

Housing Out of Reach 2018: West Virginia



NATIONAL LOW INCOME
HOUSING COALITION

COUNTY	2 Bedroom Fair Market Rate	Wages Needed for a 2 Bedroom FMR Rental 40 hr.	Estimated Hourly Mean Renter Wage (2018)	Affordable Monthly Rent	# of work hours needed a week to afford a 2 bedroom at min wage \$8.75	# of Renter Households
Berkeley	\$902	\$17.35	\$11.56	\$601	79	11,074
Jefferson	\$882	\$16.96	\$9.29	\$483	78	5,310
Morgan	\$756	\$14.54	\$11.50	\$598	66	1,778

SSI Recipients of \$750 a month can only afford to pay \$255.00 in rent.

<https://nlihc.org/oor/west-virginia>

Berkeley County Affordable Housing

- Low Income Apartments 3,895
- Rent Assisted Apartments 2,442
- Renter Households 11074
- % Of Renters Overburdened
42.89%

Jefferson County Affordable Housing

- Low Income Apartments 689
- Rent Assisted Apartments 273
- Renter Households 5310
- % Of Renters Overburdened
43.98%

Morgan County Affordable Housing

- Low Income Apartments 144
- Rent Assisted Apartments 8
- Renter Households 1778
- % Of Renters Overburdened
26.18%

Donna's Story

Donna contacted Telamon, an agency participating in the HHSC **Housing Work Group**, on the recommendation of a friend. She was living out of her car at that time, and was completely desperate. She had nowhere else to turn, so hearing there was a place that could help was great news. She qualified for their Permanent Supportive Housing

Program. She was placed in an apartment almost immediately, and told about all of the other services she was entitled to, which included financial guidance through the Money Matters Course and housing education through **Successful Renters Program**.

Donna described herself as beaten down. With secure housing and financial training, she stated that she

“became ‘safe’ with money again, no longer overspending money the moment I received my income. “

After 2 years in the permanent supportive housing program Donna has decided that she has learned enough to move out of the program and rent on her own. “I want to give someone else the chance I had to be successful.”

Housing Work Group

Eastern Panhandle Successful Renters PROGRAM



The **Eastern Panhandle Successful Renters Program (SRP)** is sponsored by the **Housing Work Group**.

The program began in 2008 out of concern for the high eviction rate-89 cases a week in just one Magistrate Court- and resulting housing insecurity for families in the Eastern Panhandle.

Our target audience is low income families and individuals most at risk of homelessness.

Reaching that audience the **SRP** has been provided to clients of :
 SPOKES,
 Berkeley County Day Report Center,
 Harpers Ferry Job Corps,
 Bethany House,
 Victory House,
 And the Community.

In 2018, 63 participated and 57 graduated. This year High School Programs were added 19 Jefferson High and 117 Berkeley Springs HS students completed **SRP**.



Trainers represent all aspects of renting and currently include: Catholic Charities, Legal Aid of West Virginia Attorneys, Morgan County Starting Points, Telamon Corporation as well as Eastern Panhandle Rentals and Long and Foster Realtors.

Housing Work Group

The work group meets on the third Wednesday of each month 2:00pm at offices of Telamon on 67 Aikens Center, Martinsburg WV. Form more information contact chairs Robin Kees rkees@telamon.org and Jennifer Painter jpainter@telamon.org.

Notes:
