330	\$533	1,182	16%	\$12.26	\$638	1.2
Morgantown MSA	\$17.15	\$892	\$35,680	2.0	\$94,200	\$2,355	\$28,260	\$707	19,145	36%	\$14.80	\$769	1.2
Parkersburg-Vienna MSA	\$15.02	\$781	\$31,240	1.7	\$69,500	\$1,738	\$20,850	\$521	10,257	27%	\$13.36	\$695	1.1
Putnam County HMFA	\$18.08	\$940	\$37,600	2.1	\$82,100	\$2,053	\$24,630	\$616	3,827	18%	\$14.69	\$764	1.2
Raleigh County HMFA	\$14.27	\$742	\$29,680	1.6	\$69,000	\$1,725	\$20,700	\$518	8,050	26%	\$11.65	\$606	1.2
Weirton-Steubenville MSA	\$14.19	\$738	\$29,520	1.6	\$71,500	\$1,788	\$21,450	\$536	6,102	27%	\$14.68	\$764	1.0
Wheeling MSA	\$14.65	\$762	\$30,480	1.7	\$75,400	\$1,885	\$22,620	\$566	7,971	27%	\$12.17	\$633	1.2
Winchester MSA	\$21.48	\$1,117	\$44,680	2.5	\$96,400	\$2,410	\$28,920	\$723	1,791	20%	\$11.88	\$618	1.8
Counties													
Barbour County	\$13.56	\$705	\$28,200	1.5	\$58,000	\$1,450	\$17,400	\$435	1,740	27%	\$18.28	\$950	0.7

1: BR = Bedroom

2: FMR = Fiscal Year 2022 Fair Market Rent.

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

4: AMI = Fiscal Year 2022 Area Median Income

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

West Virginia

FY22 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 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2016-2020)	% of total households (2016-2020)	Estimated hourly mean renter wage (2022)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Berkeley County	\$19.06	\$991	\$39,640	2.2	\$72,000	\$1,800	\$21,600	\$540	11,727	26%	\$14.88	\$774	1.3
Boone County	\$13.56	\$705	\$28,200	1.5	\$54,500	\$1,363	\$16,350	\$409	1,898	22%	\$9.81	\$510	1.4
Braxton County	\$13.56	\$705	\$28,200	1.5	\$55,000	\$1,375	\$16,500	\$413	1,145	21%	\$15.08	\$784	0.9
Brooke County	\$14.19	\$738	\$29,520	1.6	\$71,500	\$1,788	\$21,450	\$536	2,688	27%	\$16.17	\$841	0.9
Cabell County	\$15.21	\$791	\$31,640	1.7	\$65,400	\$1,635	\$19,620	\$491	14,839	38%	\$12.41	\$645	1.2
Calhoun County	\$13.56	\$705	\$28,200	1.5	\$51,000	\$1,275	\$15,300	\$383	560	20%	\$11.28	\$587	1.2
Clay County	\$16.02	\$833	\$33,320	1.8	\$66,400	\$1,660	\$19,920	\$498	731	22%	\$7.76	\$404	2.1
Doddridge County	\$15.40	\$801	\$32,040	1.8	\$68,900	\$1,723	\$20,670	\$517	236	9%	\$17.28	\$899	0.9
Fayette County	\$13.67	\$711	\$28,440	1.6	\$57,500	\$1,438	\$17,250	\$431	3,749	22%	\$9.99	\$519	1.4
Gilmer County	\$13.56	\$705	\$28,200	1.5	\$62,400	\$1,560	\$18,720	\$468	745	30%	\$12.07	\$628	1.1
Grant County	\$13.56	\$705	\$28,200	1.5	\$65,800	\$1,645	\$19,740	\$494	927	19%	\$14.67	\$763	0.9
Greenbrier County	\$14.00	\$728	\$29,120	1.6	\$57,000	\$1,425	\$17,100	\$428	4,278	28%	\$11.34	\$589	1.2
Hampshire County	\$21.48	\$1,117	\$44,680	2.5	\$96,400	\$2,410	\$28,920	\$723	1,791	20%	\$11.88	\$618	1.8
Hancock County	\$14.19	\$738	\$29,520	1.6	\$71,500	\$1,788	\$21,450	\$536	3,414	27%	\$13.40	\$697	1.1
Hardy County	\$13.56	\$705	\$28,200	1.5	\$59,700	\$1,493	\$17,910	\$448	1,477	25%	\$18.08	\$940	0.8
Harrison County	\$15.77	\$820	\$32,800	1.8	\$80,600	\$2,015	\$24,180	\$605	7,153	26%	\$16.25	\$845	1.0
Jackson County	\$13.65	\$710	\$28,400	1.6	\$70,200	\$1,755	\$21,060	\$527	2,629	23%	\$16.23	\$844	0.8
Jefferson County	\$18.00	\$936	\$37,440	2.1	\$108,800	\$2,720	\$32,640	\$816	4,483	21%	\$10.83	\$563	1.7
Kanawha County	\$16.02	\$833	\$33,320	1.8	\$66,400	\$1,660	\$19,920	\$498	23,229	30%	\$16.15	\$840	1.0
Lewis County	\$14.08	\$732	\$29,280	1.6	\$58,100	\$1,453	\$17,430	\$436	1,686	26%	\$16.31	\$848	0.9
Lincoln County	\$13.56	\$705	\$28,200	1.5	\$54,400	\$1,360	\$16,320	\$408	1,790	22%	\$9.64	\$501	1.4
Logan County	\$13.56	\$705	\$28,200	1.5	\$53,400	\$1,335	\$16,020	\$401	3,960	28%	\$14.18	\$737	1.0
McDowell County	\$13.56	\$705	\$28,200	1.5	\$35,500	\$888	\$10,650	\$266	1,634	22%	\$16.73	\$870	0.8
Marion County	\$15.94	\$829	\$33,160	1.8	\$70,100	\$1,753	\$21,030	\$526	5,898	26%	\$14.50	\$754	1.1
Marshall County	\$14.65	\$762	\$30,480	1.7	\$75,400	\$1,885	\$22,620	\$566	2,374	19%	\$15.01	\$781	1.0
Mason County	\$13.98	\$727	\$29,080	1.6	\$61,500	\$1,538	\$18,450	\$461	1,844	17%	\$16.49	\$857	0.8

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West Virginia

FY22 HOUSING WAGE

HOUSING COSTS

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RENTERS

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Mercer County	\$13.56	\$705	\$28,200	1.5	\$57,400	\$1,435	\$17,220	\$431	7,790	31%	\$13.27	\$690	1.0
Mineral County	\$14.56	\$757	\$30,280	1.7	\$71,300	\$1,783	\$21,390	\$535	2,325	22%	\$14.81	\$770	1.0
Mingo County	\$13.56	\$705	\$28,200	1.5	\$48,900	\$1,223	\$14,670	\$367	2,902	29%	\$12.81	\$666	1.1
Monongalia County	\$17.15	\$892	\$35,680	2.0	\$94,200	\$2,355	\$28,260	\$707	16,815	42%	\$15.10	\$785	1.1
Monroe County	\$13.56	\$705	\$28,200	1.5	\$56,400	\$1,410	\$16,920	\$423	1,202	22%	\$12.51	\$650	1.1
Morgan County	\$15.10	\$785	\$31,400	1.7	\$71,100	\$1,778	\$21,330	\$533	1,182	16%	\$12.26	\$638	1.2
Nicholas County	\$13.56	\$705	\$28,200	1.5	\$54,300	\$1,358	\$16,290	\$407	2,172	21%	\$10.89	\$566	1.2
Ohio County	\$14.65	\$762	\$30,480	1.7	\$75,400	\$1,885	\$22,620	\$566	5,597	32%	\$11.06	\$575	1.3
Pendleton County	\$13.56	\$705	\$28,200	1.5	\$54,300	\$1,358	\$16,290	\$407	570	18%	\$9.29	\$483	1.5
Pleasants County	\$13.56	\$705	\$28,200	1.5	\$79,000	\$1,975	\$23,700	\$593	455	16%	\$14.23	\$740	1.0
Pocahontas County	\$13.56	\$705	\$28,200	1.5	\$61,700	\$1,543	\$18,510	\$463	562	16%	\$13.18	\$685	1.0
Preston County	\$17.15	\$892	\$35,680	2.0	\$94,200	\$2,355	\$28,260	\$707	2,330	19%	\$11.89	\$618	1.4
Putnam County	\$18.08	\$940	\$37,600	2.1	\$82,100	\$2,053	\$24,630	\$616	3,827	18%	\$14.69	\$764	1.2
Raleigh County	\$14.27	\$742	\$29,680	1.6	\$69,000	\$1,725	\$20,700	\$518	8,050	26%	\$11.65	\$606	1.2
Randolph County	\$13.56	\$705	\$28,200	1.5	\$62,900	\$1,573	\$18,870	\$472	3,166	29%	\$11.36	\$591	1.2
Ritchie County	\$13.56	\$705	\$28,200	1.5	\$57,500	\$1,438	\$17,250	\$431	816	20%	\$12.68	\$659	1.1
Roane County	\$13.56	\$705	\$28,200	1.5	\$55,200	\$1,380	\$16,560	\$414	1,336	24%	\$12.46	\$648	1.1
Summers County	\$13.56	\$705	\$28,200	1.5	\$54,500	\$1,363	\$16,350	\$409	1,438	26%	\$16.21	\$843	0.8
Taylor County	\$14.06	\$731	\$29,240	1.6	\$68,600	\$1,715	\$20,580	\$515	1,410	21%	\$14.87	\$773	0.9
Tucker County	\$13.56	\$705	\$28,200	1.5	\$64,200	\$1,605	\$19,260	\$482	648	20%	\$10.03	\$522	1.4
Tyler County	\$14.38	\$748	\$29,920	1.6	\$63,400	\$1,585	\$19,020	\$476	502	15%	\$11.89	\$618	1.2
Upshur County	\$14.62	\$760	\$30,400	1.7	\$61,400	\$1,535	\$18,420	\$461	2,296	24%	\$15.07	\$784	1.0
Wayne County	\$15.21	\$791	\$31,640	1.7	\$65,400	\$1,635	\$19,620	\$491	3,810	25%	\$11.28	\$587	1.3
Webster County	\$13.79	\$717	\$28,680	1.6	\$51,000	\$1,275	\$15,300	\$383	920	26%	\$9.10	\$473	1.5
Wetzel County	\$14.13	\$735	\$29,400	1.6	\$58,300	\$1,458	\$17,490	\$437	1,130	19%	\$12.00	\$624	1.2
Wirt County	\$15.02	\$781	\$31,240	1.7	\$69,500	\$1,738	\$20,850	\$521	458	18%	\$4.69	\$244	3.2

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FY22 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTERS

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Wood County	\$15.02	\$781	\$31,240	1.7	\$69,500	\$1,738	\$20,850	\$521	9,799	28%	\$13.46	\$700	1.1
Wyoming County	\$14.17	\$737	\$29,480	1.6	\$56,300	\$1,408	\$16,890	\$422	1,316	15%	\$10.74	\$558	1.3

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